

Design and Access Statement

29 Stockens Green, Knebworth, Herts.

Stockens Green lies on the western edge of Knebworth Village, separated from Old Knebworth by the A1 (M) to the west. Knebworth lies 3km south-west of the centre of Stevenage and 15km north west of the county town of Hertford. London is only 40 km away.



View down Stockens Green

The conservation area has a rural setting to the west, of open fields bounded by native hedgerows and an urban setting of the town to the east. The London to Cambridge / Peterborough railway line runs parallel to the conservation area's eastern boundary, and an underpass connects Stockens Green to Knebworth Village which lies on the other side of the track. Within the conservation area the land rises gently from Gun Lane westwards to the green of Stockens Green.

The majority of the houses on Stockens Green have had their article 4 Permitted Development rights removed, limiting the works that can be done to the properties without a planning application.

On this basis a planning application is being made for No. 29 Stockens Green, Knebworth for the addition of a single storey extension to the rear of the property. This extension is needed to accommodate the requirements of the elderly couple that

occupy the house under tenancy from Knebworth Tenants Ltd. The houses in this area are in the main part owned by Knebworth Tenants Ltd a housing association offering properties at affordable rents in Knebworth.

Use

The building which is the subject of this application is part of a terrace of three houses forming a corner block on Stockens Green, Knebworth. The plots are generous in size with extensive rear gardens and good space to the frontage. The style of development and the set back from the road gives the area a well landscaped and spacious feel. Individual plots benefit from substantial rear gardens which give good separation distances between adjacent properties and those that run behind them.



Arial view of site

Amount

The alterations to the property include the extension to the rear of the property to add a downstairs toilet and lobby. The properties on Stockens Green were all designed as 3 bedroom houses with no bathroom, over the years the 3rd bedroom has been converted into a bathroom. Knebworth Tenants Ltd has a policy offering houses to a diverse range of occupants and as such a mix of housing sizes is essential and a particular requirement is a downstairs toilet especially for the more elderly tenants.

Layout

The main extension is to be located on the west face of the building and will extend the property by approximately 4.0m² there is adequate space to take this increased development as indicated on the existing and proposed layout plans. The extension will be single storey and be located next to an extension which the neighbouring property has meaning that none of the beech hedge will need to be removed. The increase in depth of the building will not have an effect in terms of day lighting or over shadowing to either of the adjacent neighbours. Access to the back garden will remain through a narrow passage running around the perimeter of the plot as it is now. It is intended that the works will take place as part of a general refurbishment of the property.

Scale

The extension will match the parameters set by the existing building utilising the same window and door proportions. The tiled roof will run as a mono pitch into the facing wall and the extension will appear subservient to the main property. The general proportion, floor levels and window heights, eaves and fascia details will be the same as on the existing house. The extension will be approximately 3.0m in width and 1.8m in length and will be single storey in height.

Landscaping

The extension will be built over an existing area of garden land which is currently laid over to concrete. The development will not impact upon any trees and will not result in the loss of any vegetation.



View showing No's 27,29 & 31 Stockens Green

Appearance

The extension will be constructed in a traditional manner consisting of typical cavity construction with a rendered outer leaf to match the existing walls of the house. The roof will be constructed from plain tiles to match the existing roof. Windows and doors will be white aluminium double glazed units in a black sub frame. Rainwater goods will be black UPVC

The extension has been designed to use the same palette of materials that exist on the main house and the buildings that surround it on Stockens Green.