

4 The Avenue, Hitchin
Hertfordshire SG4 9RQ

Heritage Statement for new driveway

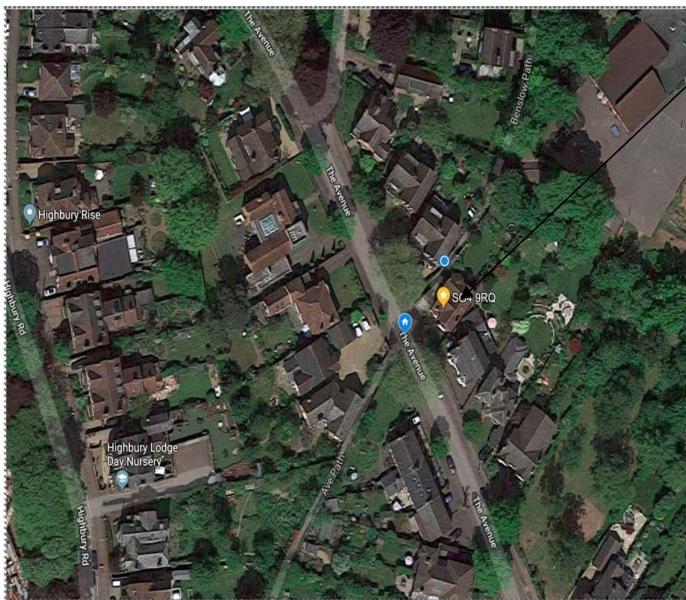
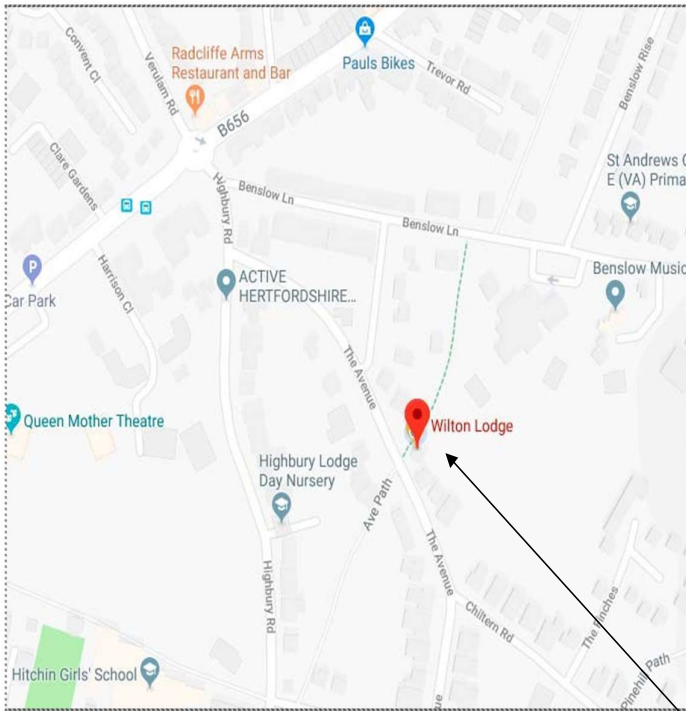
Revision	Date	Revision	Status
A	24/03/2026	Issued for Householder Application	Planning

1. Introduction

4 The Avenue is a detached house constructed in 1911, situated on the border of Benslow Path and within the The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns Conservation Area. It forms part of the 'Hitchin Article 4 Area'.

The proposal is to replace the non-original driveway with much higher quality appropriate materials, in keeping with the age and character of the property and its surroundings.

