

6, Densley Close , Welwyn Garden City,
Hertfordshire AL8 7JX

Design And Access Statement For Proposed Extension



Front view of house

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1.0 Introduction

6, Densley Close is an attractive detached house built in the mid 1930's in an area of similar properties, close to the centre of Welwyn Garden City.

2.0 Planning History

The house was built in the 1930's to a design by the Louis de Soissons Partnership.

The house has been extended at ground floor level to both sides, probably in the 1970's / 1980's.

3.0 Proposal

The scheme herewith submitted comprises demolition of a ground floor side extension and part of the garage and construction of a part single storey, part two storey side extension.

The extension creates a larger kitchen at ground floor level and two bathrooms at first floor level, together with internal alterations.

It is also proposed to alter several unattractive window openings to the front and rear elevations.

4.0 Design

The main feature of the design of the existing house is the large front gable, built perpendicular to the road, with dormers to the side elevations at first floor level. Many of the adjacent houses share the same basic neo-Georgian design, although at the end of the Close there are two much larger, more traditional Louis de Soissons houses.

The proposed extension has been carefully designed to respect the scale and character of the original house.

The extension has been designed with a hipped gable to the side elevation to reflect the current roof design and is intended to be subservient to the house, with a lower ridge-line.

The proposed extension will be built with red multi bricks and the proposed pitched roof will be clad with red-brown clay tiles, all to match the existing house.

The photograph below shows a similar 1930's gable-fronted house in nearby 8 Mandeville Rise, which has been successfully extended in the same way as the proposed extension. This side extension relates well to the form of the original house and is clearly subordinate to it.



Recent side extension to No 8, Mandeville Rise

5.0 Parking

The existing house has a double length garage and driveway parking for two cars.

The proposed works reduce the garage to a single garage. The two driveway spaces are retained, but as one of these is very short, it is proposed to form a new car-space and crossover in the front garden.

This provides a total of 4 car-spaces.

6.0 Trees

There are two mature oak trees in the back garden, but the proposed extension is sited well away from the root protection zone and canopy of these trees.

7.0 Photographs



Rear view of house



Side view of house



Side view of house



Rear view of side extension and garage, both to be demolished.



View of rear garden

8.0 Conclusion

The proposed extension is a well-designed and attractive addition to the house, following a design approach now clearly established in the Conservation Area.

We consider that the building of a modest two storey side extension to this property will be an attractive addition to the street-scene and will cause no harm to the existing setting of the Conservation Area.

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