

Design and Access Statement

64 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 of 64 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 recently 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. 64 Stockens Green, Knebworth for the replacement of the aluminium windows originally installed 35 years ago to be replaced with a more modern UPVC product.

The predominance of the houses on Stockens Green are 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 a terraced house on Stockens Green, Knebworth. The building has generous front and rear gardens with off street parking. The style of development and the extensive front gardens and beech hedges gives the area a well landscaped and spacious feel.



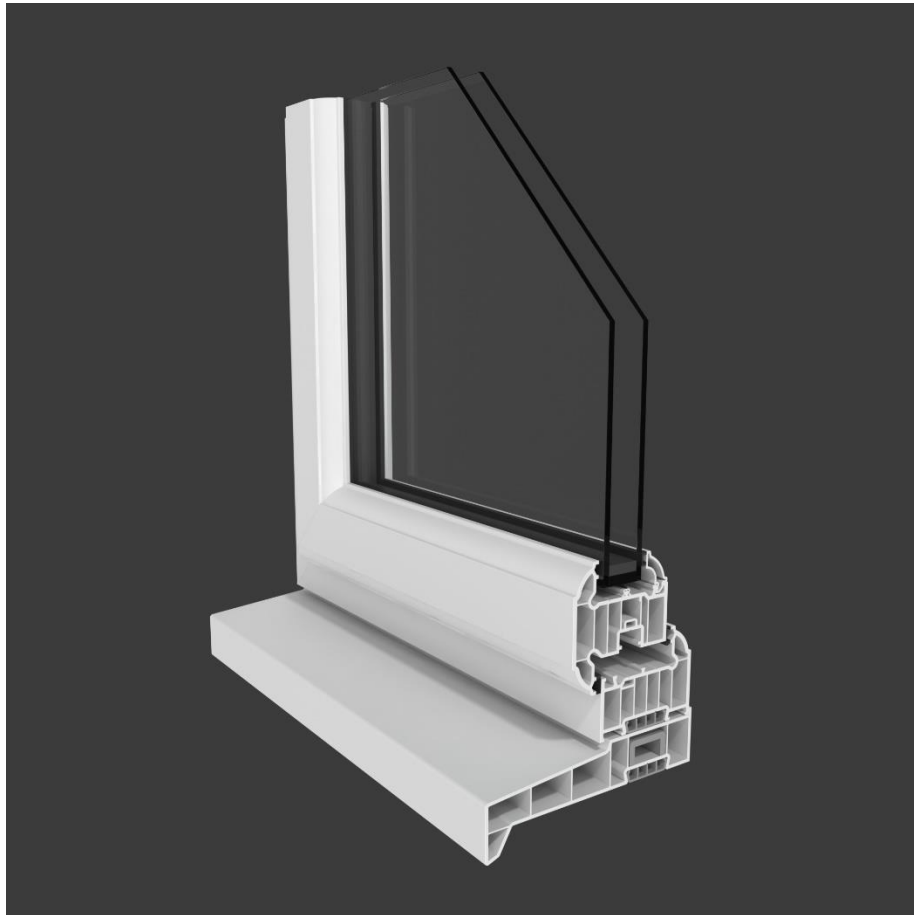
Arial view of site

Amount and layout

The alterations to the property include the replacement of the windows as marked on the accompanying plans.

Scale and Appearance

The windows will be the same proportions as the existing with the same casement configuration and glazing bars. The detail of the windows are contained in the accompanying window brochure from Linar Windows.



Details of proposed windows