2. Location of the Site



Location of
4 The Avenue

3. Existing site conditions

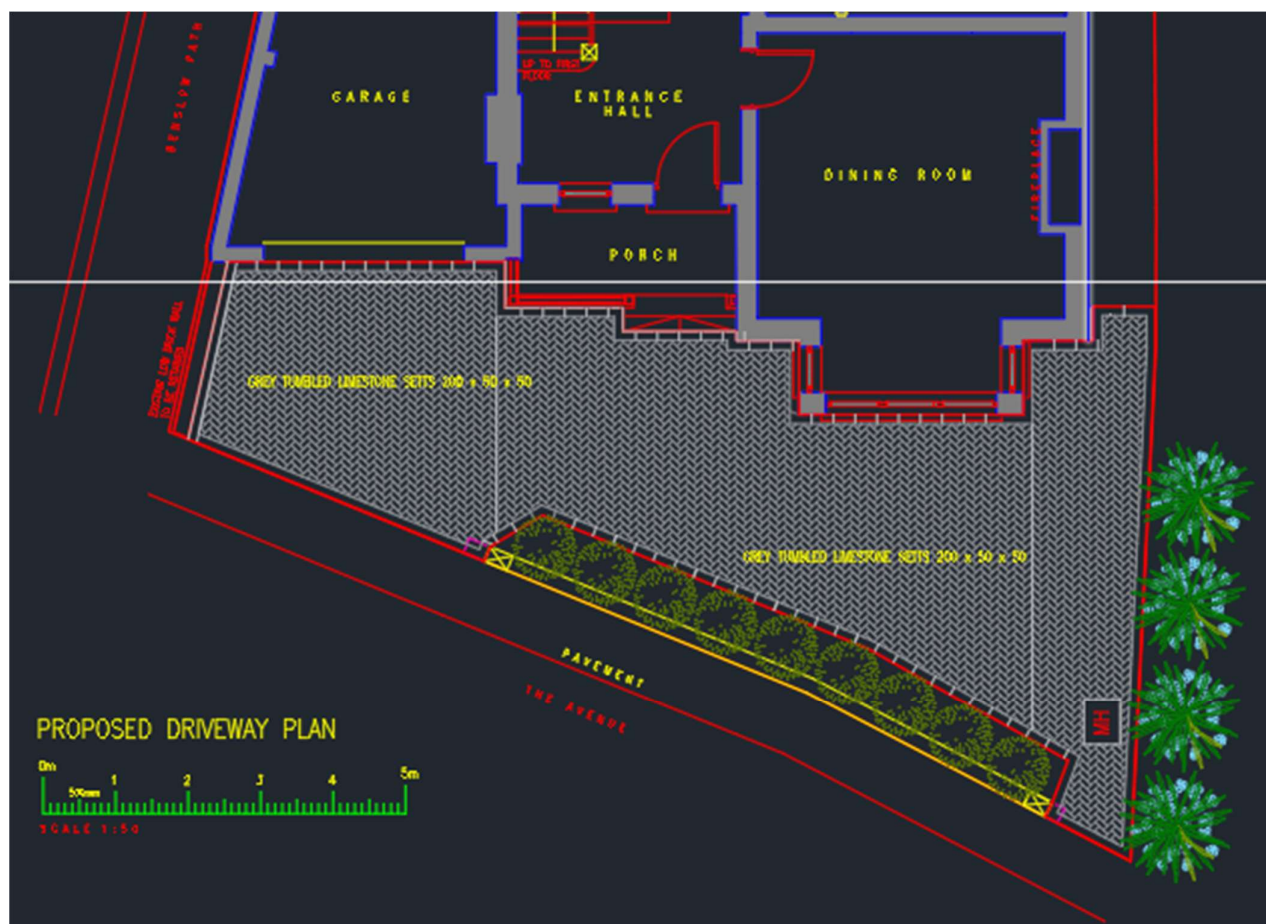
The property is accessed from the sloping street level via either a dropped kerb or via a narrow, stepped access covered in poured, uneven concrete, 40mm thick concrete paving slabs adjacent established bushes, and a small area of grass which does not flourish due to the combination of poor soil and drainage.

The existing materials are of low quality, in poor condition and are stepped up from the dining room onwards, providing a tripping hazard and potential damp issues.

The concrete is broken in many places, including opposite the garage, where it appears a trench has been infilled presumably to provide services to the garage, constructed circa 1977.

4. Proposal

The proposal is to eliminate the step, lower the manhole (which is broken) and replace the concrete high quality tumbled limestone setts to the area shown below:



The material chosen is as follows:



5. Scale & Massing

There are no proposed changes to the drainage, planting or bed boundaries. The setts are butt jointed, with no unsightly grout lines and are approximately 200 x 50 x 50mm, providing an attractive, subtle and durable finish.

6. Conclusion

This change will undoubtedly make a positive contribution to the Hitchin Article 4 Area.

