

37 SHERRARDSPARK ROAD WELWYN GARDEN CITY HERTS AL8 7JY

DESIGN AND ACCESS STATEMENT
FOR PROPOSED LOFT CONVERSION and INSTALLATION OF
CONSERVATION ROOF WINDOWS TO REAR ELEVATION



Front view of house

Louis de Soissons Architects February 2020

1.0 Introduction

No. 37, Sherrardspark Road is an attractive detached house built circa 1930 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 1937 and remains largely unaltered in appearance, although a ground floor side and rear extension was built in circa 1988.

3.0 Proposal

The scheme herewith submitted comprises the following works:

- Alterations to the first floor to create a new staircase and conversion of the existing loft area to form two new bedrooms.
- Installation of 3 no. Velux Conservation roof windows in the rear slope of the roof.

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 side and rear extension and garage have flat roofs and are clearly subservient to the existing house.

The house has a steep pitched roof, clad in clay pantiles, which is suitable for conversion into habitable rooms and the internal layout allows for a new staircase to be formed without any major disruption to the layout.

It is proposed to install three Velux Conservation roof windows in the rear slope of the roof located centrally above the three symmetrical first floor windows.

The adjoining houses, nos. 35 and 39, have both converted their lofts and have dormer windows in their side and rear elevations respectively.

It is considered that the Velux Conservation roof windows that are proposed are less obtrusive than the dormer windows on the adjacent houses and will be compatible with the design of the original house.

Similar size roof windows have been installed in the rear roof slopes of nos. 34 and 38 Sherrardspark Road which can clearly be viewed from Woodland Rise.

5.0 Parking

The existing house has a garage and sufficient forecourt parking for the parking of three cars.

This is unchanged by the proposed works.

6.0 Photographs



Rear view of house, showing pantiled roof



Rear view of no. 39 Sherrardspark Road showing dormer windows added to rear roof slope



Rear view of no. 35 Sherrardspark Road showing dormer window added to side elevation.

7.0 CONCLUSION

The proposed Conservation roof windows are modest in design and scale and we trust that these 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 February 2020