

The Old Manse, 40 Barleycroft Road, Welwyn Garden City, Herts AL8 6JU

DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSION



Front view of house

## 1.0 Introduction

No. 40 Barleycroft Road is an attractive, detached, triple-fronted house built in the 1920's in a tree-lined road of similar large detached and semi-detached properties, close to the centre of Welwyn Garden City.

## 2.0 Planning History

The house was built in the 1920's and remains largely unaltered in appearance, especially when seen from the street. It has an unusually wide triple-fronted street elevation. Sitting on a wider than average plot, The Old Manse has always been one of the larger, more imposing houses in the town.

It should be noted that the rear eastern wing (with the original breakfast room – now the family room - and bedroom 4) is original and is not an extension.

The original house has an unusual U-shaped plan, which can be seen in the submitted 1938 Ordnance Survey plan. The house has therefore always had five bedrooms.

A small ground floor rear kitchen extension was built in 1981 (ref. N6/1981/0056) and a first floor rear extension was built above this in 1986 (ref. C6/1986/0931/FP). A small ground floor rear extension (to the family room) was also added to the original two storey rear wing in the 1980's.

The original timber framed windows have been replaced in the last decade with new double glazed white upvc windows.

A Planning Application (ref. 6/2018/2813/House) and Estate Management application (6/2018/2817/EM) were submitted in October 2018 and were refused on 21<sup>st</sup> December 2018. The Case Officer was Tom Gabriel.

The reasons for Refusal were;

*“When considered cumulatively with the previous additions to the dwelling, the extensions the subject of this application would cumulatively be out of proportion with the original dwelling and would accordingly have a detrimental impact upon the character and appearance of the dwelling. The development would also fail to enhance or preserve the character of the WGC Conservation Area a result of its size, bulk and massing”.*

Following discussions with Mr Gabriel, the first floor rear extension to bedroom 4 has been omitted.

In an e-mail dated January 2019, Mr Gabriel confirmed he did not consider the first floor extension to bedroom 4 to be acceptable, but that the proposed two storey rear extension (study and bedroom 5) and the single storey breakfast room and garage extensions were acceptable in principle.

The first floor extension to bedroom 4 has therefore been removed from this application.

### **3.0 Proposal**

The scheme herewith submitted comprises the following works:

- Conversion of rear of the garage to create a utility room
- Extension of existing garage forwards to retain its original size.
- Construction of a single storey rear extension to provide a larger kitchen / breakfast room
- Internal alterations to the ground floor, to provide a more open-plan layout
- Internal alterations to the first floor, to provide an en-suite bathroom and dressing room to bedroom 1
- Construction of a two storey rear extension to provide a study and replace bedroom 5
- New ground floor window opening to the side elevation
- Demolition of the existing brick garden wall and side gate and rebuilding of this further back

### **4.0 Design**

The original house was designed by The Louis de Soissons Partnership in a simple symmetrical style, with Georgian-style casement windows and a hipped roof.

The original house was U-shaped, with a projecting two storey rear wing at each end.

The rear extension is carefully designed in a traditional manner, with symmetrically placed casement windows and a pitched roof.

The breakfast room is deliberately designed in a more contemporary manner, with full height glazing to both walls.

The proposed extensions are modest in scale and are clearly subservient to the original and existing house. The two storey rear extension is only 2.7 metres deep, beyond the rear elevation of the original house at that point. This two storey extension only projects 400mm beyond the deepest part of the original house (bedroom 4).

The proposed garage extension is well set back from the front of the house.

The proposed ridge height is the same as the ridges to the original rear wings of the 1920's house and matches the height of the existing crown roof to the previous rear extension.

The use of matching facing bricks and the brick-on-edge and tile coping to the single storey extensions will ensure that the extensions blend well with the original house.

The new windows will be double glazed white plastic framed to match the existing.

The new pitched roof will have plain clay tiles to match the existing.

The flat roofs will be laid with a grey single ply membrane, hidden behind the raised parapet wall.

The proposed extensions retain the existing spaces each side of the house and do not affect the gaps left between this house and its neighbours, thus maintaining the current sense of openness in the street-scene and the views through to the trees in the rear garden.

The proposed extensions do not significantly encroach on the large rear garden.

## **5.0 Parking**

The existing house has an attached garage and four off road car spaces on two driveways.

The proposed scheme retains the garage and 3 off-road car-spaces are still available.

## **6.0 Access**

The existing house does not have level disabled access, but level access will be provided to the extension at the rear of the house.

## 7.0 Photographs



Front and side view of house and garage



View of rear garden



Existing garden wall to be rebuilt

## **8.0 CONCLUSION**

The proposed first floor rear extension has been omitted from this application.

We believe that the revised proposed extensions are modest in design and scale and are in proportion to the original house.

The proposed works carefully reflect the original character of the house and will enhance and preserve the character of the Conservation Area.

We trust that these will be considered a suitable addition to this property.