

4 GERNON WALK, LETCHWORTH GARDEN CITY, HERTFORDSHIRE - DESIGN AND ACCESS STATEMENT

INTRODUCTION

The applicant is seeking to carry out the following works:

1. Demolish the detached garage.
2. Erect a single storey replacement side extension.

USE

The existing use of the unit is C3 (residential) and will remain unchanged.

AMOUNT

The demolition of an existing detached garage is required in order to build the new extension. The footprint of the proposed extension is 36.3sqm.

LAYOUT

The proposed extension to the ground floor will provide the property with a playroom, study and utility room. Reconfiguration of the existing property will provide the property with a new kitchen/dining space.

SCALE

The proposed extension is single-storey, and a crown roof is proposed to ensure the bulk and massing remain subservient to the host dwelling. The new glazing to the extension is also of a similar scale to the existing fenestration, to ensure the extension compliments the scale of the existing building.

LANDSCAPING

Landscaping is not affected by this proposal.

APPEARANCE

The proposed extension has been designed to be in keeping with the host house. Materials to be used are to match existing, including the roof tiles and pebble-dash render. The fenestration to the extension will match the traditional garden city style of glazing. The proposed roof light is a flat roof unit, which will result in it not being visible from ground level.

ACCESS

The principal access to the front of the property will remain unchanged, however access to the rear has been improved by the introduction of large bi-fold doors. Access to the rear garden is via a passageway to the side of the dwelling.