DESIGN STATEMENT

For the side extension at
15 The Crescent, St Ippolyts, Hertfordshire



Job No. TC15

Introduction

The site, which is the subject of this application for planning permission, is presently occupied by a single dwelling on a generous end of terrace plot, with a separate detached outbuilding. This triple aspect property overlooks an adjacent pedestrian footpath, common amenity land and access road, as well as the rear garden.

It is proposed to retain the existing property and access and enhance the character of the property by constructing an additional annex to the North. The intention is to house the extended family and future generations.

THE SITE

Existing Site and Environs

The site is sits within the St Ippolyts village next to a small common open space. The general character of the locale is rows of 2 to 5 houses presenting single of double gables as ‘stop ends’ to the terraces.

The existing property, no. 15 The Crescent, has a generous front area with double-access gated driveway. The existing property is set back from the highway by 10 metres facing the main access road, and 6 metres from the side boundary.

Adjacent to the property is a disused brick building, previously with a Class A use. As it is now derelict and used only occasionally as a storage shed for the existing property, it is to be demolished.

The area of the application site is 420 meters square.



FRONT VIEW FROM THE MAIN ROAD; THE CRESCENT



SIDE VIEW FROM THE CRESCENT COMMON



REAR VIEW FROM THE PEDESTRIAN SIDE ACCESS

Planning History

The site was the subject of a previous planning application ref: 15/00230/1, whereby it is noted that the decision notice concluded "The proposed development due to its design, depth, relationship to 13 The Crescent … and its proposed layout would create an incongruous form of development unsympathetic to the open character of this part of the village…". This application seeks to address to these comments through a more detailed design which enhances the character, relationship and layout, including enhancing this aspect of the terrace row.

It is further recognised that the aforementioned planning application was subject to an appeal, ref: APP/X1925/W/15/3137769.
Notably in the appeal decision, point 6, The Inspector concluded that even the proposed detached dwelling's would be infill development and would not cause significant detriment to the openness of the local.

Furthermore, the Inspector recognised that the principle of infill development within the Greenbelt is acceptable according to the provisions within the framework.

While the previous application, and its subsequent appeal were refused, we conclude that the principles of this application (an addition to the side of the existing no. 15 The Crescent) accords with the provisions within the existing Local Plan and the emerging Local Plan as well as the NPPF, and believe this application represents a significant improvement from the previous application are which we hope will inspire a favourable decision.

On client instruction, this amended scheme has been prepared to take into account the particular concerns as noted above. In particular, the following issues have been addressed:-

a) A more sympathetic design, responding directly with the adjacent character of the building(s)

b) The depth of the proposal has been reconsidered to better the relationship between the site boundary and the new dwelling.

c) It is felt that the architectural styling of the roof scape responds to the previous officer's comments and it is believed that the architectural style would go as far as enhancing the appearance of the side of the property in its response to this particular comment.

d) In response to the sympathetic nature of the development; it is believed that this latest proposal will be read acknowledging the varying styles of property throughout the street, but, noting that the styles maintain common features which this proposal maintains,

THE PROPOSALS

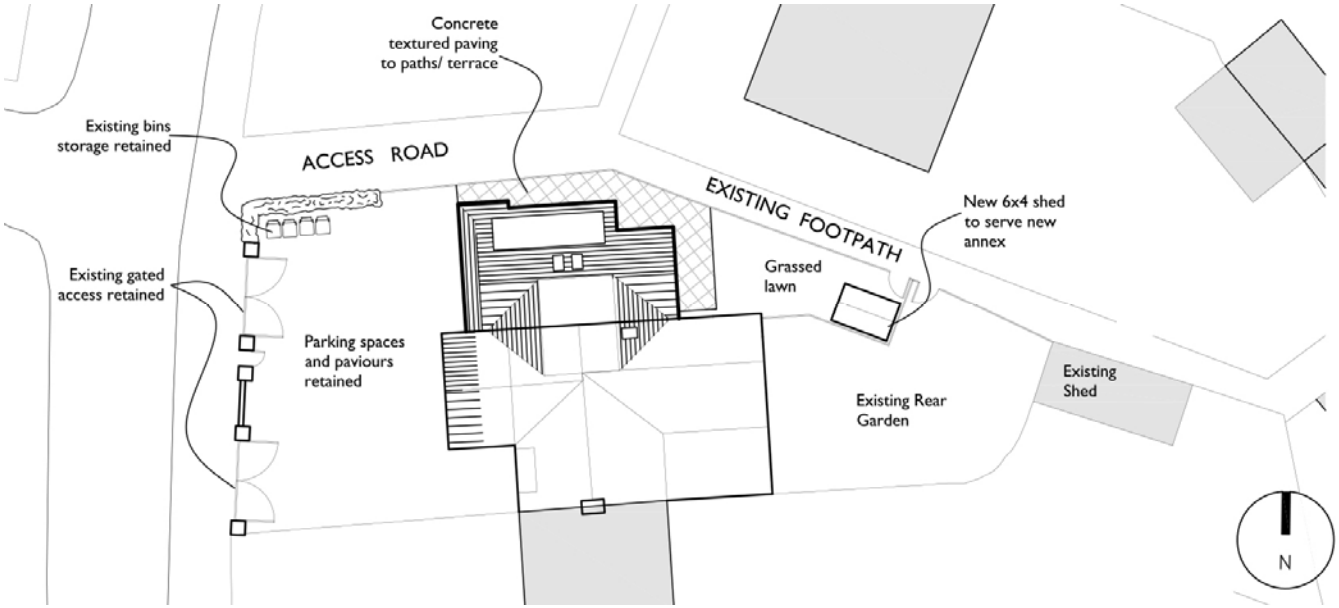
Siting and Layout

Careful consideration has been given to the position and form of the proposed annex to ensure its unobtrusive relationship with number 13 The Crescent.

The existing outbuilding is to be removed, opening up the side pedestrian footpath which currently sits on the site boundary to the north of the site. It is felt this is a positive attribute to the application including opening up this side access generally to give a more open feel to the property and access.

The annex generally is situated away from the rear of the existing dwelling, no. 15 to provide a private garden but to ensure the property's roofscape does not overshadow neighbouring properties.

Generally, the proposed annex has a front and rear aspect, however, a feature side window has been designed to overlook the common area giving light into a stairwell. These windows and new back door have been carefully positioned so as to not be considered to overlook any neighbouring properties.



Proposed Site Plan

Appearance

While the property which is subject to the application is an end terrace, the main character of the row of houses is asymmetric is character.

As previously mentioned, the general character of this terrace row is a single gable ‘stop-end’ follows by a mid-terrace and a double-feature gable ‘stop-end’. This character has been recognised and it is believed that incorporating this double-gable feature into the design of this property would enhance the character of this row of terrace houses.



Existing Front Elevation



Proposed Front Elevation



Existing Front View, from The Crescent



Proposed Front View, from The Crescent

Client Statement

In support of this application, the client recognises that there has been a previous refusal and therefore provides the following closing statement as summary of the extensions long-term intent:

" It has become a family decision that an extension to this property is required, so that more living space can be provided for a growing family.

Having grown up in a village that the family children know and love, it is the family's wish to bring up their own children in the same environment, cared for by a close family and friends.

Due to the cost of trying to find a property in the local area, and this cost being high – and unobtainable, the decision has been made that extending the existing family home is much more financially achievable.

The extension will provide much needed accommodation for a growing young family in an area that can support the strong community ties that have been built. "