

Design, Access and Heritage Statement

Planning Application for the proposed two storey side extension to
14 Deards End Lane, Knebworth

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01 Introduction

This Design, Access and Heritage Statement has been prepared by Architech Limited to accompany the planning application for the proposed two storey side extension at 14 Deards End Lane, Knebworth, Hertfordshire, SG3 6NL. The purpose of this document is to outline the site context, design principles, access arrangements and outlines the significance of relevant designated heritage assets in accordance with the requirements of the local planning authority and national guidance.

The application seeks to address the reason for refusal of the previous planning application made under reference 26/00868/FPH.



Front Elevation

02 Site Context

The site address is 14 Deards End Lane, Knebworth, Hertfordshire, SG3 6NL.

Deards End Lane is located to the north of the village and links Park Lane with Stevenage Road. It has a predominantly residential status with the only departure from this being Knebworth Golf Club located at the north end of the lane. The lane is characterised by large plots with dwellings set a distance from the lane and mostly hidden from view by large hedging and trees. The dwelling types vary in style and design with most dwellings built in a Lutyens style, as is the case with number 14 Deards End Lane. However, some more modern bungalows exist towards the southern end of the lane.

The existing buildings at Deards End Lane and the surrounding area consist, mainly, of two storey dwellinghouses built in a red brick and a dark red/brown clay plain roof tile.

The existing building is a four bedroom detached, two storey dwellinghouse with a large detached garage located close the northern boundary.



Google aerial image of the application site

03 Site Photographs



Front Elevation



Side Elevation



Rear Elevation



Rear Elevation

04 Planning Policy

Below is a list of the national and local planning policies and supplementary planning guidance relevant to this proposal.

