

DESIGN + ACCESS STATEMENT

HIGHWAYS,
CHURCH LANE, PRESTON,
HITCHIN SG4 7TP

CONTENTS

This document has been prepared to present the design proposals for:
Highways, Church Lane, Preston, Hitchin SG4 7TP

1. Site Location
2. Existing site photos
3. Planning background
4. Existing plans
5. Concept images
6. Proposed plans
7. Proposed elevations

This report has been prepared by Studio Lunet Ltd for Susanne and Jon Skirrow and is solely intended for their use and benefit. Nothing in this report shall confer any liability, duty or benefit to any other party unless agreed beforehand in writing. All copyright and intellectual material remain the property of Studio Lunet Ltd unless expressly agreed beforehand in writing.





SITE
PHOTOS



SITE
PHOTOS



Existing house + planning context

The main house was originally built c.1990s and faces south onto Church Lane. The property is located within within North Hertfordshire District Council and outside any local conservation areas. It is a c.1990s house set back from Church Lane on a incline. There are no trees of significance within the site boundary. The property is not located in an area at risk of flooding from rivers and the site is not on or near a site of special scientific interest or in, or near a site of Archaeological Significance.

Planning History

The following application was previously made for the dwelling:

22/00798/FPH | Single storey rear extension following demolition of existing single storey rear extension. Erection of detached double garage with study room above. | Granted conditional permission on 12th May 2022.

Social context

The majority of the properties in the surrounding area are dwellings and they vary in age. The applicants own and live in the property as their main family home. The applicants would like to reconfigure the main house and address the steep gradient to the front garden in its redesign to make it easier to use.

Proposed scheme

The proposed works include a new single storey rear extension and new double storey garage building to the front of the main house. The design of the garage is similar in position and style to that of others built in the village and sympathetic to the original building. The rear extension is more contemporary in its style but mirrors the design of existing out-buildings visible from the main house. With the rear extension and the study above the double garage, an additional 74.5sqm approx. will be added to the habitable space. As part of the relandscaping of the front garden, it is proposed to remove the existing over-grown conifers and to replace them with an alternative hedge to retain screening for the house from Church Road. Other boundaries will remain unaffected. The rear extension will consist of new brickwork and timber cladding whilst the new garage will be an oak timber framed building. The new garage building will be visible from Church Lane but will not adversely affect the character of existing streetscape due to its similarity to boundary treatment of other dwellings along Church Lane. The building will also not adversely affect the daylight, sunlight, privacy, or amenity of neighbouring properties.

Access

Access to/from the property will be unaltered, but the front garden and driveway will be relandscaped as part of the proposed works. The number of car parking spaces will remain unaltered.

Summary

The proposed replacement building is intended to meet the objectives of Planning Policy, and will not adversely affect the character the local streetscape. It will not adversely affect daylight, sunlight, privacy, or amenity of neighbouring properties. It is also designed to provide additional habitable space for and to be subservient to the main house. Subsequently, we trust that the proposed scheme will be granted Planning Permission.

Existing house + planning context

The main house was originally built c.1990s and faces south onto Church Lane. The property is located within within North Hertfordshire District Council and outside any local conservation areas. It is a c.1990s house set back from Church Lane on a incline. There are no trees of significance within the site boundary. The property is not located in an area at risk of flooding from rivers and the site is not on or near a site of special scientific interest or in, or near a site of Archaeological Significance.

Planning History

The following application was previously made for the dwelling:

22/00798/FPH | Single storey rear extension following demolition of existing single storey rear extension. Erection of detached double garage with study room above. | Granted conditional permission on 12th May 2022.

Social context

The majority of the properties in the surrounding area are dwellings and they vary in age. The applicants own and live in the property as their main family home. The applicants would like to reconfigure the main house and address the steep gradient to the front garden in its redesign to make it easier to use.

