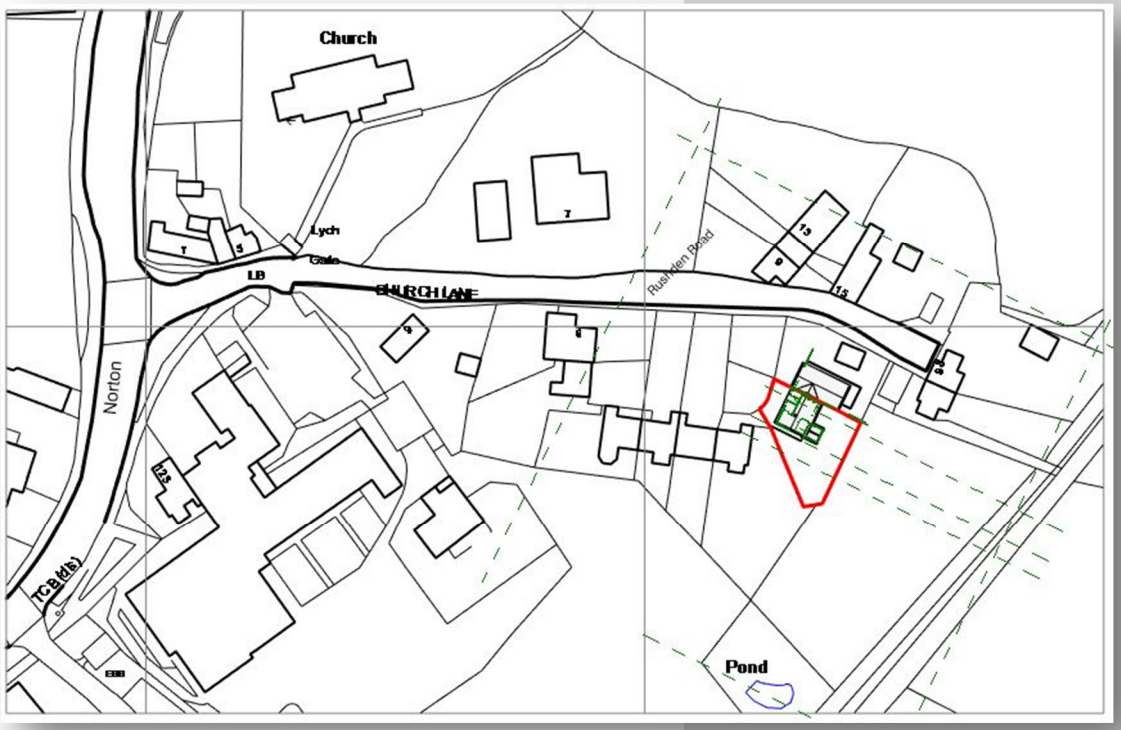
PicklePlanning

Design Access Statement



20 Church Lane

Norton, Letchworth

SG6 1AJ

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1.0 Introduction

The design & access statement has been prepared in support of full planning application for the following:

Demolition of existing small rear kitchen extension, new full width rear extension with parapet roof and roof lantern.

Key proposal points:

- Demolition of existing rear addition.
- New rear addition with increased footprint.
- Pebble dashed or rendered masonry walls.
- Parapet flat roof with roof lantern.



The existing rear extension is a more modern addition to the original Victorian building, no evidence of Planning Applications for this rear extension can be found on the NHDC website.