North Hertfordshire District Local Plan No. 2 with Alterations

Policy 28 – House Extensions

Policy 55 – Car Parking Standards

Policy 57 – Residential Guidelines and Standards

National Planning Policy Framework

Chapter 12 - Achieving well designed places

Chapter 16 – Conserving and enhancing the historic environment

North Hertfordshire Local Plan 2011-2031

Policy SP1 – Sustainable Development in North Herts

Policy SP6 - Sustainable Transport

Policy SP9 – Design and Sustainable

Policy SP13 - Historic Environment

Policy D1 - Sustainable Design

Policy D2 - House Extensions and Replacement Dwellings

Policy D3 - Protecting Living Conditions

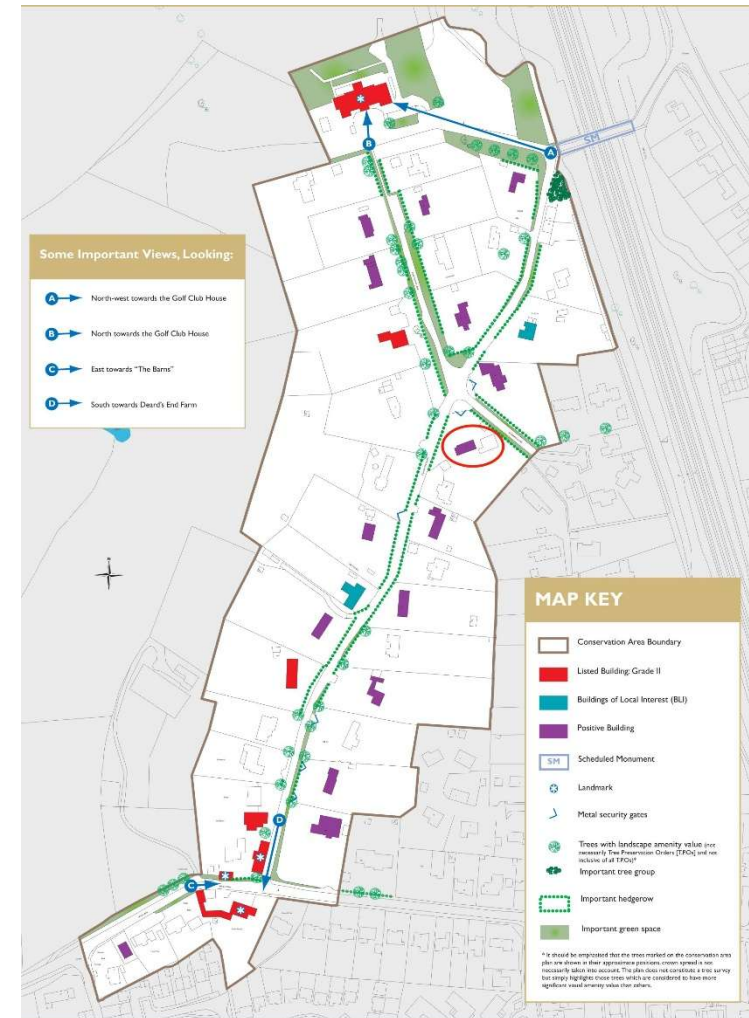
Policy T2 - Parking

Policy HE1 - Designated Heritage Assets

Deards End Lane Conservation area

The Deards End Lane Conservation Area was designated on 2nd April 1984. The special interest that justifies designation of the Deards End Lane Conservation Area derives from a number of architectural, historic and environmental factors, including:

- Deards End Lane and Park Lane are historic routes connected to the settlement of Old Knebworth;
- Deards End Farm, one of the historic farms of Old Knebworth, dating from the 15th century or earlier. There are a good group of extant farm buildings. The granary, barns and farmhouse are all grade II listed,
- Deards End Lane was included in Sir Edwin Lutyens 1910 plan for Knebworth Garden Village;
- There are three early 20th century buildings by Lutyens on the lane, all grade II listed: the Golf Club House; Wych Elms; and Beacon House;
- Further residential development on the lane, predominantly through the 1920s and 1930s;
- Built form is characteristically of one storey and attics or two storeys, large detached houses, constructed from brick beneath clay tile roofs;
- The 20th century residential development uses Neo-Georgian and Arts and Crafts stylistic motifs;
- Deards End Lane is bordered by high hedges and mature trees, creating an enclosed character;
- Visual links to open countryside from Park Lane.



Deards End Lane Conservation Area Map

with no. 14 circled in red

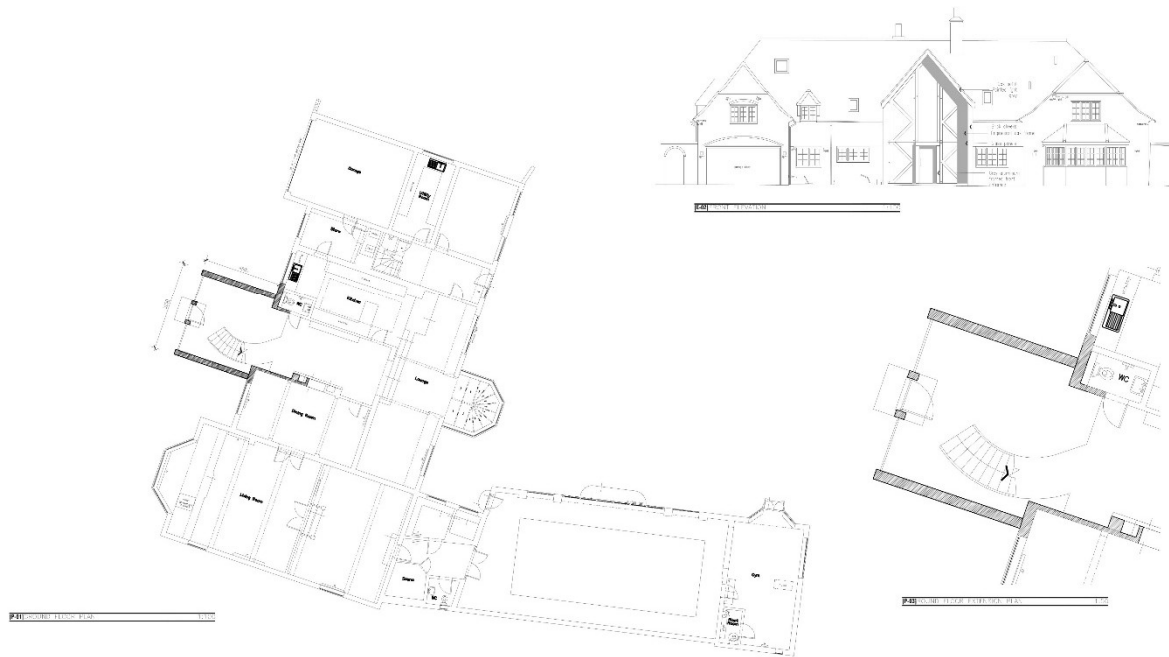
05 Planning History

14 Deards End Lane, Knebworth, Hertfordshire SG3 6NL

- Planning permission was recently refused for a similar extension proposed within this application under planning reference 26/00868/FPH
- Planning permission was granted in 1987 for a single storey rear extension under planning reference 87/00314
- Planning permission was granted in 1986 for a detached double garage under planning reference 87/02112
- Planning permission was granted in 1986 for alterations and conversion of garage and cattery to provide 2 bedroom elderly persons dwelling under planning reference 86/01671
- Planning permission was granted in 1981 for erection of single storey side extension for additional double garage/store and cattery under planning reference 81/01728.

