

Design & Access Statement

302 Wedon Way
Bygrave
Hertfordshire
SG7 5DX



Context

The site is located at Bygrave, Hertfordshire and is a south east facing property. The dwelling consists of a two-storey detached property with a generous amount of land to the rear and front of the property.

Description of the Proposed Development

The proposal is to create a single-storey rear infill extension which involves improving the use of circulation space within the home between eating and socialising. The current layout creates cramped form with an irregular circulation space. Creating this proposal produces a sense of openness for occupants within the property.

The proposal is replacing and upgrading the existing conservatory roof that is in a poor state. Replacing this existing roof will visually improve the property.

Appearance

The proposed works will be built in matching cream smooth render, complimenting the style of the rear of the property. The single storey extension will be of a flat roof style. A glass safety balustrade is strategically placed to create an accessible balcony area for occupants to enjoy the views of fields and meadows that surround the property, without visually impacting the Green Belt or neighbours as the proposal will be tucked away to the rear of the property by the existing two storey wing elements.



Fig 1: Proposed 3D view illustrating the set back between the existing two-storey element of the property.

Justification/ Conclusion

This application proposes to extend the existing dwelling via a single-storey rear infill extension to replace the existing conservatory roof and create an improved quality of space within the home, using design elements to complement the existing property. The proposal is tucked to the rear, surrounded by hedgerow, fields and meadows. The placement of this proposal will not cause a visual impact to the local vernacular buildings or Green Belt.

Georgia Hayes
Home Extension Team
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