

9 FIELD LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE - DESIGN AND
ACCESS STATEMENT

INTRODUCTION

The applicant is seeking to carry out the following works:

1. Demolish existing porch.
2. Erect replacement porch.

USE

The existing use of the unit is C3 (residential) and will remain unchanged.

AMOUNT

The demolition of an existing porch is required in order to build the replacement. The footprint of the existing porch is 1.3 sqm. The proposed new porch has a footprint of 2.1 sqm.

LAYOUT

The proposed replacement porch will provide the owners with more usable space in the entrance area of their property.

SCALE

The proposed porch is single-storey and has a flat roof to ensure the bulk and massing remain subservient to the host dwelling. The new glazing to the porch is also of a similar scale to the existing fenestration, to ensure the porch compliments the scale of the existing building.

LANDSCAPING

Landscaping is not affected by this proposal.

APPEARANCE

The proposed porch has been designed to be in keeping with the host house. Materials to be used are to match existing, such as the pebble-dash render. The fenestration to the porch will match the traditional garden city style of glazing.

ACCESS

The replacement porch will improve the principal access to the property, with a wider front door.