PLANNING DESIGN & ACCESS STATEMENT

PROPOSED TWO-STOREY PORCH EXTENSION TO FRONTAGE OF DETACHED HOUSE AT:

'HOLLY CROFT'
11 DEARDS END LANE
KNEBWORTH
HERTFORDSHIRE SG3 6NL

N.H.D.C.
26 FEB 2018

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FEBRUARY 2018

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1.0 INTRODUCTION

1.1 This Planning Application is submitted to North Hertfordshire District Council, acting as the Local Planning Authority ("the LPA").

1.2 This application is made on behalf of Mr and Mrs Pritchard ("the Applicant") for a proposed two-storey porch extension to the frontage of the detached house ("the Current Proposal") on the site of 'Holly Croft', 11 Deards End Lane, Knebworth, Hertfordshire SG3 6NL ("the Application Site").

1.3 This Planning, Design, Access and Heritage Statement has been prepared by David Morgan, Architect on behalf of the Applicant.

2.0 SITE LOCATION

2.1 'Holly Croft' lies to the west of Deards End Lane, Knebworth.

2.2 The Application Site occupies an area of approximately 0.54 hectares (1.5 acres).

2.3 'Holly Croft' is set in an unusual and large 'T' shaped curtilage within the Deards End Lane Conservation Area.

3.0 EXISTING BUILDING

3.1 'Holly Croft' is an unlisted, two-storey, detached dwellinghouse of some 480m² of habitable space, plus a double garage and single-storey detached outbuildings, of 'Arts and Crafts' style design and which originates in the 1920's.

3.2 The existing house is served by a large drive which spans virtually the whole frontage, but is accessed discretely at the southern end via a gated entrance placed within a substantial evergreen hedge, and is thus largely obscured from Deards End Lane from public view and from neighbouring properties.

4.0 HERITAGE ASSET

4.1 The Heritage Asset in this case is identified as the Deards End Lane Conservation Area and the placing of the existing house and grounds within that Conservation Area.

5.0 RELEVANT PLANNING HISTORY

5.1 Planning application 99/1415/HH was approved on 09/12/1999 for:-

"Rear conservatory, two storey side extension to incorporate double garage following demolition of existing, replacement swimming pool following demolition of existing garden and sauna room."

5.2 Planning application 17/02411/1HH was approved on 08/11/2017 for:

"Single storey detached pool building and single storey rear extension with external balcony above."

6.0 THE CURRENT PROPOSAL

6.1. It is proposed to form a two-storey porch to the front elevation of the existing, detached dwellinghouse.

6.2. The proposed design picks up design clues both from the existing 'Arts and Crafts' house and from other period houses within the Deards End Lane Conservation Area.

6.3. The documents forming the application consist of:-

- 1091/01 – Existing Ground Floor Plan
- 1091/02 – Existing First Floor and Roof Plans
- 1091/03 – Existing Elevations
- 1091/07 – Proposed Ground Floor Plan
- 1091/08 – Proposed First Floor and Roof Plans
- 1091/09 – Proposed Elevations
- Planning, Design, Access and Heritage Statement
- Tree Survey and Tree Protection Plan

7.0 THE DESIGN

7.1. The Current Proposal is to replace the existing rather bland porch with a sympathetic and carefully designed central gable, matching the distinctive, local 'Arts and Crafts' design and ensuring the preservation and enhancement of the Conservation Area.

7.2. The rationale behind the design is to take the design of the pillared facing brickwork logia to the ground floor of the southern end of the existing house to provide a modest, but balanced, porch element.

7.3. The eaves level of the proposed gable is to be kept very low to reduce the scale commensurate with the many similar gabled roofs in the vicinity (four of which are readily visible from the front drive of Holly Croft).

7.4. The gabled roof is fairly steeply pitched, again to a similar, traditional style of the surrounding houses, and of similar cement/sand render with a broken surface 'bagged' finish.

7.5. The proposed glazed painted timber entrance porch is set within the overhang of the gable above to provide a modicum of weather protection, again in a traditional period style.

7.6. The painted timber first floor window has been kept to a modest traditional size and design, matching the existing fenestration detail of similar local dwellings.

7.7. All facing materials are to be high quality, and the Current Proposal is an entirely appropriate 'Arts and Crafts' feature.

8.0 TREES

8.1. A full tree proximity survey has been undertaken, and trees located identified, numbered and graded by arboriculturist Glen Harding of GHA Trees Arboricultural Consultancy.

8.2. The Root Protection Area ("RPA") of each of the relevant trees is shown on the submitted drawing and the RPA has been entirely respected in the siting of the proposed porch.

8.3. The majority of the boundary trees are in the neighbour's ownership and are evergreen and form a dense tree screen to the north consistsing, in the main, of Cypress and Larch. There is a prominent (T1) Wellingtonia to the north of the drive, the RPA of which is outside the proposed footprint of the porch.

8.4. It is not anticipated that any changes will require or need to be made to the existing trees.

9.0 CONCLUSION

9.1. The Current Proposal is to create a sympathetically and carefully designed, traditional gabled front porch with ancillary landscaping, entirely in-keeping with this fine example of an 'Arts and Crafts' derivative building within the Deards End Lane Conservation Area.

9.2. The Current Proposal is of low, public visual impact. It will hardly be seen in this part of the Conservation Area, or from any neighbouring property. It is visible to the public only through a glimpsed view from the entrance gates to the property.

9.3. When completed, this quality proposal with its gabled central feature, will take its natural place within the grain of the Deards End Lane Conservation Area, which it will both preserve and enhance.

David Morgan, Architect
February 2018