

23 Roundwood Drive, Welwyn Garden City, Herts AL8 7JZ

DESIGN AND ACCESS STATEMENT  
FOR PROPOSED GROUND FLOOR REAR EXTENSION



Front view of house

## **1.0 Introduction**

No. 23, Roundwood Drive is an attractive detached house built in the 1950's in an area of similar large detached properties, close to the centre of Welwyn Garden City.

The house is in the Conservation Area.

## **2.0 Planning History**

The house was built in 1952 and remains largely unaltered in appearance, although the garage was extended many years ago and a small rear conservatory was added in the 1955 and a small porch / utility room was added in 1983.

## **3.0 Proposal**

The scheme herewith submitted comprises the following works:

- Demolition of the 1950's conservatory
- Construction of a single storey rear extension to provide a larger kitchen / breakfast room
- Internal alterations to the ground floor, to provide a utility room and shower-room.
- Blocking up of an existing ground floor utility lobby door and first floor side elevation window to bedroom 3
- Replacement of all the original timber framed windows with new white Georgian-style upvc windows
- Forming an open-fronted glazed loggia roof to the rear elevation
- New 1800mm high close-boarded fencing to the gaps each side of the front elevation

## **4.0 Design**

The original house was designed in a simple cottage style, with Georgian casement windows and a steep pitched roof.

The ground floor rear extension has a flat roof and is clearly subservient to the existing house.

The flat roof will be laid with a grey single ply membrane, hidden behind the raised parapet wall. The use of matching facing bricks and the brick-on-edge and tile coping to the single storey extension will ensure that the extension blends well with the original house.

The new ground floor rear elevation windows will be double glazed white upvc, with plain casement lights. The replacement upvc windows to the rest of the house will however be Georgian-glazed.

The proposed extension provides a downstairs shower-room and wc and the potential to convert the existing dining room to a downstairs bedroom, thus ensuring that the house is future-proof for its owners.

## 5.0 Parking

The existing house has a tandem garage and two off road car spaces.

This is unchanged by the proposed works.

## 6.0 Photographs



Rear view of house, showing modern conservatory to be demolished



Rear view of house and adjacent extended house

## **7.0 CONCLUSION**

The proposed extension is modest in design and scale and we trust that this will be considered a suitable addition to this property, which will preserve and enhance the character of the Conservation Area.

**Michael Hill RIBA    Louis de Soissons Architects    August 2019**