Proposed scheme

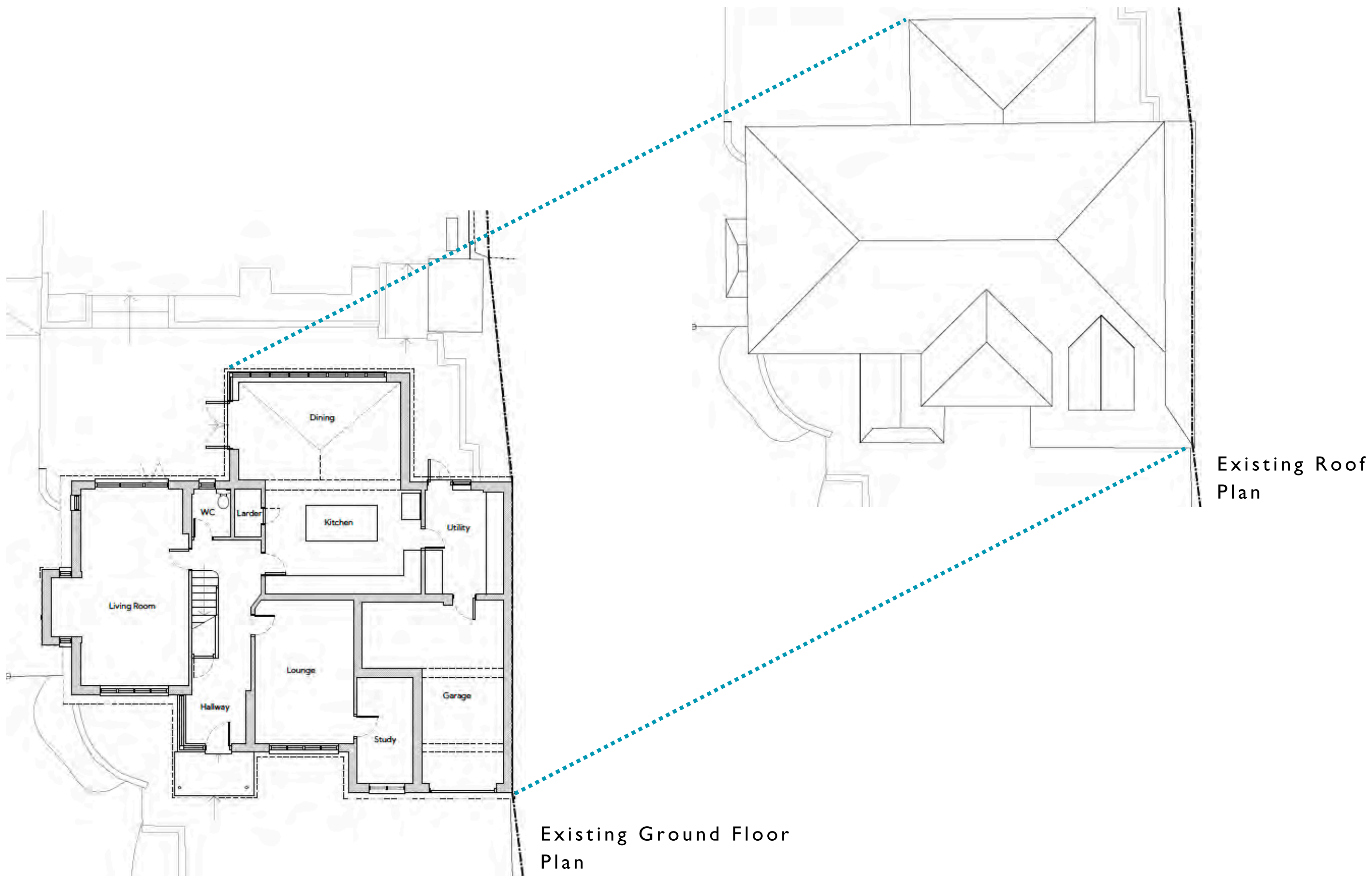
The proposed works include a new single storey rear extension and new double storey garage building to the front of the main house. The design of the garage is similar in position and style to that of others built in the village and sympathetic to the original building. The rear extension is more contemporary in its style but mirrors the design of existing out-buildings visible from the main house. With the rear extension and the study above the double garage, an additional 74.5sqm approx. will be added to the habitable space. As part of the relandscaping of the front garden, it is proposed to remove the existing over-grown conifers and to replace them with an alternative hedge to retain screening for the house from Church Road. Other boundaries will remain unaffected. The rear extension will consist of new brickwork and timber cladding whilst the new garage will be an oak timber framed building. The new garage building will be visible from Church Lane but will not adversely affect the character of existing streetscape due to its similarity to boundary treatment of other dwellings along Church Lane. The building will also not adversely affect the daylight, sunlight, privacy, or amenity of neighbouring properties.

Access

Access to/from the property will be unaltered, but the front garden and driveway will be relandscaped as part of the proposed works. The number of car parking spaces will remain unaltered.

