

SAPELE DESIGN



PLANNING

Design & Access Statement:

Panna Cottage, Pudding Lane, Barley, Hertfordshire SG8 8JU

Design Brief

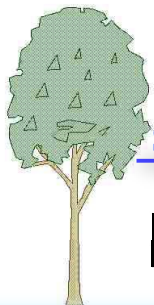
The owner of Panna Cottage wishes to demolish the existing rear lower terrace to the rear of the existing kitchen and garage towards the existing boundary, part of the garden wall that separates the lower terrace and upper terrace and to erect a single storey conservatory off the existing kitchen.

Site Location

Barley is a village and civil parish in the district of North Hertfordshire. Panna Cottage (referred to in the list entry as Poplar Cottage, 2 Pudding Lane) is a Grade II Listed (Listing: 115470) residential dwelling, located close to the village centre, off a single track road known as Pudding Lane, which is accessed from Church End, that lies within the Barley Conservation Area. The building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPFF and the list entry reads as follows:



Photograph – Panna Cottage (Front View - Driveway)



SAPELE DESIGN

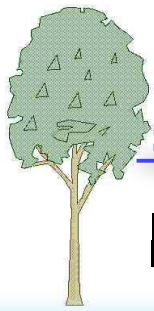


House. C17, extended C18 or C19, altered C20. Timber frame on brick base. Rendered. Steeply pitched thatched roof. 2 cell lobby entry plan. 1 storey and attic. Central entrance in projecting tiled porch addition. Flanking 2 light small pane flush frame casements with hoodboards, A dormer with eyebrow thatching to right. To far right is hipped over a 1 storey outshut addition with a small window to front. Half hipped left end has 2 light casements, exposed plates. Central ridge stack with a rebuilt cap. To rear an oven projection, exposed plates. Central ridge stack with a rebuilt cap. To rear an oven projection. C20 casements. Interior not inspected.

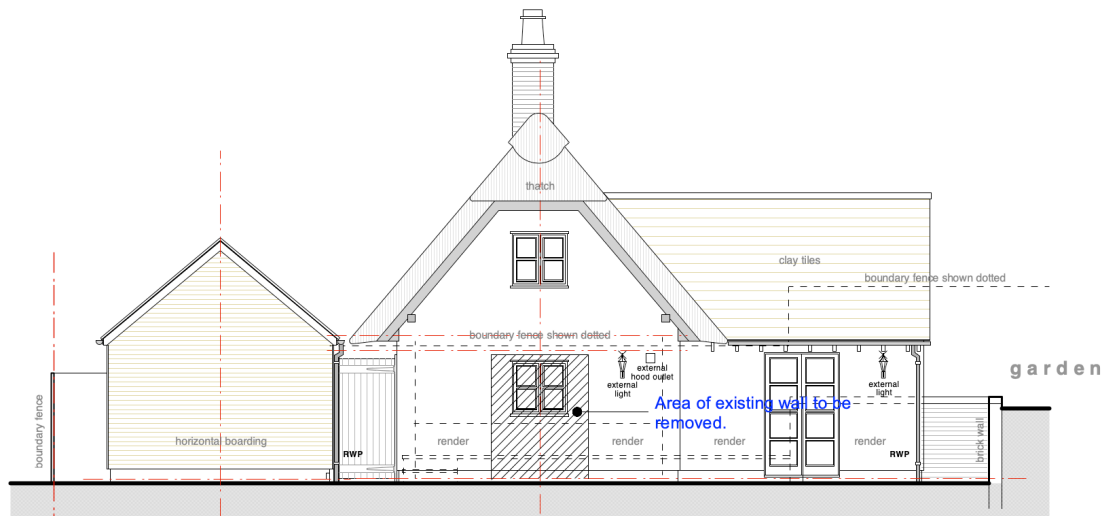
In front of the cottage there is a driveway, which has a depth of approximately 5.4 meters from the existing dwelling to the front boundary and the rear garden a depth of 25 meters approximately to the rear boundary from the single storey reception area and a depth of 22 meters approximately to the rear boundary from the single storey garage.



