

Trinity Cottage, Ley Green, Herts, SG4 8LT



Access Statement

The proposed orangery is on the ground floor and will be accessed from the house along with two sets of external doors to the garden.

A similar proposal was approved under application number 22/02932/LBC

The main difference with this proposal is the design of the roof. With the approved roof structure made out of glass and timber framework this one is a combination of solid flat roof surrounding a centrally glazed roof lantern.

In comparison to the conservatory that was approved the orangery will benefit from significantly improved thermal performance. The flat roof surrounding the roof lantern will be very well insulated reducing the energy requirements for heating in the winter.

Design statement

Trinity cottage is a pretty and old building. There is evidence that it was built as at least two cottages then extended to the front rear and several places on the sides and buildings erected in the garden. The building is one house. The building has saved its listed status even though extended everywhere. The extensions have generally been in keeping but not to a high standard of consideration.

The proposal is to add a painted timber and glass orangery to the rear, East side of the site and house.



The rear boundary is to farm land but there is no public right of way to the rear in the form of a footpath etc. There are fences or hedges all around the site that hide it from general view. The site is large at 1740 sq mts with the house a long and rather narrow building extending from the road to the rear of the site.

There are no houses near by with only a large house at the start of the village. This is similarly listed and has similarly been extended several times. There is parking via a space off road for two cars but also a sizable garage for three cars.

The house is located in the settlement area of Ley Green. The area is very beautiful and the proposal suggested would add interest and tidy the rather poor rear historic extension. As well it would allow more comfortable usage of the house.

Heritage statement

The building has been extended front back and both sides as well as the two original farmers semidetached cottages knocked into one. With the inevitable internal changes there is precious little left of heritage importance.

Despite this care has been taken with the design to help the previous poor rear extension and avoid altering or removing any more of the original timber frame elements of the original structure.

The external materials have been copied to blend with the original house and care to avoid design statements that would detract or overshadow the original old house's.

The additions are not visible from the road and there are no footpaths that would give a view of the building from across the back thus the proposal would do little to harm the building visibly.