Summary

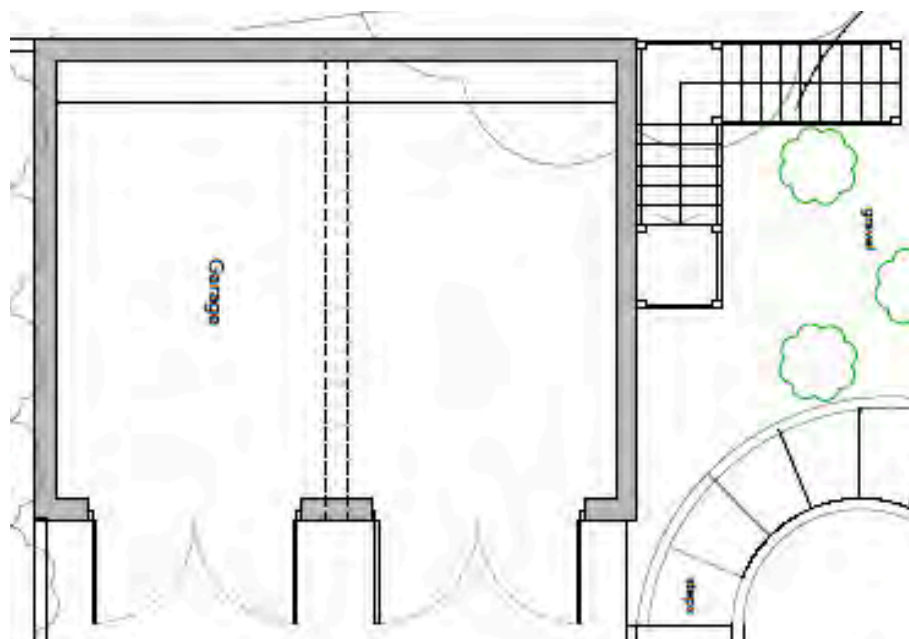
The proposed replacement building is intended to meet the objectives of Planning Policy, and will not adversely affect the character the local streetscape. It will not adversely affect daylight, sunlight, privacy, or amenity of neighbouring properties. It is also designed to provide additional habitable space for and to be subservient to the main house. Subsequently, we trust that the proposed scheme will be granted Planning Permission.



