

Design and Access Statement

27 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 down 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 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. 27 Stockens Green, Knebworth for the addition of a single storey extension to the rear of the property. This extension is a rebuild of an existing conservatory which is at the end of its life.

Use

The building which is the subject of this application is part of a terrace of three houses forming a corner block on Stockens Green, Knebworth. The plots are generous in size with extensive rear gardens and good space to the frontage. The style of development and the set back from the road gives the area a well landscaped and spacious feel. Individual plots benefit from substantial rear gardens which give good separation distances between adjacent properties and those that run behind them.



Arial view of site

Amount

The alterations to the property include the rebuild of the conservatory to the rear of the property on the same footprint. The current roof pitch will be increased to allow the installation of a plain tiled roof more in keeping with the materials used commonly in the area.

Layout

The main extension is to be located on the west face of the building over the existing footprint of the current conservatory, because the building is being built over an existing part of the building it will not result in the loss of any of the beech hedge or associated landscape.

The proposal will not result in any increased depth and only a marginal increase in roof pitch to accommodate plain tiling which will not affect the neighbour's in terms of day lighting or over shadowing. Access to the back garden will remain in its present location through the car port running along the side of the property.

Scale

The extension will match the parameters set by the existing building utilising the same window and door proportions. The current polycarbonate roof will be removed in favour of a tiled roof which will run as a mono pitch into the facing wall. The general proportion, floor levels and window heights, eaves and fascia details will be the same as they are now although it is proposed that the current sliding doors will be changed for French doors. The extension will be approximately 1.8m in width and 4.7m in length and will be single storey in height as the conservatory is now.

Landscaping

The extension will not be built over any of the existing garden land and the development will not impact upon any trees and will not result in the loss of any vegetation.



View showing No's 27,29 & 31 Stockens Green

Appearance

The extension will be constructed in a traditional manner consisting of typical cavity construction with a rendered outer leaf to match the existing walls of the house. The roof will be constructed from plain tiles to match the existing roof. Windows and doors will be white aluminium double glazed units in a black sub frame. Rainwater goods will be black UPVC

The extension has been designed to use the same palette of materials that exist on the main house and the buildings that surround it on Stockens Green.