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DESIGN & ACCESS STATEMENT

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Proposed Garden Office, Internal Alteration & Replacement Doors

Location: 188 Park Lane, Old Knebworth

Revision	Date	Comments	Issued by
A	31.05.25	Planning with Listed Building Consent Approval	RR

1. INTRODUCTION

This Design, Access and Heritage Statement is submitted in support of an application for planning and listed building consent at 188 Park Lane, Old Knebworth. The proposals include:

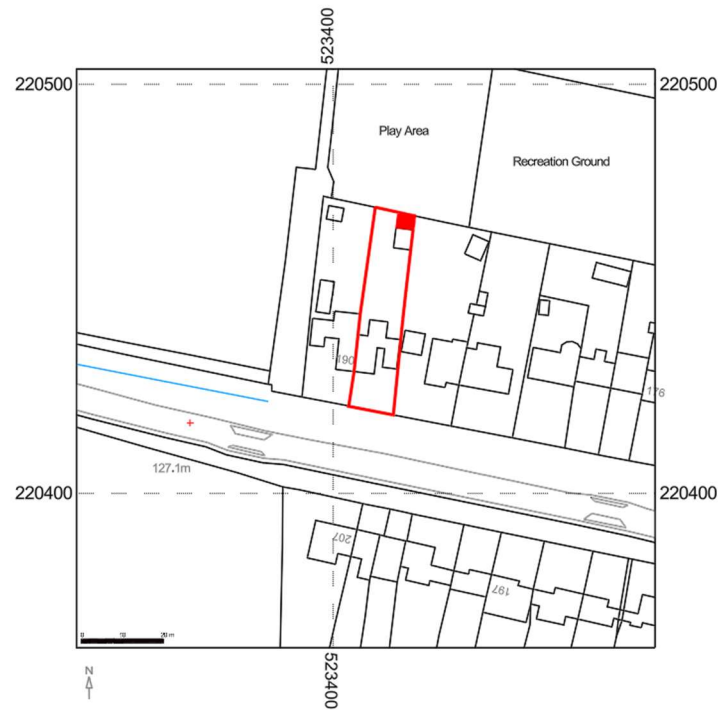
- The erection of a modest garden office adjacent to an existing garden room.
- The removal of an internal loadbearing wall between the kitchen and lounge.
- The replacement of existing rear French doors with new timber doors of a similar style and wider opening.

All works are designed to respect the special interest and architectural significance of the listed building, and to integrate sensitively within the existing setting.

