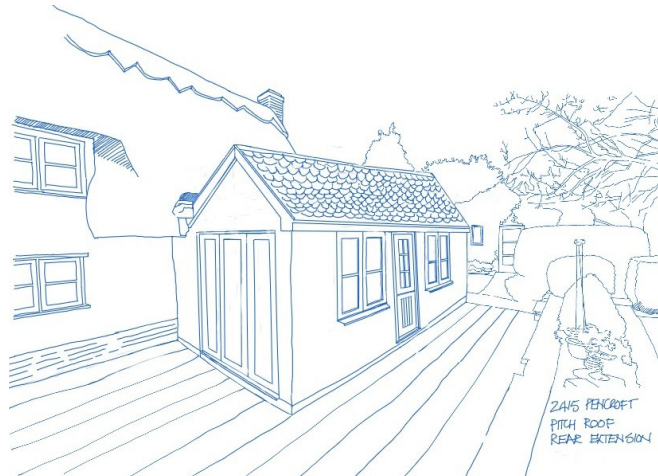


Title: Design and Access Statement

Project: Pencroft, Maiden Lane, Weston, Hertfordshire, SG4 7BH

Client: Mr P. Butler

For Planning



356 Design Ltd
172A High Street,
Stevenage
Herts
SG1 3LL

Contents

		Page
1	Introduction	3
2	Context	4
	2.1 Physical context	4
	2.1.2 Social context	4
	2.1.3 Economic context	4
	2.1.4 Planning policy context	4
	2.1.5 Involvement	4
	2.1.6 Consultation	4
3	Design Existing	5
	3.1 The existing site setting	5
	3.2 Character	5
	3.3 Planning History	5
4	Design Proposal	6
	4.1 Evaluation	6
	4.2 Use	6
	4.3 Amount	6
	4.4 Layout	6
	4.5 Scale	6
	4.6 Appearance	6
	4.7 Sustainability	6
6	Access	7

6.1	Access to the transport network	7
-----	---------------------------------	---



1. Introduction



Site Location

1.1 This Design and Access Statement has been prepared in support of a Householder Planning Application and a Listed Building Application within a Conservation Area for the works to Pencroft, Malden Lane, Weston, Hertfordshire, SG4 7BG.

1.2 The purpose of this document is to provide evidence describing the design process to convert the existing conservatory into a masonry extension with a pitched roof. The pitched roof will extend over part of the existing flat roof 1970's side extension.

1.3 This report has been produced utilising the Commission for Architecture and the Built Environment (CABE) framework, (now defunct), as well as the Department for Communities and Local Government Circular 01/2006.

1.4 This Design and Access Statement should be read in conjunction with the following drawings:

356 Design
P 001 OS Location Plan
P 002 Planning Drawing

2. Context

2.1 Physical context

2.1.1 NO. 1175679
First Listed 28-May-1987
PENCROFT, WESTON MAIDEN LANE,
HERTFORDSHIRE SG4 7BG

House. C18. Timber frame on low black painted sill, roughcast with steep pitched thatch roof, half-hipped at W end, and with fancy ridge. Tiled roofs to low extensions at E and W ends. A 3-cells, internal chimney, 1 1/2-storeys house, set back from road, facing N. Internal chimney with one flue a third from W end, and a single-flue projecting E gable chimney. N front has 2 flush 2-lights casement windows on each side of central entrance. 4-panels flush-beaded door in gabled thatched porch.

2.1.2 Social context – The building is clearly of local interest and contributes to the historic character of the village.

2.1.3 Economic context – The application site will generate a small amount of economic activity in respect of the work associated with alterations to the building. This historic building will be altered to create a building fit for contemporary living, a thereby the house will be transformed into a desirable family home. The residents will contribute to the local community.

2.1.4 Planning policy context – The site currently falls within the village boundary and Conservation area. The application does not deviate from that zoning.

2.1.5 Involvement

356 Architects - Architects

2.1.6 Consultation – No consultation has been undertaken given the small amount of proposed alteration work to the rear of the property.



View from the north east

3. Design Existing

3.1 The existing site setting

3.1.1 'House. C18. Timber frame on low black painted sill, roughcast with steep pitched thatch roof, half-hipped at W end, and with fancy ridge. Tiled roofs to low extensions at E and W ends. A 3-cells, internal chimney, 1 1/2-storeys house, set back from road, facing N. Internal chimney with one flue a third from W end, and a single-flue projecting E gable chimney. N front has 2 flush 2-lights casement windows on each side of central entrance. 4-panels flush-beaded door in gabled thatched porch. "- Listing description.