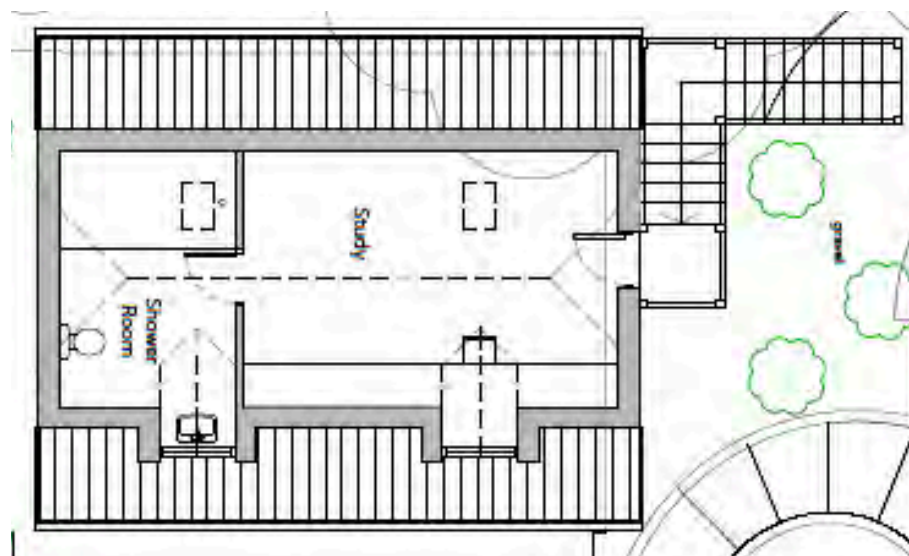


CONCEPT
IMAGES

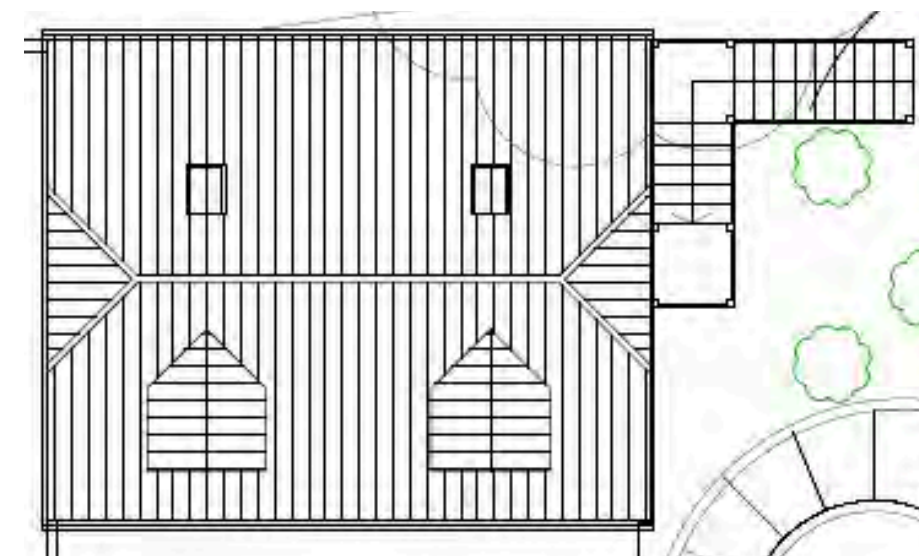




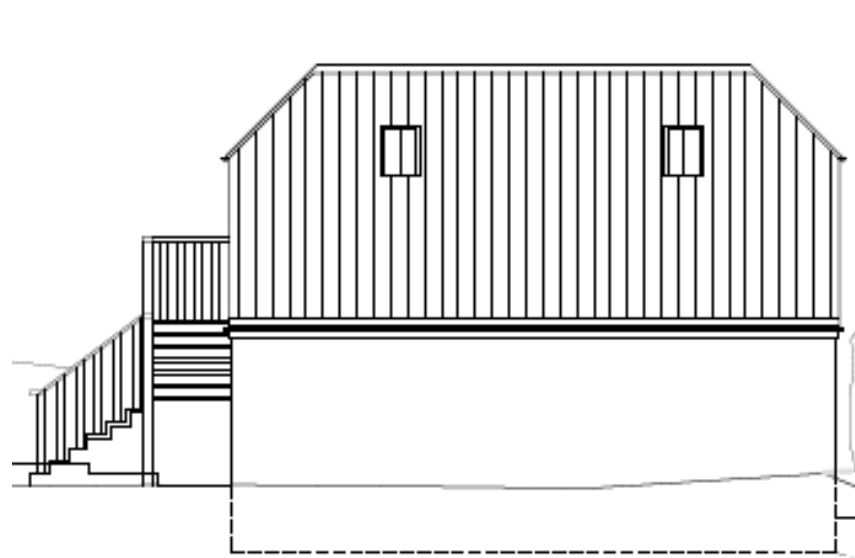
Proposed Ground Floor
Plan



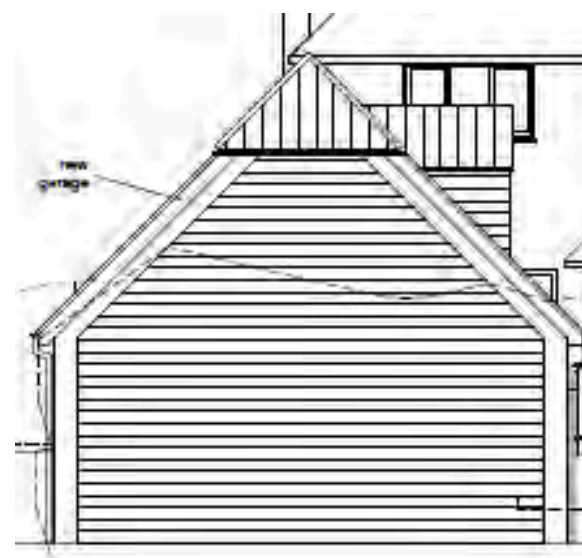
Proposed First Floor
Plan



Proposed Roof Plan



Proposed Rear
Elevation



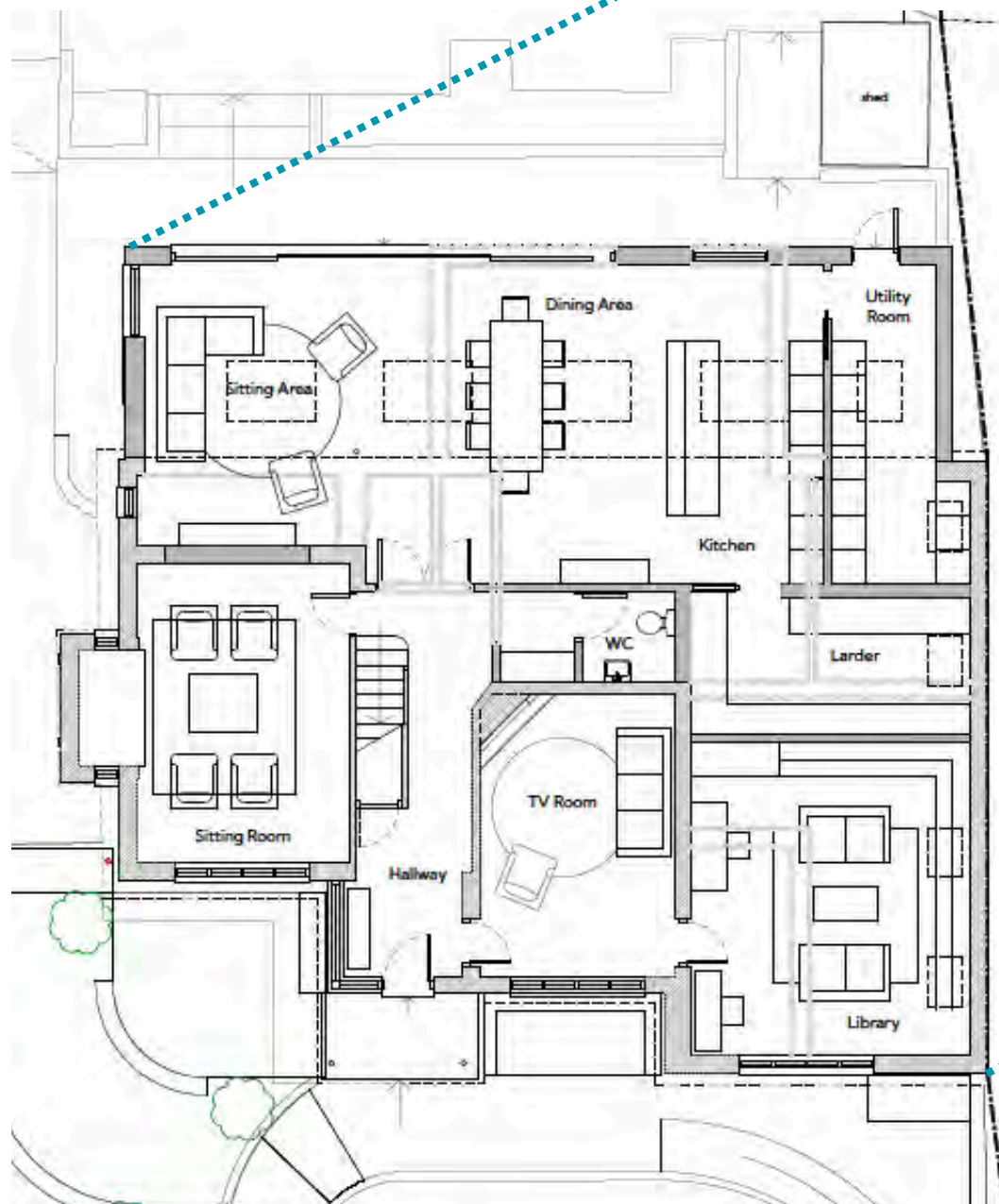
Proposed Side
Elevation



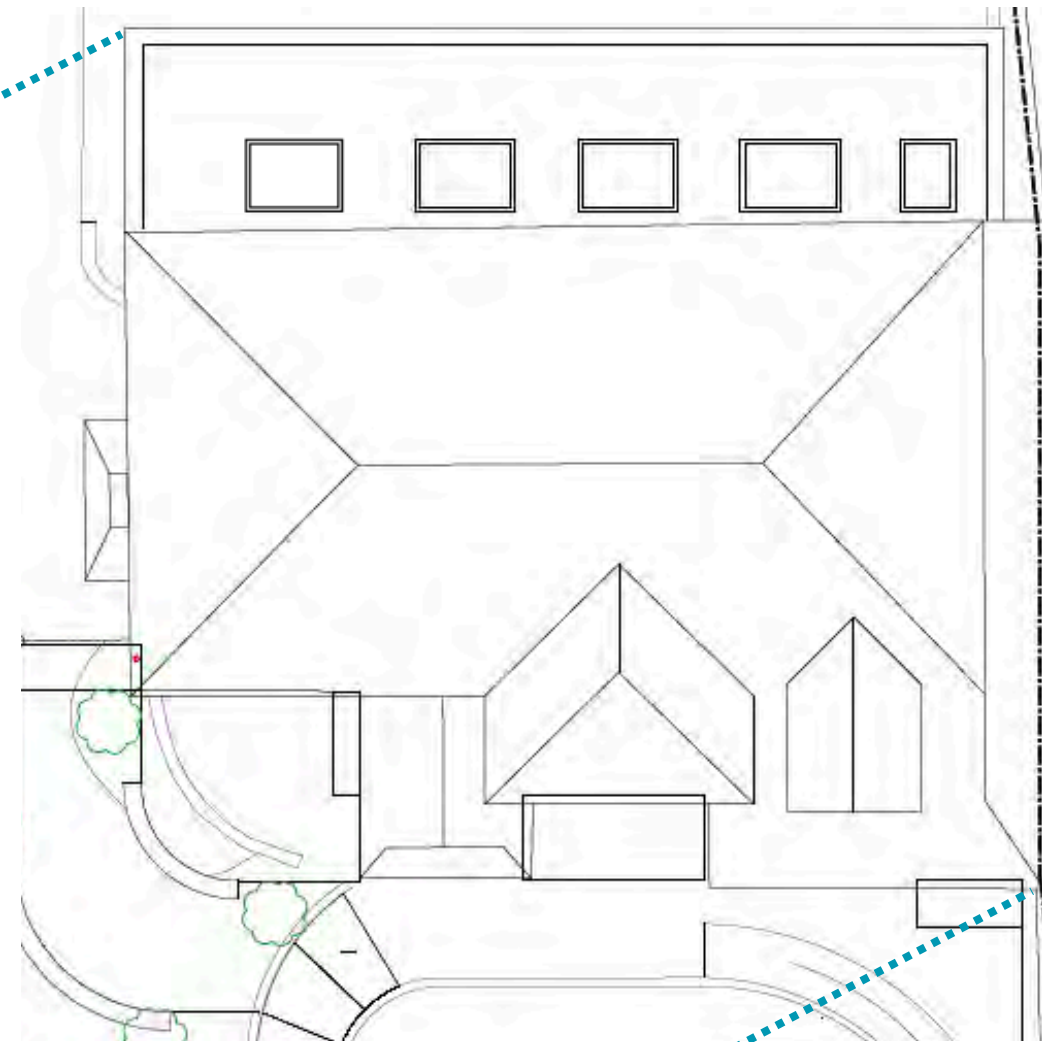
Proposed Front
Elevation

CONCEPT
IMAGES





Proposed Ground Floor Plan



Proposed Roof Plan

The proposal includes the following:

- Single storey rear extension to allow for internal reconfiguration.
