

10 The Quadrant, Letchworth Garden City
DESIGN ACCESS STATEMENT



PicklePlanning

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1.0 Introduction

The design & access statement has been prepared by PicklePlanning, in support of full planning application [PP-13684556](#) for the following: **Householder Planning Permission in a Conservation area – Demolition of existing conservatory and rear extension, new staggered rear extension to ground and first floors. Garage roof replacement and new windows and doors.**

This application is being made on behalf of the property owners of 10 The Quadrant, Letchworth – Mr & Mrs Farrar.

2.0 Site and Existing Building

The site is located to the north of Letchworth Garden city centre, centrally on the Eastern side of The Quadrant, the plot orientated in an east-west alignment. The street approx. 75m from the southern fringes of Norton Common.

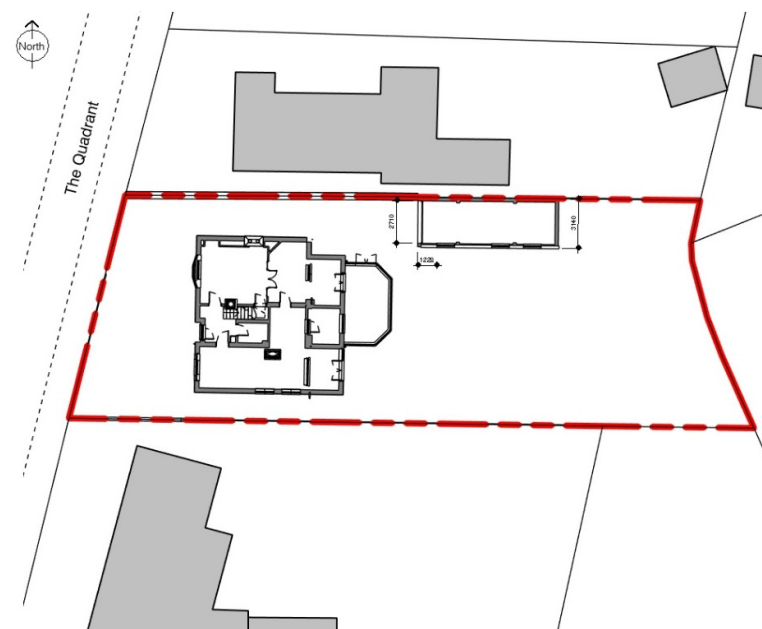
The Original building has been extensively extended over the years, the existing entrance being incorporated into the centre of the dwelling by the addition of a second gable to the r/h side of the dwelling. The rear also extended to give additional bedroom space.

This part of Letchworth was constructed in the early 1920's, as indicated on historical mapping.

The property is of masonry construction, with a roughcast painted finish to the first floor, red facing brickwork to the ground floor. The roof is tiled with single lap plain tiles.

Existing windows are white UPVC casements, with Georgian bar and painted stone or concrete sills.

A garage is positioned behind the main dwelling, against the northern boundary of the site.



3.0 Proposal

This application proposes alterations to replace the existing conservatory and small single storey rear extension, to provide a more suitable family living space to the rear of the building. The first floor additions are proposed to rationalise the existing 4 bedroom layout and tricky existing stair layout.

A new single storey extension is proposed, to meet the existing line of the conservatory (in effect infilling the unused space), with the first floor extension only extending as far as the existing ground floor wall.

This extension will not replicate the single pitched roof of the existing, but use a more traditional looking “Orangerie” style addition, with flat EPDM roof with glazed roof lanterns behind a corniced parapet wall.

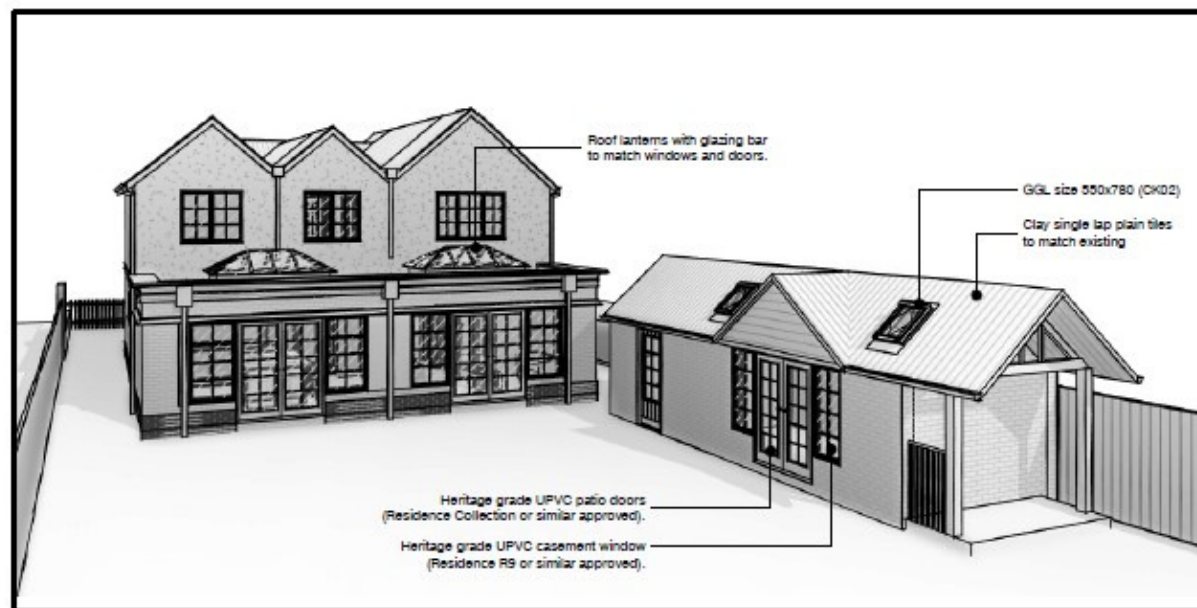
Heritage grade UPVC casement windows and doors (Residence R9 or similar approved) with Georgian bar are proposed to replace the existing.

The smaller first floor extension will not increase the number of bedrooms, but will rationalise the layout to allow for better stepped access from ground floor, and remove the multi-level configuration of the first floor. A new family bathroom will be created to the front of the dwelling.



The garage will also be altered, the existing asbestos roof removed and replaced with a more attractive pitched roof. The fenestration is also to be altered, with doors and windows replaced with similar styled units to the proposed on the main dwelling.

The roof is to be slightly extended to include a covered outside cooking area at the rear.



4.0 Heritage Foundation

A Letchworth Garden City Heritage Foundation application has been made for this development, any suggested alterations will be communicated to the relevant case officer.



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