

22 NORTON ROAD, LETCHWORTH GARDEN CITY, HERTFORDSHIRE - DESIGN AND ACCESS STATEMENT

INTRODUCTION

The applicant is seeking to carry out the following works:

1. Erect a part single, part double storey rear extension.
2. Erect an outbuilding to the rear garden.

USE

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

AMOUNT

The demolition of part of the existing property is required in order to facilitate the build the new extension. The footprint of the proposed extension is 29.3sqm. The proposed new outbuilding has a footprint of 20sqm.

LAYOUT

The proposed works to the ground floor will provide the property with a new kitchen/dining/family space across the back of the property. The existing kitchen area will be reconfigured to provide a utility room and ground floor shower room.

The proposed outbuilding is located in the rear garden and will provide a home office space.

SCALE

The proposed extension is part single, part double storey. The single storey element has a flat roof to ensure the bulk and massing remain subservient to the host dwelling. The double storey element will be finished with a hipped roof to match the existing property. 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.

The outbuilding is of a very modest scale, the height has been limited to 2.5m.

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 lights to the ground floor extension are flat roof units, which will result in them not being visible from ground level. The roof lights to the double storey extension are conservations style to relate to the existing aesthetic of the property.

The outbuilding is to be clad in timber and metal both in natural colours to ensure the outbuilding blends into the garden sympathetically.



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.