

Mohns & Sanders

21/2/18

Design Statement, 66 Brockwood Lane, Welwyn Garden City, AL8 7BQ.

This statement sets out to explain the proposed development for the above project.

The Existing Building

66 Brockwood Lane is a semi-detached property spread over two storeys located on a residential street. It is currently used as a family accommodation. The house dates back to the 1930 and was extended in 1992 with a single storey rear extension N6/1992/0640/FP followed by a 1.floor rear extension and conservatory in 1999 N6/1999/0386/FP.

The front garden comprises of three off street car-parking spaces and landscaping, whilst to the rear is a patio area and garden. The original garage to the left of the rear had been demolished during the first extension works.

The existing accommodation is of sound traditional construction however the works undertaken previously focused solely on adding rooms, that now fail to meet the family's requirements. Those additions have been taken into consideration in assessing the scale for replacing existing conservatory with a single storey rear extension as well as a single storey side extension where the original garage used to be. We have examined all houses on Brockwood Lane within close proximity that are of the same character, semi-detached with deep gardens that are facing the Greenway path and woods, notably No 42 Brockwood Lane N6/2012/1537/FP. Its side extension replaces a garage and extends beyond the original depth in a very similar way that we are proposing in this application.

The Proposed Works

As hinted at above the principal intention behind the proposed scheme is to unlock the potential of the current arrangement by internal alterations and an extension to replace the conservatory to the ground floor and add required storage and study space to the side of the property.

It is the intention that the extension should read as an integral part of the existing property but still retaining the character to the original. In order to do so we have incorporated a number of the existing features where appropriate. These will include:

- The matching of white render finish to the existing for all the external walls
- The matching of roof tiles to the existing for the proposed pitched roof
- New and altered openings formed in rear and side elevation will relate directly to both the form and proportions already evident in the existing property.
- Introduction of conservation roof lights

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- Level threshold access is proposed to the rear entrance of the building.
- All detailed design to side and rear relate to the original dwelling
- Proposed side extension to be sited along existing outdoor building to No 68.

This is an extension that has been designed in accordance with the recommendations of the relevant guidance published by the government in the adopted 2012 National Planning Policy Framework (NPPF) as well as Planning Policies SD1; GBSP1; D1; D2 ; R22; and R23 in the adopted 2005 Welwyn Hatfield Local District Plan.

Conclusion

We are of the opinion that this proposal sets out to meet the requirements for this type of extension within the local planning context. We have set out to eliminate any aspects that would cause unacceptable harm to the surrounding area or diminish the current amenity enjoyed by surrounding neighbours. The proposed extension will add considerable flexibility to the current arrangement and at the same time provides the required additional area in a manner that compliments the existing building.