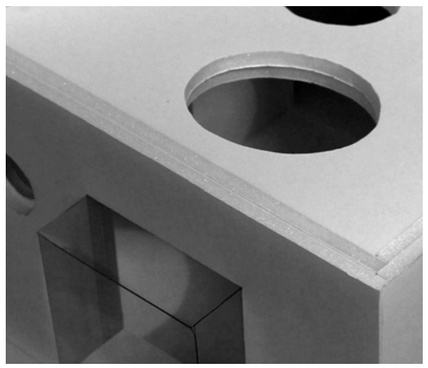


61 HIGHFIELD

LETCHWORTH GARDEN CITY, HERTS, SG6 3PY

DESIGN & ACCESS STATEMENT

TO ACCOMPANY APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/00351/1HH

FOR CLIENTS

MR & MRS WALKER

FEBRUARY 2018

FIONA SHEPPARD ARCHITECTURE

CONTENTS

01 SITE LOCATION & EXISTING DWELLING

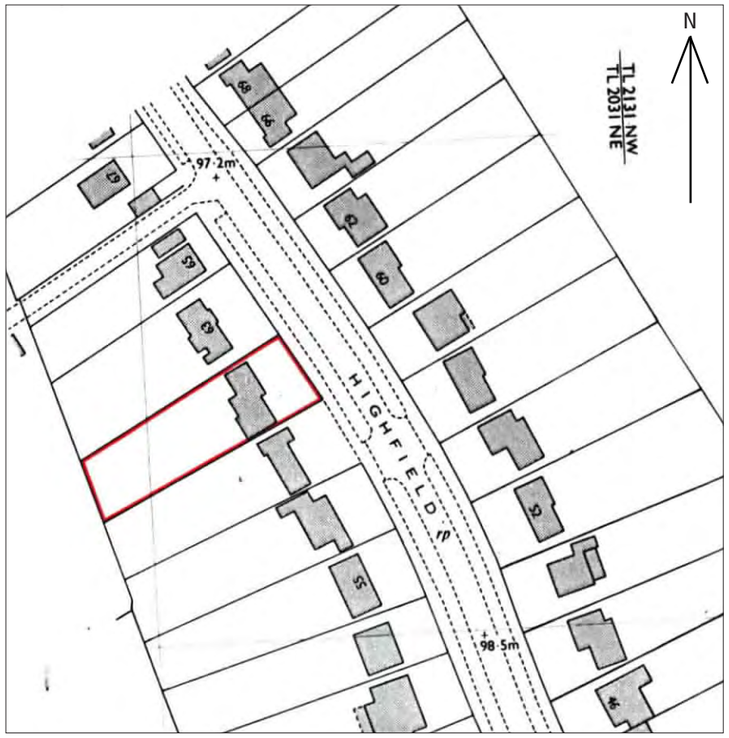
02 EXISTING BUILDING DRAWINGS &
APPROVED PLANNING SCHEME 16/00351/1HH

03 DESIGN PROPOSALS

04 PROPOSED DRAWINGS (SEE ACCOMPANYING)

"YOU CAN DESIGN AND CREATE, AND BUILD THE MOST WONDERFUL PLACE IN THE WORLD. BUT IT TAKES PEOPLE TO MAKE THE DREAM A REALITY."

WALT DISNEY



SITE LOCATION PLAN (LAND REGISTRY) @ 1:1250
[BUILDING FOOTPRINT OUT OF DATE]



SITE LOCATION PLAN (LAND REGISTRY) @ 1:1250



STREET ELEVATION (NORTH-EAST)



REAR ELEVATION (SOUTH-WEST) - NEW 2 STOREY EXTENSION IN CREAM COLOURED RENDER



VIEW FROM LOUNGE
TOWARDS CONSERVATORY



VIEW WITHIN CONSERVATORY
TOWARDS LOUNGE

01_SITE LOCATION AND EXISTING DWELLING

61 HIGHFIELD IS A MID 20TH CENTURY 2 STOREY, 4 BEDROOM SUBURBAN DWELLING LOCATED JUST OVER HALFWAY ALONG THE STREET OF HIGHFIELD, LETCHWORTH GARDEN CITY. HIGHFIELD FORMS A NORTH-WESTERLY BOUNDARY TO THE GARDEN CITY, WITH THE GARDEN CITY TO ITS EAST AND GREEN FIELDS AND COUNTRYSIDE TO ITS WEST. 61 IS ON THE WEST SIDE OF THE STREET AND THUS THE REAR ELEVATION AND GARDEN BOUND GREEN FIELDS, WITH LOVELY SOUTH-WESTERLY VIEWS AND LIGHT.

THE DWELLING IS NOT LOCATED WITHIN THE LETCHWORTH GARDEN CITY CONSERVATION AREA AND IS WITHIN THE 'MODERN CHARACTER AREA'.