Photograph – Panna Cottage (Rear View + view from upper terrace)



SAPELE DESIGN



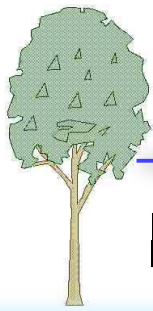
Existing South West (Rear) Elevation: Listed Building Alterations

Drawing N° 01 – Listed Building Alterations – Existing part of external rear wall and window to kitchen to be removed.

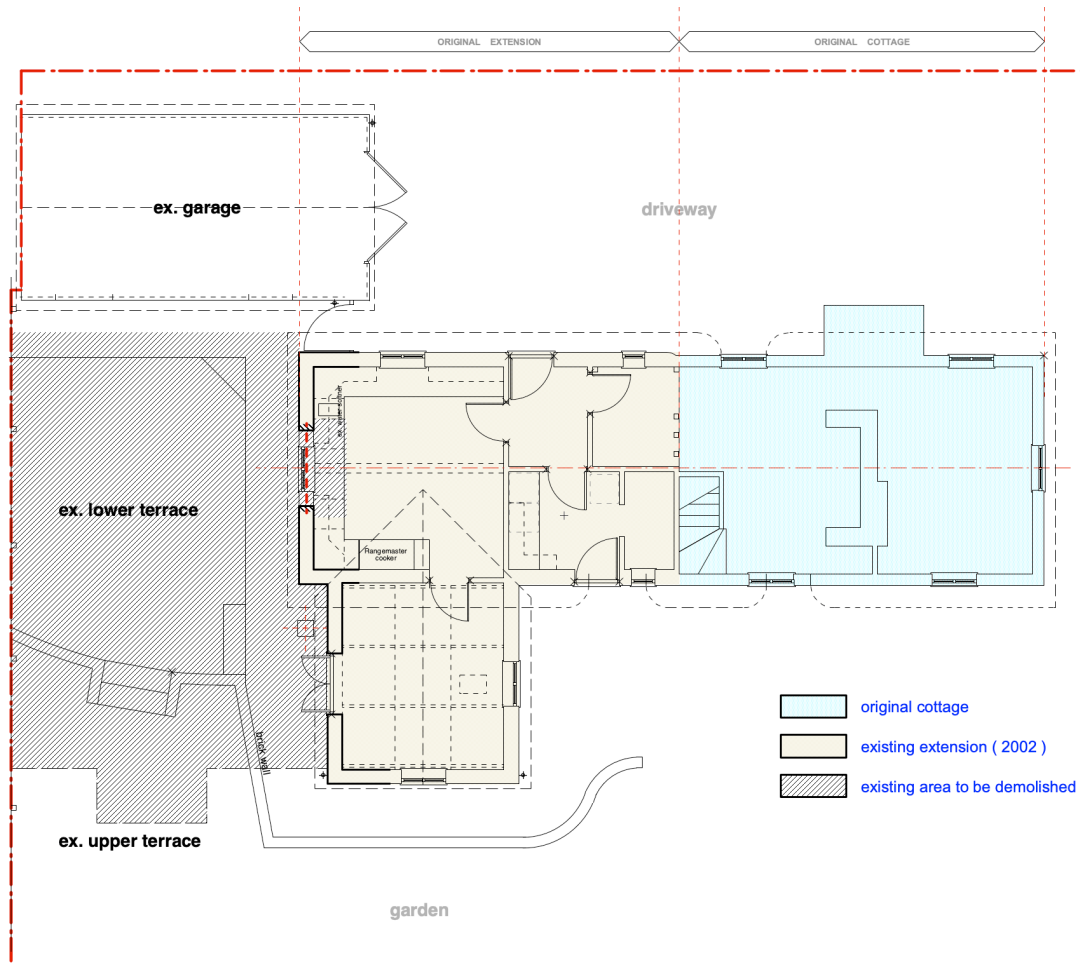


Existing South West (Rear) Elevation: Listed Building Alterations

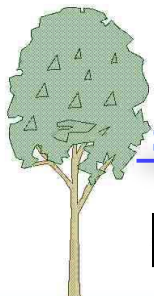
Drawing N° 02 - Listed Building Alterations - Existing render to be removed.



