

**2840**

**20 WALDEN ROAD, WELWYN GARDEN CITY, HERTS**

**DESIGN STATEMENT**

The following statement will show how and why the proposed extension and has been carefully considered and designed to be in keeping with its surroundings and that Planning Permission should be Granted.

**The Site**

The site lies approximately ¼ mile North of Welwyn Garden City town centre and faces S to N back to front and is in the Conservation area.

20 Walden Road is a semi-detached house in a road of similar styled houses.

There are many within the surrounding area, which have single storey and two storey side and rear extensions and most have shared timber style garages between them, with shared drives.

No 20 has had a previous two storey rear extension, to its southern side.

This extension is being carried out in conjunction with their neighbour at No22.

It is proposed to demolish both the existing garages, as they are in a bad state of repair and are too small for use by modern vehicles.

The existing house is in good order, but this re build will provide a utility room behind the garage area, bringing it up to modern day living standards, whilst at the same time not affecting any neighbours amenity.

The area of the site is approx 572m<sup>2</sup> (0.057ha or 0.14 acres).

The existing house and garage footprint occupies 104m<sup>2</sup> or 18% of the whole site.

Walden Road and its surrounding area, is predominantly made up of detached and semi-detached houses which are single family dwellings.

**Assessment**

Due to the sites good width (10.5m) and its rear garden depth of 36m , it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

## **Involvement**

We have not involved the Planning Department pre application.

The proposal increases the current house footprint by an additional 11 square metres or 1.9% of whole site additional coverage.

## **Evaluation**

The following key issues have been considered at all times during the design stage:

1. The impact of the proposed extension on adjoining neighbours – the extension/rebuild has no impact on any neighbour. The garage rebuild is being carried out in conjunction with the neighbour, and has no impact on any other neighbour.
2. The rebuild is in keeping with many extensions we have designed in the past, which have been approved.
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house, including timber cladding and roof tiles

## **Design**

Our proposed extension is a re build of the existing garages.

When compared with the existing and surrounding properties, it blends in very well, as the design and character of the area is not affected.

This causes no impact with regards amenity or overshadowing on the neighbours.

We have shown the proposed to match what it is replacing and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

The overall increase in original floor space is approx 10%, which when compared to other large developments in the area, compares very favourably.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.