2 Deards End Lane, Knebworth, Hertfordshire SG3 6NL

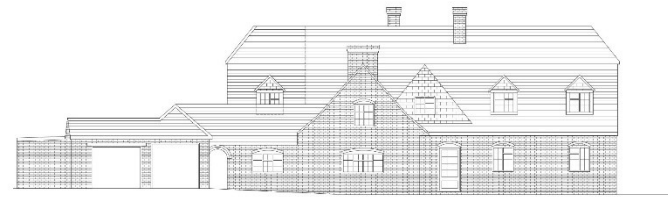
Planning permission was granted in June 2019 for a two storey front extension under planning reference 19/00825/FPH.



2 Deards End Lane - Floor Plans and Elevations

**6 Deards End Lane, Knebworth, Hertfordshire
SG3 6NL**

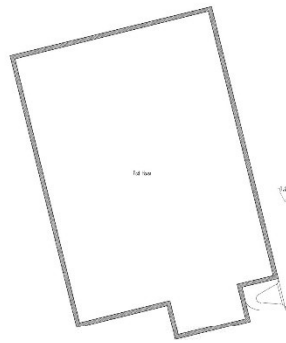
Planning permission was granted in March 2019
for the erection of a two storey side extension
under planning reference 19/00242/FPH.



Front Elevation (North West)



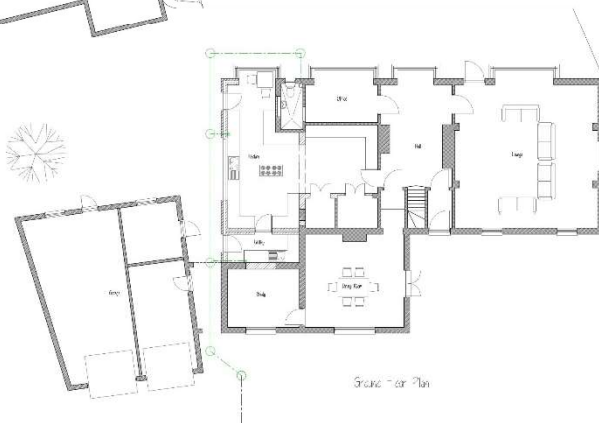
Side Elevation (South West)



Rear Elevation (South East)



Side Elevation (North East)



Ground Floor Plan



First Floor Plan

6 Deards End Lane. Floor Plans and Elevations

06 Design Principles

The design of the proposed extension has been informed by an assessment of the local character, scale, and architectural styles prevalent in Deards End Lane.

14 Deards End Lane is not a Listed Building and has not been identified as a building of local interest. However, it does make a positive contribution to the Conservation Area as identified on the map in section 04.

The existing building is characterised by its symmetrical design, lower eaves level, dormer windows, red brick and brown clay plain roof tiles. It is noted that the existing side extensions are set back from the front face of the building to retain the profile of the original dwelling and therefore retaining the symmetry of the original building.



The flat roof ground floor extension located on the southern elevation (pictured here) detracts from the character of the host building and will be removed as part of this development to make way for the proposed side extension.

07 Design Proposal

This proposal seeks planning permission for a two storey extension located to the south facing elevation. As mentioned, the existing ground floor side extension will be removed.

The existing timber sliding sash windows will be utilised within the new extension.

The proposed extension will be built using a reclaimed brick and clay plain roof tile to match the existing dwelling. Furthermore, we will provide a number of mortar batches using differing mixes and sands to obtain a colour to match existing dwelling.

Planning permission was refused for a wider extension in this location so, following discussions with the planning officer, this application proposed an extension which has been reduced in width by 0.8m, to 4.2m. The front face of the proposed extension has been set back from that of the existing dwelling, and the roof line is set lower than existing. These features ensure that the proposed extension is viewed as subservient to the host dwelling and retains the profile of the original building.