3.1.2 The application site is located within the Weston Conservation Area.

3.1.3 The site is currently occupied.

3.1.4 The site has pedestrian access at the front of the property with vehicular access to the eastern side of the house.

3.1.5 The building has been altered with single storey to both sides as well as a rear extension, including a conservatory.

3.2 Character

3.2.1 The existing character is Mock Tudor.

3.2.2 The building is a timber frame with white render, it has 3no. red brick chimneys.

3.2.3 The roof is thatched with felt to the single storey elements, these have faux curved plan clay ties.

3.2.4 The windows and doors are painted timber, some are sliding sash, the rear extension has casement windows. The extension have upvc windows and doors.

3.2.5 The private external spaces are to the rear and south of the house, guarded by trees to the south and west and building mass toe the north and east.

3.3 Planning History

3.3.1 The original building was constructed probably in the late C1.

3.3.2 79/00140/1 – erection of a double garage – January 1979.

3.3.3 01/01497/1TCA Removal of Eucalyptus tree - September 2021.

3.3.4 The property has had single storey side extensions added to both side, as well as a conservatory, no record of these application could be found in the planning record. Our client does have copies of the east extension drawings, which shows the height of the extension to be much higher.



East view



West view



View from the south

4. Design Proposal

4.1 Evaluation

4.1.1 The existing building falls within the Weston Conservation Area. It was built in C18. The building has had single storey side and rear extensions, east, west and south of the house. These extensions, along with the conservatory, updated the design to meet 1970's living styles, standards and ideas.

Clearly the way in which we inhabit spaces has changed over the last five decades and perhaps more significantly since early 2020.

The need to create spaces where one can work from home, potentially undertake online communications, whilst maintaining a domestic dwelling is not without design challenges.

The current owner has recently moved into the property and is new to country living.

The existing kitchen does not lend itself to contemporary living, the kitchen is largely detached from the living area. The design relocates the existing element to form a more coherent whole, whilst not affecting the original building.

4.2 Use

4.2.1 The internal alterations are designed to create a flexible space on the ground floor. In the first instance the design creates a unified open space for preparing and consuming food, with a physical and

visual link to the garden, without affecting or contacting the original listed building fabric or current form.

4.3 Amount

4.3.1 The site area is approximately 1925m².

4.3.2 The Ground Floor area remains the same.

4.3.3 No additional car parking for the building will be provided. The existing car parking strategy will prevail.

4.4 Layout

4.4.1 The design intention is to create a more flexible layout with the lightest of touches to the host building.

4.4.2 The walls to be removed create a completely new feel to the open plan everyday living space, linking the garden and making the best use of an enclosed piece of garden space.

4.5 Scale

4.5.1 The scale of the building is not significantly changed.

4.5.2 The siting of the house and the proposal alterations are sheltered within the site, enhancing privacy and the building aesthetic.

4.6 Appearance

4.6.1 The original house, which was probably a pair of workers cottages, given the layout and number of chimneys and window locations, has been extended very poorly in the past. In reality it is most likely these extensions were undertaken prior to the building being listed. Nevertheless, it would appear that the driving force was cost over content.

4.6.2 The conversion of the conservatory, with a pitched, is specifically designed to avoid contact with the original building.

4.6.3 The form has been designed to maintain dynamic, mirroring the existing steep thatched pitched roof, balanced and interesting elevations whilst complimenting the original building.

4.6.4 The roof design has extended over the existing bathroom area breaking up the existing poor side elevation, whilst not detracting from the predominant chimney and gable.

4.6.3 The Palette of materials is in keeping with the original materials, ensuing a unified look and feel.

4.7 Sustainability

4.7.2 The existing building will be reimagined and reused as a 21st century home.

6. Access

6.1 Access to the transport network.

6.1.1 The site is located in Maiden street in walking distance of the shop/post office, pub and church.

6.1.2 The site is ideally located with good links to public transport, it is serviced by bus routes, approximate 5 miles from two train stations, serving the Great Northern line from London to Edinburgh and the Cambridge train line.

6.1.3 Luton and Stansted airport are within easy reach.

6.1.4 2miles from Junction 9 of the A1.

6.1.5 The local rugby, football and cricket clubs are a short walk away.

6.1.6 4.5miles to Lister Hospital.

6.1.7 Near to Public Open Space.