- New double storey garage proposed to the front of the house.

Highways, Church Lane, Preston - Driveway/Front Garden Concept Plan



Thymus 'Purple Beauty'



Pinus mugo 'Mops'



Allium 'Purple Sensation'



Salvia x sylvestris 'Schneehugel'



Lavandula angustifolia 'Munstead'



Euphorbia myrsinites



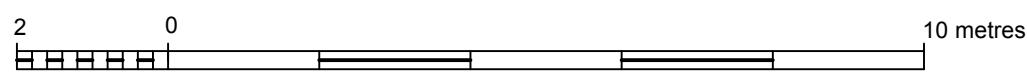
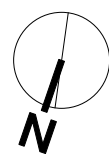
Geranium 'Rozanne'



Stipa tenuissima with Salvia



Multi-stem tree with Hakonachloa macra



SCALE BAR

This drawing should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Designer prior to work being started. This drawing is the property of Flower and Stone Garden Design and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Catherine Payne.

Title
Highways, Church Lane, Preston - Front Garden Concept Design

Project
Highways, Church Lane, Preston - Garden Design

Client
Mr and Mrs Skirrow

Paper Size and Scale
1:100 @ A2

Date
10/11/25

Drawn
CP

Approved
CP

Drawing number
001

**FLOWER
& STONE**
garden design

Linden Lea
Gosmore Road
Hitchin
Herts
SG4 9AT

E-Mail: catherine@flowerandstone.net

Tel: 07776 188202

www.flowerandstone.net



Salvia nemorosa 'Caradonna'