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Development Management,
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37 Sherrardspark Road, Welwyn Garden City

Design and Access Statement

The applicants wish to redevelop the existing property to include:

1. Rear Extension at ground floor level
2. Partial conversion of garage into a study
3. Internal Alterations at Ground and First Floor level
4. Conversion of the existing loft space into a habitable space. Loft conversion to include 1no. Velux rooflight to the front elevation and 4no. Velux rooflights to the rear elevation.

The proposed works are to provide additional amenities for their family.

Property Description/ Setting

The existing property is an original Welwyn Garden City predominately detached property. The existing dwelling is constructed using red brick and the roof is covered using Plain tiles. The existing dwelling is of the original Welwyn Garden City vernacular. The existing fenestration is not original. The property has been extended to the side and rear. The property falls within the Welwyn Garden City Estate Management Scheme and is located in the Welwyn Garden City Town Centre Conservation area. The property is not listed.

Design process

Ground Floor

The proposed works at ground floor level has been designed so to be in keeping with the existing dwelling. The materials used will match the existing dwelling. The proposed fenestration will match the existing dwelling. The proposed extension will extend 4m from the exiting rear elevation. The proposed parapet will match that of the existing rear extension. The proposed extension will have no negative impact on the neighboring properties. The proposed extension will complement the existing dwelling. The existing garage was designed when cars were smaller and as such can no longer house a modern vehicle. The existing parking allowance within the curtilage has not been reduced by the conversion of the redundant garage.

Loft

The proposed Loft conversion has been designed so to be barely noticeable. The roof covering will remain as per the existing. The form and height of the roof will remain unchanged. The only evidence of a loft conversion will be one Velux Rooflight on the front elevation and 4 Velux Rooflights on the rear elevation. The proposed Loft conversion will have no impact on the existing street scene, nor will it have a detrimental impact on the surrounding properties.

Use

The site is a two level single family dwelling. The proposed development will not change the use of the property.

Amount

No additional residential units are proposed on the site. The existing single family dwelling house is to be modified for the sole use of the client

Layout

The site fronts onto Sherrardspark Road, a public road with two way traffic. The property being a private dwelling provides no public space. The position and orientation of the property remains unaffected within the site. The existing garage was designed when cars were smaller and as such can no longer house a modern vehicle. The existing parking allowance within the curtilage has not been reduced by the conversion of the redundant garage.

Scale

Ground Floor

The proposed extension at ground floor level has been designed to be domestic in scale. The proposed extension will extend 4m from the existing rear elevation. The parapet height will match that of the existing rear extension. The proposed works at ground floor level will not represent an overdevelopment. The proposed extension at ground floor level will not negatively affect the surrounding properties.

Loft

The proposed Loft conversion will not alter the form or increase the volume of the existing roof. The proposed loft conversion will not negatively affect the surrounding properties.

Landscape

The house has a typical suburban garden hard landscaping and lawn. No trees will be removed as part of the proposed works.

Appearance

The proposed works at ground floor level has been designed to complement the existing dwelling. The materials and fenestration will match that of the existing. The proposed extension has been designed to be in keeping with other similar extensions along Sherrardspark Road.

Access and inclusivity

The existing single family dwelling will not have general public access. The existing Parking allowance will remain as per existing.

Flood Risk Assessment

The proposed conversion will have no impact on the permeability of the site. Run-off from this development will not increase flood risk elsewhere in the catchment. The area of permeable surfaces will not be reduced as a result of the proposed.