PLANNING HISTORY:
THE DWELLING WAS PURCHASED BY ITS CURRENT OWNERS IN SUMMER 2017. THE PREVIOUS OWNERS HAD GAINED PLANNING PERMISSION FOR A PART 2-STOREY, PART 1-STOREY REAR EXTENSION IN 2016 (REF 16/00351/1HH). THE PREVIOUS OWNERS BUILT ONLY THE 2-STOREY PART OF THE APPROVED EXTENSION PRIOR TO SELLING THE PROPERTY TO THE CURRENT OWNERS.

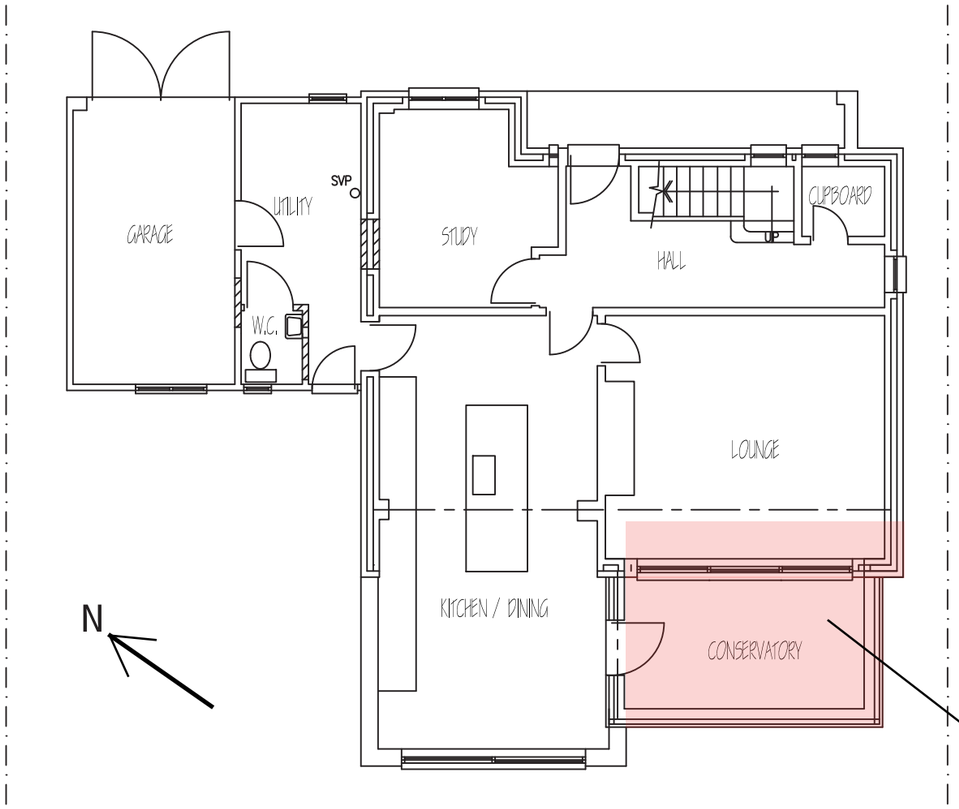
CLIENT BRIEF:
THERE IS AN OLD CONSERVATORY REMAINING IN THE LOCATION OF THE APPROVED SINGLE STOREY EXTENSION ELEMENT. THE EXISTING CONSERVATORY IS POORLY INSULATED, WITH SINGLE GLAZING, AND ITS LAYOUT CUTS OFF THE LOUNGE FROM THE GARDEN, CREATING A DIMLY LIT LOUNGE WITH NO WINDOWS OR VIEWS TO THE OUTSIDE. THE OWNERS WOULD LIKE TO RECONSIDER THE DESIGN OF THIS SINGLE STOREY ELEMENT AND APPLY FOR AN AMENDMENT TO THE RELEVANT APPROVALS.

THE FOOTPRINT OF THE PROPOSED SINGLE STOREY EXTENSION IS 4.45M X 4.00M (17.8 SQM).

THE CLIENT'S BRIEF IS SUMMARISED AS FOLLOWS:

- FOOTPRINT OF EXTENSION TO BE ALIGNED WITH EXISTING EXTERNAL WALLS (AS OPPOSED TO BEING SET BACK ALONG THE FACADE)
- 'WOW FACTOR' - CREATIVE APPROACH TO THE DESIGN OF THE EXTENSION, BRINGING SOMETHING SPECIAL TO THE DWELLING
- EXTENSION TO FORM PART OF THE LOUNGE - OPEN PLAN
- VIEWS OF THE STARS AND NIGHT SKY - ROOF LIGHTS
- AVOID DOMINATING REAR FACADE WITH GLAZING, AS DWELLING GETS VERY HOT IN MID-SUMMER
- MAXIMISE CEILING HEIGHT
- BUDGET CIRCA £30K
- CONSIDER CONNECTION TO KITCHEN/DINER & HALLWAY (OPEN PLAN)
- NEW PATIO TO BE RAISED TO SILL LEVEL OF DINING AREA SLIDING DOORS, WITH STEPS DOWN INTO GARDEN

