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## **DESIGN & ACCESS STATEMENT**

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### **Introduction**

The application for Planning Consent relates to works proposed to the side and rear to the property to create additional internal living accommodation, this will include to demolish the existing rear single storey utility room, retaining the garage.

The subject property is a 1950's residential detached two storey house, incorporating a single garage to the left hand side.

The property is freehold ownership

70 Hawthorn Hill is a detached property on the eastern side of Hawthorn Hill, facing in a westerly direction, located close to the north of the centre of the town of Letchworth Garden City. The road is a residential area, with the neighbouring properties of a similar age and style, the property is backing onto open park amenity space, known as The Common.

A site plan (included with this submission) indicates the orientation and adjacencies of the building.

### **Design Proposals and Assessment**

The proposed works are largely limited to the rear and left side facing elevations. The front of the property is only proposed to be altered by the addition of the pitched roof to the existing garage, the remaining front is not to be changed.

The proposals are to remove the existing rear single storey extension behind the garage and add a double height addition to the rear, which is to extend

behind the garage, following the line of the existing rear. The single storey garage is to be retained, and a hipped mono pitched roof added. The design of the main roof is to remain hip ended, to match the existing roof style on the rear of the property.

The roof tiles are proposed to match the existing, with concrete interlocking tiles. The sides and rear facing walls are proposed to have a matching facing brick. The windows are proposed to be white coloured double glazed UPVC. The rear doors are to be factory coated bi-folding aluminium doors.

There are examples of other properties on the street that have had alterations similar to what is being proposed, with both rear and side extensions, that are on the same side of the street as the property in question.

The neighbouring property to the left has a deep garden and is set well back from the rear, so again will have no impact on their outlook. The rear garden is deep and faces the neighbouring park amenity space, therefore there will be limited impact on any neighbouring properties.

The front will remain largely unaltered, as the side double height extension will be set well back, therefore there will be little impact to the road/street view.

### **Access Proposals**

Access into the property will be unchanged by this scheme.

### **Conclusion**

The proposals are considered to be in keeping with the other neighbouring properties, which have been altered in the past, and is sympathetic to the original style of the property with the use of hip end pitched roofs and matching brickwork.