

34 Sherrardspark Road, Welwyn Garden City, Herts AL8 7JS

DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSION



Photo 1 : Front view of house

1.0 Introduction

No. 34 Sherrardspark Road is an elegant detached triple-fronted original Louis de Soissons house built in the 1920's on a large corner plot in a tree-lined road of similar large detached properties, close to the centre of Welwyn Garden City.

The plot is well screened by mature trees and hedging and is in the Conservation Area.

2.0 Planning History

The house was built in about 1924 and remains largely unaltered in appearance.

The attached single garage was extended to create a pair of garages in the 1970's.

The original timber framed windows were replaced in 2012 with new double glazed white upvc windows.

Planning permission and Estate Management Consent (ref. N6/2012/1700/FP and W6/212/1801/EM) was granted in 2012 for an extension to the double garage, a rear ground floor utility room and a conservatory extension, but this work has not been implemented.

3.0 Proposal

The scheme herewith submitted comprises the following works:

- Demolition of the attached pair of garages
- Construction of a new larger single garage
- A ground floor rear and side extension, to create a larger kitchen / dining / sitting room, utility room and gym
- A first floor rear extension to create a fifth bedroom
- A first floor side extension to create a large family bathroom
- A new wc window to the existing ground floor rear elevation
- Internal alterations to create a more open plan layout
- An enlarged driveway / parking area
- A widened crossover

4.0 Design

The original house was designed by The Louis de Soissons Partnership in a simple symmetrical New England style, with tall Georgian-style sash-windows and a steep gabled roof.

The house has an unusually wide 6 bay frontage.

The rear extensions are carefully designed in a traditional manner, with symmetrically placed sash casement windows and pitched roofs to the first floor extensions.

The dining room is deliberately designed in a more contemporary manner, with full height glazing to the ground floor rear elevation.

The proposed extensions are modest in scale and are clearly subservient to the existing house.

The proposed first floor rear extension is only 3.9 metres deep, beyond the rear elevation of the original house. The existing rear two storey wing projects 2.4 metres beyond the rear elevation of the original house.

This extension is deliberately of the same width and height as the existing two storey rear wing, in order to provide a sense of symmetry to the currently awkward and unattractive rear elevation.

The ridge line of this rear extension is clearly subservient to the existing house.

The proposed first floor side extension is only 2.7 metres wide and maintains the traditional gap of 3 metres to the boundary.

This side extension is set well back from the front elevation, with a considerably lower ridge-line, to ensure that it is subservient to the existing house.

The proposed garage extension is shorter and narrower than the pair of garages in this location, so will be less dominant in the street-scene.

The existing garages (and utility room) have a pitched gabled roof to match the existing house and this design is maintained in the proposed scheme. The recent planning consent (ref. N6/2012/1700/FP and W6/212/1801/EM) was granted with a pitched roof to the garage / side extension. A flat roof in this prominent position would be overly dominant and would be harmful to the elegant appearance of the house and this setting.

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 rear pitched roofs will have clay pantiles to match the existing. It is proposed that the existing pantiles taken from the demolished garage and rear elevation of the house, which is to be

retiled, will be refitted to the new garage roof and the front roof of the first floor side extension, to ensure a good match with the existing house.

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 large 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.

Unlike the matching house on the opposite corner of Woodland Rise – 38 Sherrardspark Road – there is no proposal to convert the large loft-space. The existing dominant roof form and prominent chimneys will therefore be unchanged.

5.0 Parking

The existing house has two attached garages and 4 off road car spaces.

The proposed scheme provides a single larger garage and 5 off-road car-spaces.

The existing driveway will be extended to provide additional off-road parking. The enlarged area of hard surface in the front garden is less than 50% of the area of the front garden.

The existing front path will be removed and the small gap in the existing mature beech hedge will be infilled with matching beech hedging.

As the house has had a double width driveway and double garage since the 1970's, but only a single width crossover, the verge is in very poor condition. It is therefore proposed to increase the width of the crossover to 4 metres. This widening was approved in 2012 in a previous application (ref. N6/2012/1700/FP and W6/2012/1801/EM), but was not implemented at that time.

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

Photographs of the existing house are attached.



Photo 2 : unattractive rear elevation



Photo 3 : side view of house and garden



Photo 4 : pitched gable roof to existing garages, to be demolished



Photo 5 : rear garden



Photo 6 : pitched roof to utility room, to be demolished



Photo 7 : Street frontage, showing dominant garages, to be demolished

8.0 CONCLUSION

The proposed extensions are sympathetic in design and modest in 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 house and the Conservation Area.

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

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