02_EXISTING BUILDING DRAWINGS & APPROVED SCHEME 16/00351/1HH

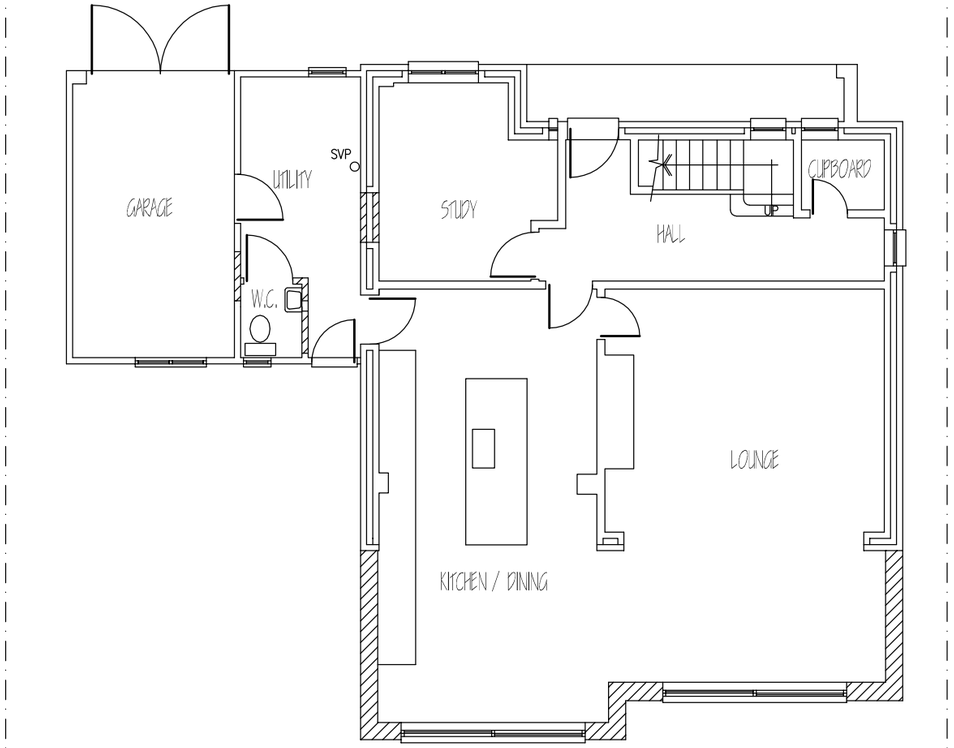


EXISTING GROUND FLOOR PLAN @ 1:100

AREA SHADED PINK TO BE DEMOLISHED



EXISTING REAR ELEVATION @ 1:100



GROUND FLOOR PLAN, PLANNING APPROVED SCHEME @ 1:100



REAR ELEVATION, PLANNING APPROVED SCHEME @ 1:100

03_DESIGN PROPOSALS
PROPOSED GROUND FLOOR PLAN



PROJECTING BAY / ORIEL WINDOWS



PROJECTING BAY / ORIEL WINDOWS



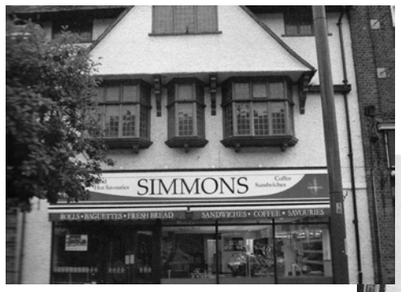
CIRCULAR WINDOWS



SKETCH PROPOSED REAR ELEVATION



CIRCULAR ROOFLIGHTS

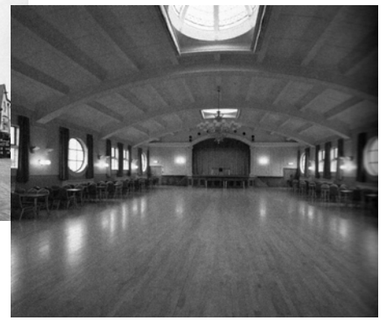


GLASS ORIEL WINDOWS
ON EASTCHEAP

HISTORIC PRECEDENTS IN LETCHWORTH GARDEN CITY



CIRCULAR WINDOWS AT
STATION PLACE



CIRCULAR WINDOWS & ROOFLIGHTS AT
THE SPIRELLA BALLROOM



CIRCULAR WINDOWS & ARCHES AT
ST EDMUNDSBURY WEAVING WORKS

THE PROPOSED EXTENSION REPLACES THE EXISTING CONSERVATORY AND THE FOOTPRINT IS EXTENDED TO ALIGN WITH THE EXISTING SOUTH AND EAST FACADES OF THE HOUSE.