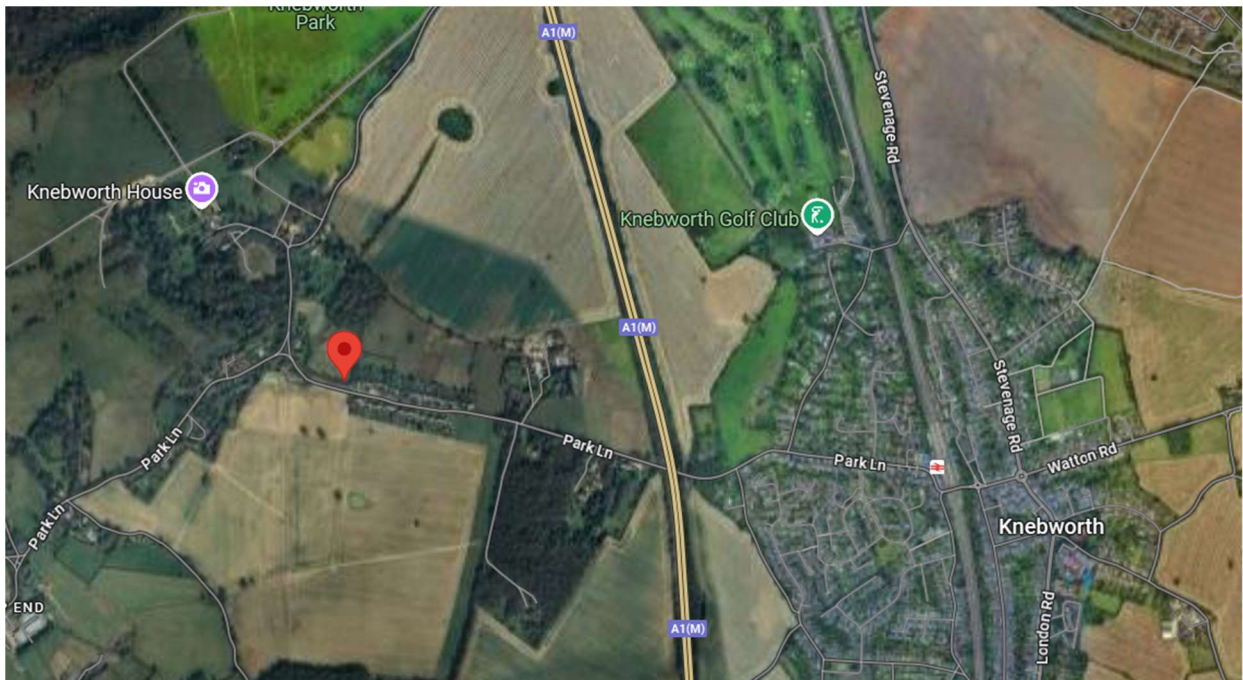
2. SITE CONTEXT

188 Park Lane is part of a semi-detached pair of Grade II listed cottages designed in 1903 by Sir Edwin Lutyens for the Earl of Lytton. The buildings are constructed with steeply pitched tiled roofs, red brick and weatherboarded gables, characteristic of Lutyens' Arts and Crafts vernacular.

The site benefits from ample off-street parking and is accessed via a side alley, enabling unobstructed construction access. The proposed interventions relate to both the rear garden and the interior of the dwelling, with no alterations proposed to the principal elevation.



2.1 - Proposed location of outbuilding (in red)



2.2 – Location Plan

3. DESIGN PRINCIPLES

3.1 Garden Office

Scale & Form: The new building will measure 3.8m x 3.8m, with an eaves height of 2.2m and ridge height of 3.0m. The design is low-profile and subservient to the main house and garden room.

Materials: Timber cladding to match the adjacent structure and black felt tiled roof. These materials harmonise with the setting and are in keeping with existing ancillary garden buildings.

Use: The structure is intended as a home office for remote working. It is purely ancillary in use.

Services: Electrical connection from the adjacent garden room; no plumbing is proposed. Heating will be via electric units.



3.1.1 - Existing Garden Room - Front View



3.1.2 - Existing Garden Room - Side View



3.1.3 - Existing Garden Room - Rear View

3.2 Internal Wall Removal

The internal wall between the kitchen and lounge is loadbearing. A steel beam will be installed to support the above structure.

Surfaces will be made good using plasterboard and finishes to match the existing interior.



3.2.1 - Internal Wall View from Kitchen



3.2.2 - Internal Wall View from Lounge

3.3 Replacement of Rear Doors

The existing French doors at the rear (part of a later extension) will be replaced with wider timber-framed doors in white paint to match the current aesthetic.

Glazing will be similar in style and form to the existing arrangement.



3.3.1 - Rear Doors - External View



3.3.2 - Rear Doors - Internal View

4. ACCESS & CIRCULATION

Access Arrangements

Existing access via side alley will remain unchanged. No new access points are required.

Construction Access

Construction will be managed to avoid any harm to the fabric of the listed building or surrounding landscaping. Materials will be brought in through the garden using protective ground coverings where necessary.

Parking

Adequate off-street parking is available; no impact is anticipated.

5. HERITAGE STATEMENT

Heritage Significance

188 Park Lane is a Grade II listed building attributed to Sir Edwin Lutyens, valued for its architectural and historic character, particularly its Arts and Crafts detailing, roofscape, and vernacular materials.

Impact Assessment

The garden office is detached and appropriately scaled. Its design reflects the appearance of the existing garden room and remains reversible.

The internal wall removal retains the majority of the original layout and character. No harm will be caused to historic fabric.

The door replacement occurs within a non-original extension. Matching materials and sympathetic proportions ensure no adverse impact on significance.

The proposals preserve the special interest and setting of the listed building, consistent with paragraph 206 of the NPPF (2023) and local conservation policy..

6. CONCLUSION

This application presents a carefully considered series of modest works to a listed building. The proposals:

- Respect and preserve the building's character and setting.
- Are reversible or located within already altered parts of the building.
- Provide functional improvements for contemporary domestic use.

It is therefore concluded that the application is in line with national and local heritage policy, and that listed building consent and planning permission should be granted.