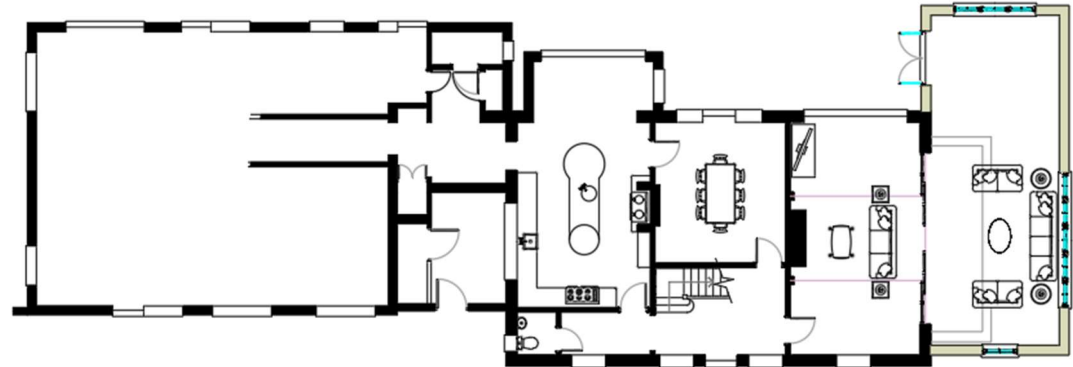
The proposed extension will project 3.205m from the rear of the existing dwelling with full height glazing to the rear, east facing, elevation and French doors to the side, north facing, elevation. This glazing will provide a pleasing view across the rear garden

The proposed dormer, doors and windows will be manufactured in timber and will match the existing dwelling in style, proportions and design. Three conservation rooflights will be located in the roof of the southern elevation and one in the northern elevation providing natural daylight to the master bedroom and dressing area. The height of these rooflights are such that it is not possible to overlook the neighbouring property at 12A Deards End Lane and will therefore not impact on their privacy.

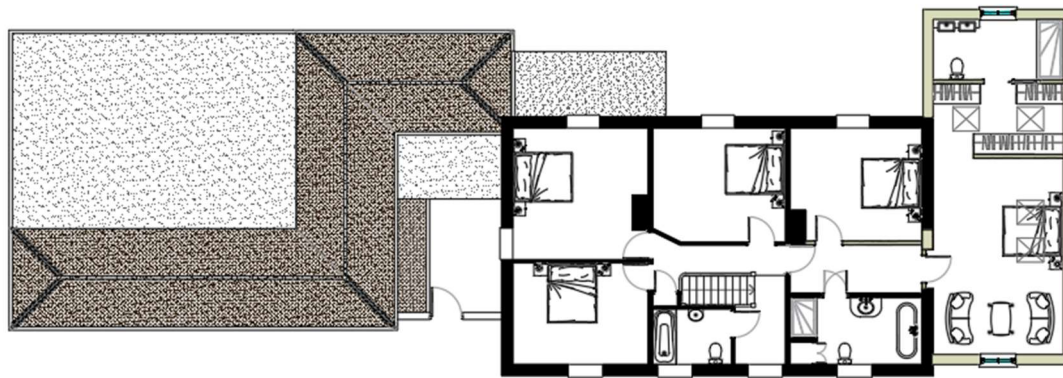


The ground floor plan shows the extent of the proposed extension. It will provide a family room with outlook over the front and rear gardens.

Access to this new family room will be via the existing lounge, through glazed timber sliding doors which will match the style and character of the existing house.