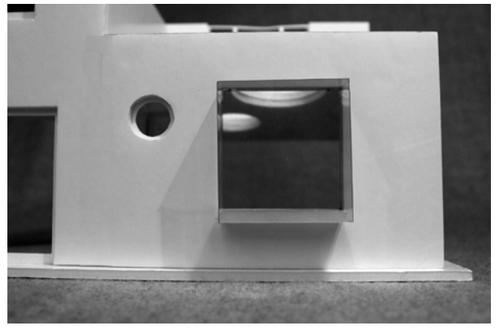
THE INTERSITIAL WALL BETWEEN LOUNGE AND CONSERVATORY IS REMOVED TO CREATE A LARGE OPEN PLAN LOUNGE AREA, WHICH IS CONNECTED TO THE KITCHEN / DINER VIA AN ENLARGED ARCHED OPENING. THE EXISTING DOORWAY FROM THE KITCHEN INTO THE LOUNGE IS REMOVED AND NEW DOUBLE DOORS FROM THE MAIN HALLWAY PROVIDE A BETTER FLOW OF MOVEMENT INTO THE SPACES.

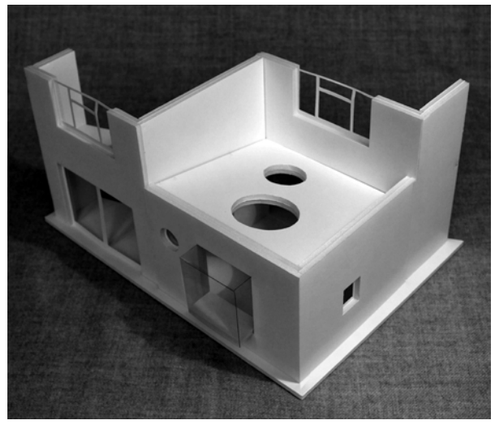
A PROJECTING GLASS ORIEL WINDOW FRAMES THE VIEW OF THE GARDEN. A CIRCULAR PORTHOLE WINDOW CREATES A PICTURESQUE COMPOSITION TO THE REAR FACADE, A CONTEMPORARY REIMAGINING OF THE CHARACTERFUL, ARTS & CRAFTS CHARM OF PARKER & UNWIN AND THEIR CONTEMPORARIES' DESIGNS IN LETCHWORTH GARDEN CITY.

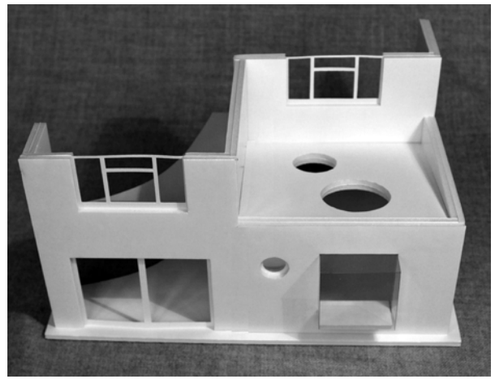
THE SIDE ELEVATION, WHICH OVERLOOKS THE BOUNDARY TO THE NEIGHBOURING PROPERTY, HAS 3 NEW WINDOWS ADDED, REPLICATING THE 1 EXISTING WINDOW -BRINGING ADDITIONAL LIGHT AND CROSS VENTILATION INTO THE GROUND FLOOR AREAS.

THE CEILING OF THE NEW EXTENSION STARTS AT THE UNDERSIDE OF THE EXISTING DOWNSTAND BEAM IN THE LOUNGE AND IS ANGLED UPWARDS TOWARDS THE REAR ELEVATION, ENHANCING THE FLOOR TO CEILING HEIGHT AND BRINGING LIGHT AND DRAMA TO THE SPACE.

THE CEILING DESIGN INCLUDES 2 CIRCULAR ROOFLIGHTS, OFFERING STUNNING FRAMED VIEWS OF THE SKY, DAY AND NIGHT. ADDITIONAL VISUAL INTEREST IS PROVIDED WITH ARCHED CEILIING RECESSES WHICH CREATE A PICTURESQUE INTERNAL COMPOSITION.









IMAGES OF DESIGN DEVELOPMENT MODEL

04_PROPOSED DRAWINGS

SEE ACCOMPANYING:

61HF_P_01 PROPOSED GROUND FLOOR PLAN

61HF_P_02 PROPOSED ROOF PLAN

61HF_E_01 PROPOSED REAR & SIDE ELEVATIONS