2.0 Site

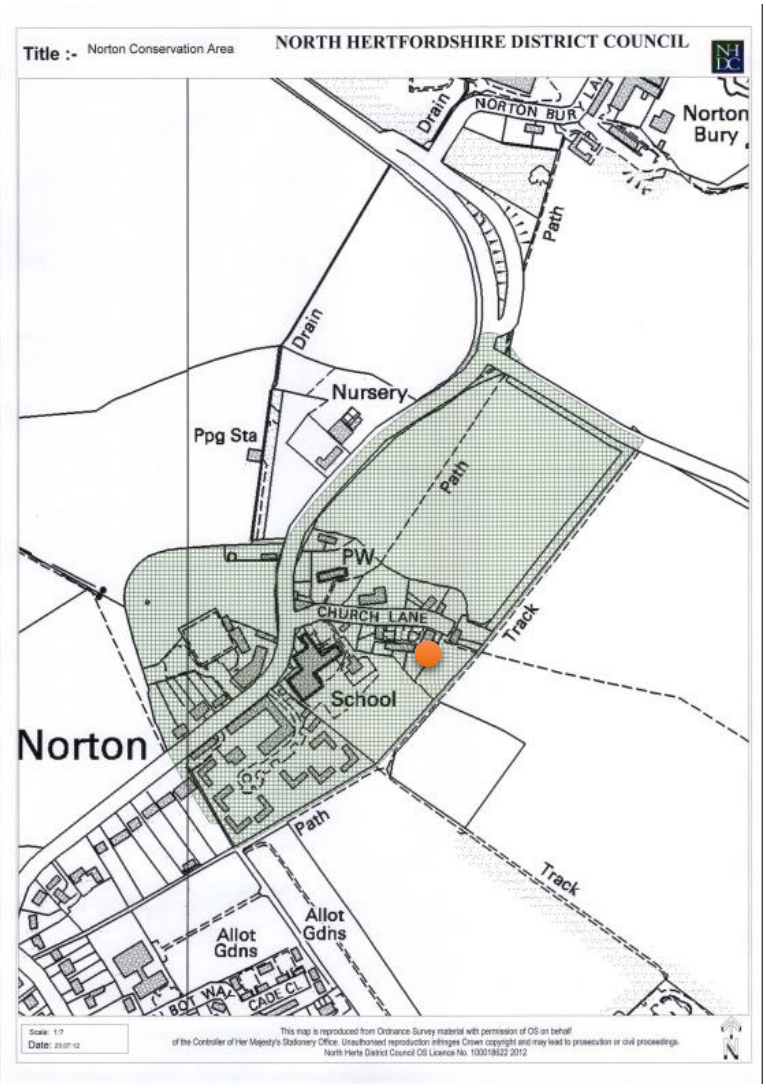
The village of Norton is situated approximately 1.5 miles North East from the centre of Letchworth Garden City, on the main route between Letchworth and Stotfold.

The application site lies on the South Eastern arm of the Norton Conservation area at the dead end of Church Lane.

The site is approximately 270m2, with the face of the property facing North West in orientation.

Rear of the building is South East facing over open countryside.

The existing house is in the typical Letchworth cottage style, set at 90 degress to the adjoining neighbour.
There is an existing single storey rear extension, which is less traditional and does not complement the architectural detailing of the original due to its low pitched roof.
It is proposed that this extension is to be demolished.



3.0 Proposal

The proposal is to provide additional kitchen and living space, and to retain and promote light levels into the existing living room via a new rear extension.

The existing rear extension will be demolished in its entirety, as the structural elements will not comply with current standards.



Existing - Rear Elevation
1 : 100 @A3

This new kitchen/dining area will replace the existing kitchen, increasing the rear extension footprint from 9.2 m2 to 27.2m2 gross area.

The new extension will be constructed in masonry, and finished in textured render or pebble dashed finish to match existing.
New triple windows will be added to the kitchen area, with 4 panel bi-folding doors to the rear elevation, and double doors to the South west (side) elevation.



Proposed - Rear Elevation
1 : 100 @A3

The render will be complemented by a brick sub-wall to DPC level, with brickwork to match the existing dwellinghouse.

An EPDM roof membrane will be used to weatherproof the new flat roof, and will be dressed into a parapet wall capped with a creasing tile and brick-on-edge detail.
The new extension is planned to be complementary in its character, and blend into the existing dwelling in a neat form infilling the return wall from the neighbouring property.

4.0 Summary & Conclusion

The application proposed has been carefully considered to remain sensitive to the existing building and Norton Conservation Area.

The extension, layout and materials have been chosen to complement the character area, maintain the traditional Letchworth cottage style of the existing dwelling and remain subservient to the main building.
The new extension is planned to be complementary in its character, and to blend with the existing and neighbouring property.

It is considered that the mixture of brick sub-walls and textured render finish will improve the existing building and add Architectural merit over the existing rear addition.
It is also deemed that the new extension will not have a detrimental effect on neighbouring property, or impact views or light quality.