Design and Access Statement

N.H.D.C.
16 MAY 2018

Single storey side Extension and alterations

at

59 Willian Way, Letchworth, Herts.

May 2018

CONSERVATION DESIGN and ACCESS STATEMENT

For

Single Storey Side Extension and Alterations

At

59 Willian Way, Letchworth Garden City, Herts

Framework

The property is located within an area of residential development surrounding the site known as 59 Willian Way. The current use on the existing site is for a residential dwelling upon which exists a non listed building within a conservation area having a garden area considered of generous proportion to sustain the proposals.

The proposal to convert the existing garage and storage to an Exercise Room with separate Store at the rear and to construct a single storey Utility Room extension is considered in keeping with the architecture of the building. Indeed the alteration to the garage incorporating hardwood newly formed double doors will be more appropriate to the architecture of the dwelling than the current modern, up and over, steel garage door. The Utility Room extension is intended to have matching upvc windows and doors, face brick walls and interlocking tile roof elevation treatment. Rainwater goods to be black upvc material together with white timber fascias and soffits all matching the existing structure. The design work is intended to take account of the surrounding development elevation finishes, in colour type and texture, to ensure a blend with neighbouring existing buildings within the Willian Way environment.

The site has a direct drive and footway access to the existing detached dwelling from Willian Way to the site and on-site parking will be retained to serve the property and adequately serve for disabled access.

The present surrounding residential development consists of a broad mix of privately owned property of residential use with middle to high market value and there have been recent improvements made to many neighbouring properties to raise them to modern day standards. The highway width of Willian Way is of good standard with on and off road parking remaining standard within the area for any neighbouring occupants. Willian Way adequately accommodates the occasional van/postal deliveries and provides good access to neighbouring areas such as Stevenage and Hitchin with also good access to surrounding towns and villages having public transport close by. The property is within walking distance of Letchworth town centre.

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Views into the site from Willian Way reveal the proposed alterations to the elevations and shape of the building, primarily little undisturbed, would lie comfortably within the surrounding development without creating any demonstrable harm to the general locality. The rear and side boundaries of the site have the benefit of an existing fence between the site and the neighbouring gardens, retaining sufficient privacy and security.

Constraints and Development Solutions

The proposal will take account of the two storey neighbouring development with the presence of various single storey extensions related to this property and neighbouring properties. Altering the building by conversion of the existing garage and construction of a single storey side extension will not create a negative impact on the adjoining existing development of Willian Way. The proposal is considered to have little impact regarding any overlooking aspects to any adjoining properties.

The development is fully intended for residential use for the benefit of one existing dwelling with its associated parking and garden area. Neighbouring sunlight restriction has been assessed and it is considered the new proposals should not raise concern in relation to either loss of daylight or over-shadowing and is not considered to result in an over bearing structure.

The extension is intended to have matching roof elevation treatment of tiles which will take account of the existing structure and the surrounding development elevation finishes, in colour type and texture, to ensure a blend with neighbouring existing buildings within Willian Way and the building heritage/conservation.

Generally the design of the internal proposals, whilst of 21st century, is to have sympathetic relationship of architectural form and detail to allow the revitalised structure to be in harmony with the existing building allowing the design to be complimentary and mould into the present internal environment.

The design will take account of the new Part L of the Building Regulations in order to make best efforts to conserve National and World energy. In addition the design should be considerate to the prevention of omissions of carbons and other pollutants together with a strong focus on renewable energy. These matters will be considered and concluded at the appropriate stage of Building Regulation detail.