

Rear extension to 48 Bridge Road, Welwyn Garden City, Herts AL8 6UR

Design and Access Statement

The site and surrounding area

48 bridge road is a two storey semi-detached single family dwelling to the North West of Welwyn Garden City town centre. The building is not listed and is within the Welwyn Garden City Town Centre Conservation Area. It is bordered to the east by Woodside House, a large three storey residential care home complex built in the 1960s. To the north the site is bordered by a dismantled railway track. To the east the property is attached to No 50 Bridge Road. To the south the property is bordered by Bridge Road. Bridge Road is residential in character.

The original cottage is thought to date from the early 18th century and predates the Welwyn Garden City development. It is characterised by a tiled roof with high chimney stacks, wood and metal framed windows with diagonally crossed metal glazing bars and white rendered elevations. A sympathetically designed extension and a conservatory have previously been added to the side and rear of the property.

Design Proposals

The current owners seek to improve the internal flow of the property by increasing the living space and re-arranging the internal layout.

The proposal is to build a part single, part two storey extension. The two storey element will be in place of the previously proposed though unbuilt (see planning history) single storey extension. The single storey extension will replace the existing leaking conservatory adjacent to the boundary line with No 50.

The proposed works will provide an additional bedroom at first floor level with an inclusive kitchen and living space (part living and dining room) at ground floor level. The existing kitchen will be converted to a utility room with a downstairs bathroom. This will enable the current downstairs bathroom to be removed from the centre of the house and to become a small study/family computer room. The existing inefficient and aged conservatory will be dismantled and replaced with a masonry built structure that is more in-keeping with the character of the house and is useable all year round.

The proposed plans are designed sympathetically with the existing cottage very much in mind, matching materials, structure, colours, window sizes and proportions.

Access

Access to the rear of the property will be via the existing driveway between the garage and the house and will remain unchanged.

Planning history

W6/2011/0018/EM + N6/2010/3143/FP – planning for kitchen extension.
Erection of single storey rear extension – granted 08/03/2011.

N6/1999/0397/FP + W6/1999/5184/EM
Erection of a part single and part first floor extension – granted 08/07/1999.

N6/1997/0715/FP +n W6/1997/5308/EM
Erection of first floor side extension, porch and rear conservatory – granted 05/01/1998.

Conclusion

The proposed extension will enhance the existing dwelling by greatly improving the internal flow and use of the living space and provide an additional bedroom. An increase in dwelling area of approximately 47 square metres is proposed.

The existing conservatory which is at the end of its life will be replaced with up to date modern construction that is commensurate with current regulations with respect to insulation creating a much more energy efficient space.