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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. Side Extension at First Floor Level to include the installation of Velux Rooflights and Juliet Balcony 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**

##### **First 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 has been designed to be subservient to the existing dwelling. The proposed side extension has been set back 300mm from the principal elevation and 500mm from the boundary line. The proposed ridge height will be lower than that of the existing dwelling and the eaves line will be consistent with the existing. The proposed extension will have no negative impact on the neighboring properties. The proposed extension will complement the existing dwelling. The existing parking allowance within the curtilage has not been reduced.

#### **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.

## **Scale**

The proposed works at ground floor level has been designed so to be in keeping with the existing dwelling The proposed extension has been designed to be subservient to the existing dwelling. The proposed side extension has been set back 300mm from the principal elevation and 500mm from the boundary line. The proposed ridge height will be lower than that of the existing dwelling and the eaves line will be consistent with the existing. The proposed extension will have no negative impact on the neighboring 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 first floor side extension has been designed to be in keeping with the existing dwelling and the vernacular of the surrounding area. The materials used will match that of the existing. The fenestration will match the existing windows. The proposed side extension will not have a negative impact on the existing street scene.

## **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.