Ground Floor Plan



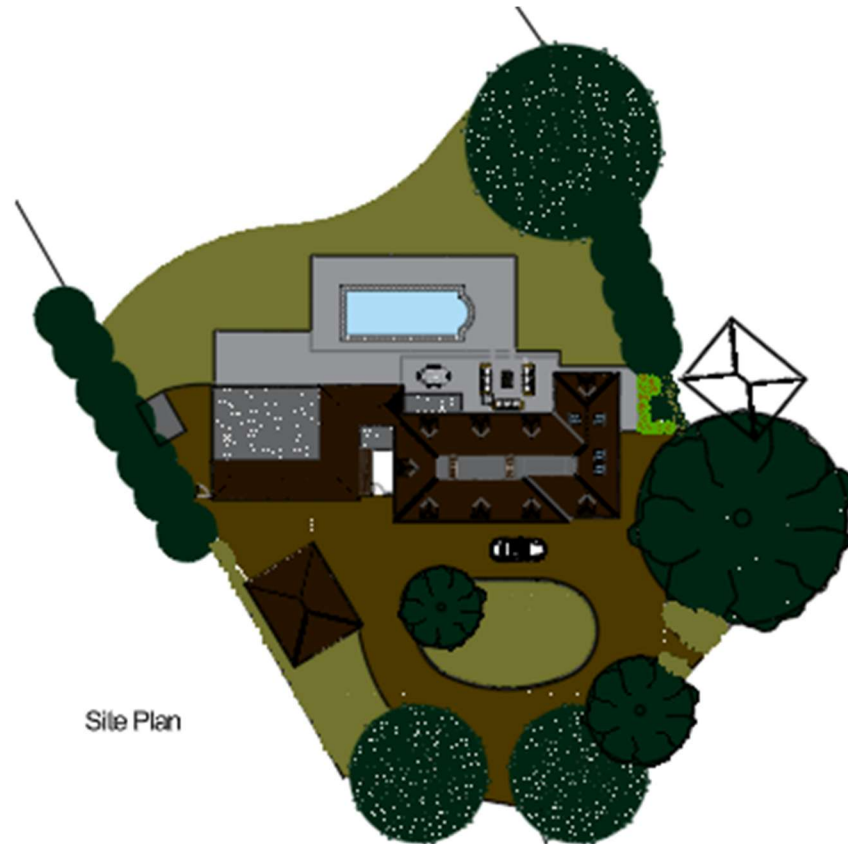
First Floor Plan

The first-floor extension will provide a master bedroom with dressing room and en-suite bathroom. This will be accessed through a landing area formed through an existing bedroom.

The existing en-suite will become a bathroom serving the remaining four bedrooms.

08 Car Parking

With the existing double garage located close to the northern boundary and the extent of the driveway to the front, there is more than adequate available parking to satisfy the council's parking policy.



Site Plan

09 Main Issues

The main issues in this proposal are as follows:

- Whether or not the proposal would preserve or enhance the character or appearance of the Deards End Lane Conservation Area.
- Whether the proposed extension will have an impact on the privacy and living conditions of the occupants of neighbouring properties.
- Will the proposal impact on the parking provisions and highway safety.

Deards End Lane Conservation Area

The impact of this revised proposal on the Conservation Area has been assessed within the associated Heritage Statement at the end of this statement. It establishes that the proposed extension would not harm the significance of the Conservation Area and would preserve its character and appearance.

Impact on the occupants of neighbouring properties

The location of the proposed extension is such that it will not adversely impact on the neighbouring properties. The existing double garage located close to the northern boundary of 12A Deards End Lane, along with the high hedging provides a visual shield between the two properties.

No first floor windows are proposed to the southern elevation except for the conservation rooflights located in the roof slope. As mentioned, the height of these rooflights are such that it is not possible to overlook the neighbouring property at 12A Deards End Lane and will therefore not impact on their privacy.

Furthermore, the proposed extension will be located circa 4.1m from the boundary line with 12A Deards End Lane at its closest point, raising to 12.4m at its furthest.

Parking provisions and highway safety

No alterations are proposed to the access to the site and therefore the proposed extension would not impact upon existing vehicular or pedestrian safety. Regarding car parking spaces we have established that the proposed development will not adversely impact on the existing arrangements and that sufficient parking is available to satisfy the council's parking provisions.

10 Access Considerations

Access to the site is provided via the existing vehicular / pedestrian accesses from the public highway. The house is located in a rural area with the main form of transport being the car. However, the property lies within walking distance to Knebworth train station which provides a regular service to London and the north.

The existing access arrangement into and throughout the building will remain in place and is accessible to all.

11 Biodiversity Net Gain

The development is exempt from the requirements of a Biodiversity Net Gain (BNG) assessment as it simply proposed the alterations to a domestic dwelling.

12 Heritage Statement

The Application

This Heritage Statement is intended to support the planning application for the proposed two storey side extension at 14 Deards End Lane, Knebworth SG3 6NL. The statement outlines the significance of relevant heritage assets, the effect of the proposal on their significance, character or appearance and the appropriate planning policy in which this assessment should be made.