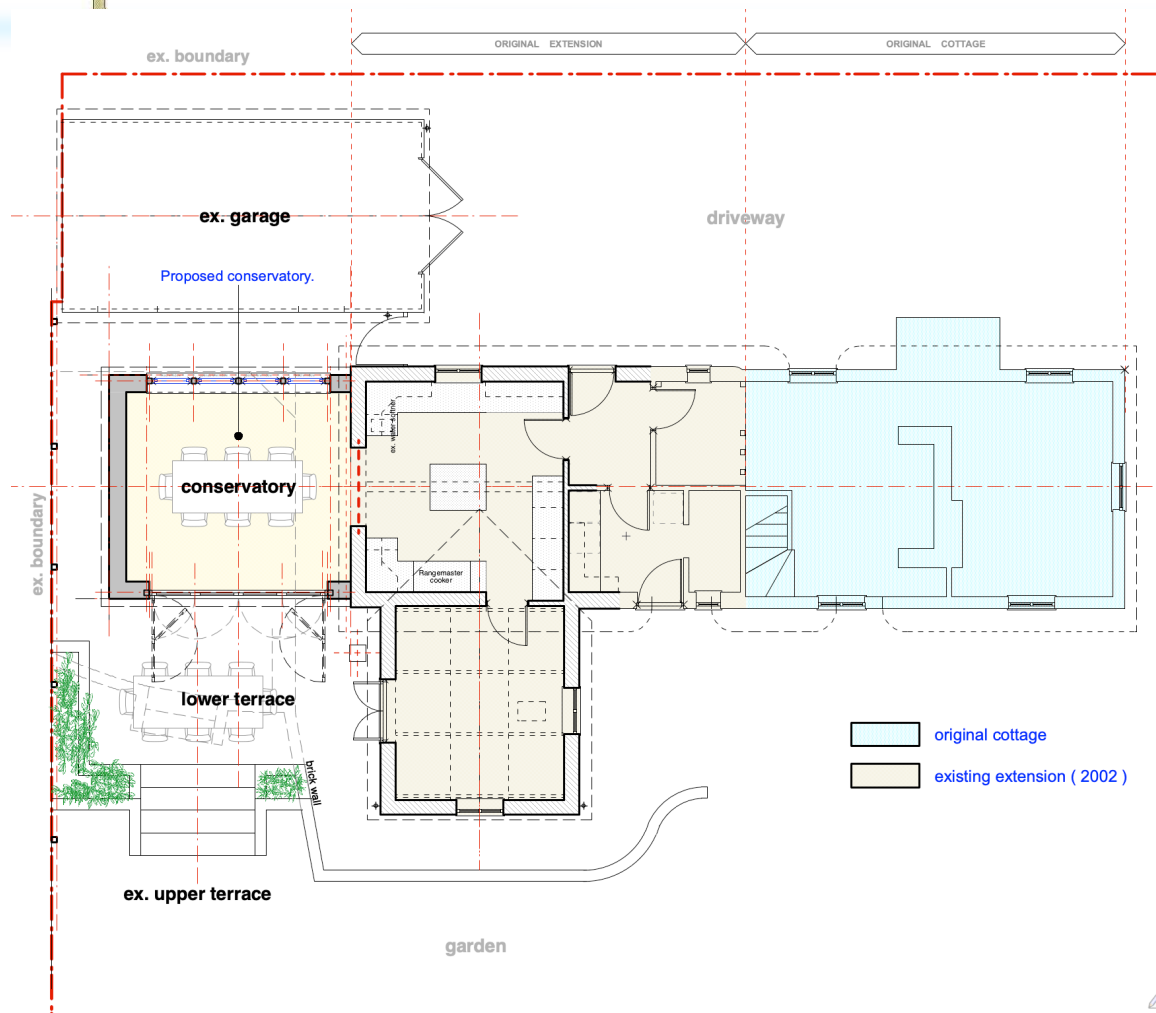
SAPELE DESIGN



Drawing N° 03 - Existing Plan - showing extent of demolished area



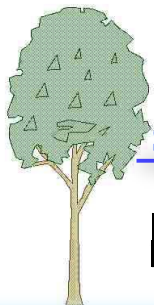
SAPELE DESIGN



Drawing N° 04 - Proposed Plan - showing proposed conservatory

Original Extension – First Floor bathroom

The Client wishes to remove the existing rafters from within the existing bathroom – see Conservation Officer's report at Pre-Application advise Ref N°: 21/02141/PREH dated 26 November, 2021. Also refer to drg N° S1034-PL13.P1 submitted for Planning

