Design, Access and Heritage Statement.

N.H.D.C.
0 9 MAR 2018

Proposal at.
The Firs.
Church Lane.
Therfield.
Royston.
Herts. SG8 9QB.

Site and Proposal.
The site is located within the Therfield Village Framework. The Firs is on slightly elevated ground within the Conservation Area with a listed building to the North West (rear) and to the South West (side) The dwelling is detached with a well proportioned garden.
The application is for a single storey side extension and separately for first floor additions on top of the existing ground floor.

Significance of the Assets and Settings.
Planning policy seeks to enhance or preserve the character or appearance of a Conservation Area. The property which this application concerns sits close to a number of listed properties. The area around The Firs has seen a number of changes over the years but The Firs remains much the same when viewed from Church Lane. The current owners seek to carry out work to provide a more balanced ground floor layout and to increase the usable accommodation at first floor level. The proposal will also increase the thermal performance of the part of the building envelope to modern day standards in terms of heating and heat loss.
Relevant Listed Buildings are:-
Forge House. Grade. II. to the North West.
Constructed C16. extended C17 and altered C20. Exposed timber frame, some red brick and flint thatched and tiled roof.
The Limes. Grade II. to the South East.
Constructed late C16. extended C17 with alterations C18 and C19.
Timber frame and rendered with some weather boarding under a tiled roof.
Church Gate. Grade II. To the South.
Constructed C16. altered and extended C20.
Timber frame, rendered with some weatherboarding under a thatched roof.

Considerations for Assets and Settings.
The visual impact of the proposal has been our main focus and we are aware of it's impact upon the conservation area. We seek to construct it with materials to match the main dwelling retaining some distance from the site boundary. We feel that our submitted design gives appropriate consideration to the Heritage Asset.

Impact of the Proposal.
The applicants have considered a number of design options with the Conservation Area being our main focus. All of the ridge and eaves heights are lower than that of the main building with original details being used as reference points. Materials proposed reflect those used to construct the original dwelling. The proposal will have a minimal effect upon the Conservation area.

Use.
The main property is used for domestic purposes and this will continue to be the case, with the current owners keeping this as their main home and contributing to village life. It is hoped that other work upgrading the thermal integrity of the existing cottage will be carried out at the same time so as to reduce the over dependence on gas as a fuel source.

Amount.
The proposal is to increase the effective accommodation of a detached dwelling so as to provide a modest family home. We feel that due consideration has been given to the Conservation Area and believe that we have reached an appropriate design solution.

Layout.
The external layout of the proposal has been determined by the restrains of the Conservation Area and the physical boundaries of the site.
The internal layout is primarily dictated by the existing configuration of the dwelling. It is also dictated by the need to provide the necessary accommodation within the boundaries of the site. The extension will help improve the thermal efficiency of the existing dwelling.

Scale.
The scale of the development is of vital importance so that the setting within the conservation area remains balanced. We feel that our proposals are modest and will not affect the setting of other nearby buildings.

Appearance.
The appearance is critical to the success of any scheme and the impact upon the conservation area. We have considered the selection of the following materials very carefully to match the style and fenestration of building.

Walls are to be soft red facing brickwork in Flemish Bond in as light coarse mortar mix.
Roof covering will be Natural Slate to match the existing.
Windows will be timber casements to match existing.

Landscaping.
The existing landscaping has been carefully planted and maintained over many years and we shall endeavor to minimize the disruption to this. New planting will be carried out by the current owners when building work is complete in the areas around the building as required. It is probably not necessary to employ the services of a garden designer as a part time gardener is employed.

Access
The current vehicular and pedestrian access will remain unchanged, however, any comments and recommendations made by the Access Officer will be carefully considered and design and layout altered if necessary. The design will need to comply with any sections of Part M of the Building Regulations as deemed necessary.