The Site

14 Deards End Lane is located on the eastern side of the road on the corner with Stobarts Close. The property falls within the Deards End Lane Conservation Area and, although not listed or regraded as a building of local interest, it is regarded as a positive building within the area.

The Conservation Area map in Section 04 shows the location of the site (circled in red) and its position within the Conservation Area.

The Significance of the Conservation Area

The Deards End Lane Conservation Area was established in 1984 and covers an area in the north section of the village between Park Lane and Stevenage Road. The significance of this Conservation Area is established from its association with the Knebworth Garden Village designed by Sir Edwin Lutyens and is a typical example of garden village development from that period.

The area is characterised by all of the properties being substantial in size and set back from the lane by some distance. The properties are bordered by large hedging and trees providing privacy. They are individually designed and many are of high architectural quality which all adds to the historic value and significance of the Conservation Area.

Contribution to the Character and Appearance of the Conservation Area

14 Deards End Lane is a detached, two storey, dwelling positioned on the corner of Deards End Lane and Stobarts Close. It has been previously extended to the southern and eastern sides with single storey flat roof extensions. A double garage has been built in the front garden which assumedly replaced the previously converted garages located to the northern side of the main dwelling.

It is not a listed building or a non-designated heritage asset, however it has been identified as a 'positive building' as stated above.



The property has a symmetrical 'Neo Georgian' design with a central front door with two, white painted, timber sliding sash windows either side. These window openings line with the first floor dormer windows above.

Consistent with other properties in the lane, no. 14 has a wide and spacious plot which accommodates a number of established trees and hedging. The front and side boundaries are heavily planted with trees and hedges which maintain the occupants' privacy and make a positive contribution to the appearance of the lane. Entrance to the property is gained on the corner of Deards End Land and Stobarts Close which provides a restricted view of the property and subsequent extension.

There are a number of points that result in the property's positive contribution to the character and appearance of the Conservation Area as follows:

- The spacious nature of the plot.
- The large open front garden and drive.
- The quality of design of the front façade.
- The original design and profile of the front façade having been maintained.
- Established trees and hedgerows.

With the generous size of the plot, the ratio of built development to open space would remain acceptable. The large open front garden will not be impacted by the proposed development, retaining its feeling of openness and space.

The symmetry to the front façade, quality of materials and general design add to the character of the existing building and provides a positive contribution to the Conservation Area. This symmetry will be maintained as the proposed side extension is to be set back from the front elevation. This set back ensures that the ridge level is lower than the host dwelling, ensuring that the hierarchy is maintained. This, coupled with the use of reclaimed bricks and roof tiles, ensures that the proposed extension will not adversely impact on the significance of the Conservation Area.

The proposal would not result in loss of any trees or hedges and would not be within the root protection zones of the surrounding trees. The trees and



hedges to the front of the property bordering with 12A Deards End Lane and Deards End Lane itself would not be affected as the result of this proposed development.

Therefore, given that the proposed development would not harm any important trees and hedgerows, it would not erode the verdant feel of the application site or that of Deards End Lane. We feel that the garden village appearance of the Conservation Area would be preserved.

To clarify, the property is not a listed building and is not identified as a building of local interest. It has been established that the proposed extension would not harm the Conservation Area or interrupt any of the important views identified in the Local Plan. The proposed extension, being sited on the southern elevation of the property, is not easily visible from Deards End Lane and will match the host dwelling in style, character and design. Therefore, it is considered that the development would not have an adverse impact on the Conservation Area.

Furthermore, the size and massing of the proposed extensions would not affect the overall spacious nature of the site or harm the green nature, garden village feel or character of the lane. Considering all of the above, it is our view that the proposal would not cause significantly harm the Conservation Area. The scheme has also been designed in line with the National and Local planning policies identified above.

13 Conclusion

The proposed extension has been carefully designed to complement the character of the dwellings in Deards End Lane and the Conservation Area.

This statement demonstrates that the scheme meets the requirements of national and local planning policy and will make a positive contribution to the area.

The revised scale, massing and appearance of the proposed development creates a more sympathetic relationship with its host dwelling than was previously proposed, allowing it to sit more comfortably within its immediate setting. It would not cause any material harm to adjoining property owners, to the neighbouring amenity or street scape

The proposed development will not have a detrimental impact on the openness of the area or create any highways issues. It is a wholly appropriate form of development in this area and therefore has a good basis for the granting of planning permission.