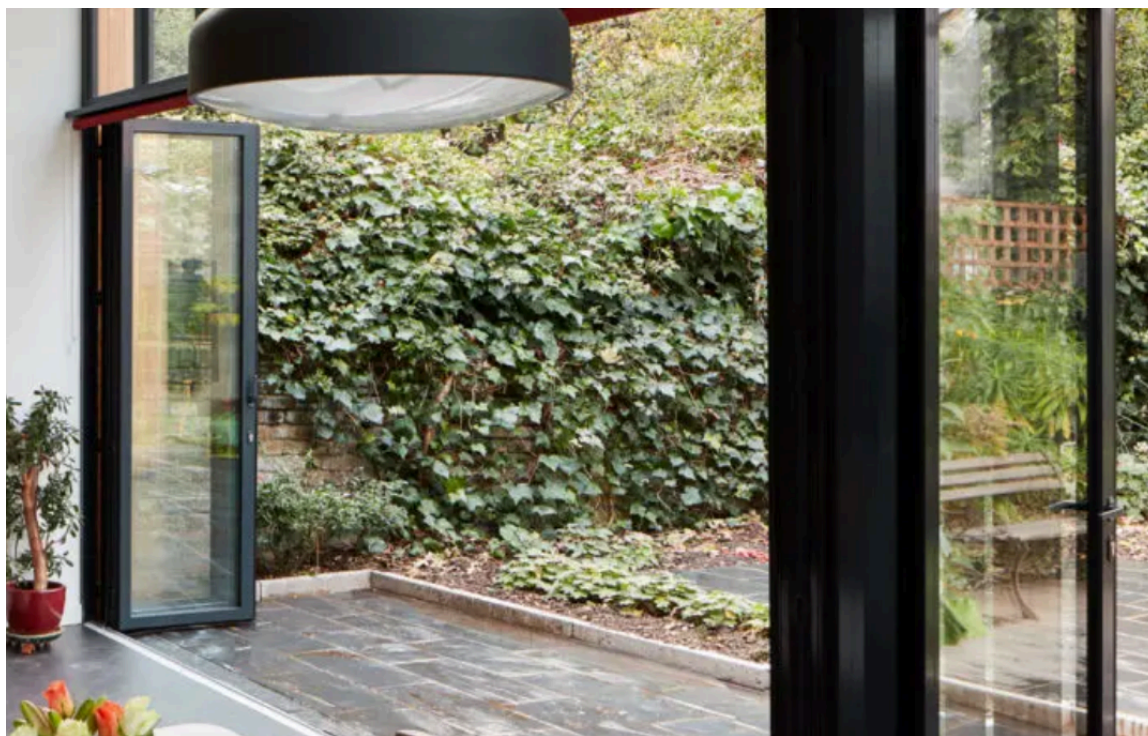


SAPELE DESIGN

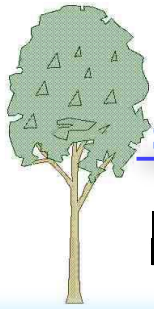


Design

The proposal is for conservatory (which is 14sq.m) is to provide a relaxing area connected via the kitchen. Outside the existing curved garden wall separating the lower and upper terrace is to be demolished and re-sited as shown on the proposed drawings to enable improved circulation from the existing reception onto the lower terrace. The proposal will seek to enhance the living environment and creating a space by connecting with the extensive garden, bringing in more natural daylight, natural ventilation.



Proposed aluminium bi-folding doors



SAPELE DESIGN



Proposed aluminium top-hung window

Daylight & Impact

It is concluded that there is no perceptible difference to the amount of daylight currently received to the properties adjacent to Panna Cottage.

Parking Provision

The proposal does not change the current parking arrangements at the said property.