

DESIGN AND ACCESS STATEMENT

Rear extension, demolition of existing garage, provision of new garage & change of windows to 20 Sollershott East, Letchworth SG6 3JN



Executive Summary:

This Design and Access statement has been prepared in support of Householder Planning application for a rear extension, demolition of existing garage, provision of new garage & change of windows

1. Type of Application

The planning Application which this document is to accompany is a Householder application

2. Location of Proposed Development

The development which this statement & accompanying application refers to is at the following address:

20 Sollershott East, Letchworth SG6 3JN

Description of Proposed Development

The development comprises of the following.

- rear extension, demolition of existing garage, provision of new garage & change of windows
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3. Date of preparation

This Design & Access statement is dated 05.10.24. Any revision to document will be recorded and scheduled at the end of this document if it is reissued.

4. Date of Amendments

Any revisions to this document will be recorded at the end of the document and are to include the following:

- Amended letter
- Date of amendment
- Detailed description of the amendment

5. Applicant

Mr L Dodd
20 Sollershott East
Letchworth
SG6 3JN

6. The agent

Alex Calvert
APC Design & Planning
3 High Street
Souldrop
MK44 1EY

7. Assessing the context of the Site

20 Sollershott East is a 2-storey property within a street with properties of similar style and scale.

8. Design Principles

Evaluation: The applicant has undertaken their own research to establish the need for these works. All the works done have been reflective of materiality and surround.

Design: the design of the rear extension has mirrored no.22 in order to be deliberately non-contentious. The demolition of the existing garage and provision of a new one also mirrors the works to no.22. The replacement of the timber windows for UPVC ones is a common update required

Siting: The building is a semi-detached property typical of the area

Access: Access to the house is off a drive which can accommodate a few vehicles.

9. Philosophy and Approach to creating Accessible Development

The intentions of the works are beneficial to the upkeep of the building.

10. Key access issues of the design including the nature and impact of any constraints

N/A

11 Precedents

There are many precedents within the immediate area of Sollershott East (not least of all no.22).

Ref: 20 Sollershott East
Revisions: