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WELWYN HATFIELD
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No:

Design and Access Statement

Single Storey Rear Extension and Alterations

08/10

The Garden House, 16 Fore Street, Old Hatfield





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1 Introduction

- 1.1** This Design and Access Statement has been prepared to support planning and listed building consent applications submitted on behalf of the Gascoyne Cecil Estates. The proposal is for the erection of a single storey rear extension to incorporate an improved kitchen and dining area on the ground floor. There is an existing narrow, single storey lean-to rear extension which will be widened to provide improved and modernised accommodation.
- 1.2** The site comprises The Garden House, 16 Fore Street which is a Grade II listed building which dates from the mid 18th Century. It is listed for its value as a group within Fore Street, which is a street of architectural and historic interest. The adjoining properties either side at No. 14 Fore Street and Nos 18 and 20 Fore Street are also listed buildings. No 14 is listed Grade II*.
- 1.3** The house is in need of modernisation and investment. The configuration of the existing kitchen is small, narrow and extremely dated. There is also a lack of natural light in the kitchen. The application is submitted in response to the needs of the Gascoyne Cecil Estate to modernise the property.
- 1.4** This Design and Access Statement is compliant with the requirement of the Planning and Compulsory Purchase Act 2004 and the General Development Procedure Order 1995 (including amendments).

2 Site and Surroundings

Site Context

- 2.1** The site is located in Fore Street, which is within the Old Hatfield Conservation Area and consists of a mid terraced house known as The Garden House. An OS Location Plan is enclosed at Appendix 1 and a Street Map Location Plan is enclosed in Appendix 2.
- 2.2** The house is Grade II listed and two storeys in height with attic accommodation within the roofspace. A copy of the listing description is enclosed at Appendix 3. The listing descriptions for the adjoining properties No. 14 Fore Street and Nos. 18-20 Fore Street are also included in Appendix 4 for completeness.
- 2.3** Photographs of the rear elevation, garden and street scene are attached at Appendix 5. The proposals only affect the rear of the house, the front remains unaltered.
- 2.4** The house provides accommodation on three floors and is constructed from red brick with white painted timber casement windows with squared glazing bars. At the rear is a narrow, projecting brick gable (two storeys with attic room). There is a shallow, single storey projection with a flat lead roof to the rear which is to be retained. The proposed single storey extension has been designed to echo the appearance and fenestration of this extension (please refer to the submitted drawings).
- 2.5** There are white painted timber casement windows on the ground floor (rear) with sash windows on the first floor (rear). The roof is pitched and finished in slate. To the front, the roof is partly enclosed by a brick parapet.
- 2.6** There are three chimney stacks on the building, the rear stack is quite tall and will serve a cooking range/Aga. As mentioned, there is a narrow lean-to, single storey projecting extension to the ground floor in painted brickwork under a tiled roof which is to be altered.
- 2.7** Fore Street is located in Old Hatfield conservation area to the west of Hatfield House. It is a historic street of considerable architectural and historic interest and contains frontage development on both sides. The street slopes steeply upwards



towards the Parish Church of St. Etheldreda and then The Old Palace within the grounds of Hatfield House. The street is lined by a range of traditional, terraced houses of various styles, heights and ages and which step gradually upwards within the streetscene towards Hatfield House and The Old Palace. Numerous buildings are listed for their architectural and historic interest.



3 Planning History

3.1 There is no recent, relevant planning history for the site.

4 Design

The Process

4.1 Planning and design are subjective and involve the skill of the designer, planner or architect in evaluating many issues in the process. The proposed design of this extension has been carefully considered, having regard to the following information:

- Studying the site and its surroundings within the conservation area;
- Assessing the house, its original form and later extensions;
- Studying the internal accommodation and character of the listed building;
- Considering the design, materials and existing fenestration;
- Considering the setting of the listed building and the adjacent listed buildings;
- Considering government advice in PPS1 and PPS5;
- Considering the relevant saved local planning policies;

Use

4.2 The house will continue to remain as a single dwelling house (C3).

4.3 The proposed extension will provide an improved kitchen, dining area with “mud room” and ground floor cloakroom.

Amount

4.4 The proposed extension will comprise an additional 12 sq m of ground floor accommodation.

Layout

- 4.5 The layout of the proposed extension is shown on the submitted drawings. The layout has been carefully planned to ensure the existing character of the house is maintained.
- 4.6 The layout of the proposed extension has been designed to respect the character, appearance and setting of the building and the adjacent listed buildings in terms of scale, design and materials used.
- 4.7 The projecting gable at the rear of the house will remain unaltered. The new extension will tie into the existing fabric of the building.
- 4.8 Further information and commentary can be found in the Heritage Statement enclosed in Appendix 6.

Scale

- 4.9 The proposed single storey rear extension is small scale and will discreetly infill between part of the rear gable and the existing narrow plan lean-to extension. The proposal has been designed to ensure that the original house remains the dominant element and the proposed single storey extension is subservient and sympathetic to it.

Landscaping

- 4.10 There are no proposals for new landscaping.

Appearance

- 4.11 The new walls will be constructed in red brickwork to match existing. The windows will be white painted timber casements to match the pattern of the existing windows on the rear elevation. Likewise, the new external door to the dining area will match the existing half glazed door to the drawing room
- 4.12 The roof will be a flat, and constructed in lead to match the existing flat lead roof to the rear of the drawing room. The appearance and detailing will match existing and be carefully tied in.



- 4.13** The appearance of the property from the front will be unchanged by the proposals. The project has been designed to ensure that the historic fabric of the building is retained as much as possible without the loss of the special interest of the building.

Economic and Social Context

- 4.14** The proposal has come forward due to the applicant's requirement to modernise the kitchen/dining accommodation.
- 4.15** The proposal will create an opportunity for local jobs during the construction phase and also provide an opportunity to use local materials/use services during the construction of the development, eg. timber from the Hatfield Park Estate can be used in the roof construction.

5 Planning Policy Context

PPS1 – Delivering Sustainable Development

- 5.1 The importance of good design is promoted in paragraph 35. Guidance states that applicants should achieve a high quality and inclusive design. The Design Policy Guidance in PPS1 has been fully considered in the formulation of this planning application.
- 5.2 Paragraph 38 of the guidance states that Local Planning Authorities should avoid policies that are unnecessarily prescriptive or detailed all details should concentrate on guiding the overall scale, density, massing, height, landscaping and layout and access of new development in relation to the new build buildings in the local area more generally. Local Planning Authorities should not attempt to impose their architectural styles or particular tastes on applicants. It is however, considered appropriate for Local Planning Authorities to promote local distinctiveness through the policies within the plan.

PPS5 – Planning for the Historic Environment

- 5.3 Paragraph 7 sets out the governments overarching aim for the historic environment and its heritage assets including listed buildings which should be conserved and enjoyed for the quality of life they bring to this and future generations.
- 5.4 Policy HE7.5 states that local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.
- 5.5 Policy HE10.2 states that local planning authorities should identify opportunities for changes in the setting to enhance or better reveal the significance of a heritage asset. Taking such opportunities should be seen as a public benefit and part of the process of place shaping.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.6 Section 66 of the Act concerns development which affects a listed building, or its setting. It requires the local planning authority to 'have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

- 5.7 Section 72 of the Act concerns Conservation Areas, and requires the local planning authority to pay that ‘special attention... to the desirability of preserving or enhancing the character or appearance of that area.’

Welwyn Hatfield District Plan – saved policies April 2008

- 5.8 The following saved policies of the adopted Welwyn Hatfield District Plan 2005 are considered to be of relevance.
- 5.9 Policy SD1 - The policy states that the Council will permit proposals where they comply with the principles of sustainable development. A sustainability checklist (in compliance with saved Policy SD1) is included with application demonstrating how the proposals satisfy the supplementary design guidance to the Plan. A copy of the sustainability checklist is enclosed as Appendix 7.
- 5.10 Policy D1 seeks to ensure a high quality in the design of new developments and have regard to Council’s published supplementary design guidance.
- 5.11 Policy D2 requires that proposals for development should respect and relate to the character and context which is provided by the area. The policy requires that proposals should, as a minimum maintain, and where possible, enhance, the character and appearance of the area within which they are sited.
- 5.12 Policy R3 seeks to maximise energy conservation in the design of new development.
- 5.13 The application property is located in an area of archaeological interest. (Area of Archaeological Significance No:17). Policy R29 states that where development proposals have the potential to affect archaeologically significant remains, or are sites in an area of archaeological potential, an archaeological assessment may be required.



Supplementary Planning Guidance

5.14 The SPG produced by the Council in relation to design (adopted February 2005), is also considered to be of relevance to this proposal and has been taken into account in designing the scheme.



6 Access

- 6.1** There will be no change to the existing access situation to the property from Fore Street as a result of the proposal. The extension has been designed in order to help improve internal circulation within the rear of the house. The scheme has been designed to comply with current Building Regulations.

7 Policy Compliance

- 7.1 The proposal meets the Government's main objective as set out in paragraph 7 of PPS5 which seeks to conserve the historic environment, including protecting and enhancing heritage assets. The guidance states that the best way of securing the upkeep of historic buildings is to keep buildings in active use.
- 7.2 PPS5 recognises the role of alterations and extensions to securing the long term future of buildings. The proposal is required in order to modernise the kitchen and dining area.
- 7.3 Policy HE10.2 of PPS5 seeks to enhance and improve the setting of historic assets. The proposed extension is sited to the rear of The Garden House and will not be visible from Fore Street. The proposal has taken into consideration the appearance of the house and the requirements of PPS5 regarding setting.
- 7.4 The proposed rear extension complements the character of the building. In accordance with guidance in PPS5, the proposed new work respects the character and appearance. It enhances the setting of the building in terms of design. The proposed extension has been sympathetically designed to respect the character of the building and ensures that the key features of the building are maintained and enhanced.
- 7.5 A full and carefully detailed assessment of the building has been undertaken including studying the existing brick work and fenestration to ensure the proposals to the building can be made whilst preserving and enhancing the integrity of the building.
- 7.6 It is essential that the kitchen and dining area is modernised as it is presently substandard. The proposed extension will allow this to happen, in a sympathetic way with a new extension which is well detailed and well designed in matching materials. The scheme is in full compliance with saved policies D1 and D2 relating to high quality design, character and context.
- 7.7 The proposed extension will be fully insulated to modern standards under the Building Regulations and in this way will help improve the heat retention to the rear



of the house. Modern energy efficient appliances will be fitted such that the whole project complies with saved Policy R3.

- 7.8** With regard to saved Policy R29, the applicants will be happy for the County Archaeologist to monitor excavation of the foundations for the proposed extension during its construction.

8 Conclusion

- 8.1** This Design & Access Statement has been prepared in support of proposals by the Gascoyne Cecil Estates for a proposed rear extension at The Garden House, 16 Fore Street, Hatfield.
- 8.2** A detailed site analysis has taken place including an assessment of the design, layout and character of the existing house and its relationship with its surroundings.
- 8.3** The proposal has been carefully designed to ensure that it accords with the appearance of the existing house and remains subservient to it.
- 8.4** The proposal accords with national policy guidance in PPS5 as the scheme compliments and enhances the character of the listed building.
- 8.5** The proposal adds to the character of the building and contributes to its setting.
- 8.6** The proposed extension, set within the rear centre of the building will have no adverse affect on the setting of the adjacent listed buildings. The proposal enhances the character of the building and will be harmonious with the original house.
- 8.7** This proposal is entirely acceptable in planning terms, it has been carefully designed and will enable the property to be modernised and improved whilst retaining the historic character of the building.

PA/1058
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Appendix 1