

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

DESIGN AND ACCESS STATEMENT FOR PROPOSED LOFT CONVERSION



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.

A planning application and Estate Management application were submitted in June 2019 for a single storey side extension, two storey rear extension, first floor side extension and internal alterations.

These applications have since been revised to omit the first floor rear extension and are still under consideration.

3.0 Proposal

The scheme herewith submitted comprises the conversion of the large existing loftspace, to provide two additional bedrooms.

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 similar wide frontage house on the opposite corner of Woodland Rise, No 38 Sherrardspark Road, has a recent loft conversion.

That conversion has two large Velux rooflights and a gable window.

This application also has two large velux rooflights, of the same size as those fitted at No 38 and a gable window.

The proposed gable window is wider than the unusually narrow gable window fitted at No 38. However, the original 1920's ground floor and first floor gable windows of No 34 are both wider than those of No 38, so this wider loft window is in proportion to the other windows of this house.

Photographs are attached showing some of the many wide gable windows fitted in Sherrardspark Road and the adjacent Mandeville Rise.

5.0 Parking

Unaffected by this application. The house has a single garage and off road parking for 4 cars.

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 : rear elevation



Photo 3 : side view of No 34, showing the wide first floor gable window.



Photo 4 : Wide ground and first floor gable windows of No 34.



Photo 5 : narrower first and second floor windows to No 38 Sherrardspark Road



Photo 6 : two large rooflights to rear elevation of No 38, seen from Woodland Rise.



Photo 7 ; wide gable window to 2 Densley Close, opposite No 34 Sherrardspark Road.



Photo 8 : wide gable window to nearby 4 Mandeville Rise



Photo 8 : wide gable window to nearby 8 Mandeville Rise



Photo 9 ; rear view of No's 34 and 34 Sherrardspark Road from Woodland Rise.

8.0 CONCLUSION

We have been informed by Emily Stainer that Planning Permission is not required for this loft conversion.

A Certificate of Lawfulness application and an Estate Management application are however being submitted.

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.

Michael Hill RIBA Louis de Soissons Architects July 2019