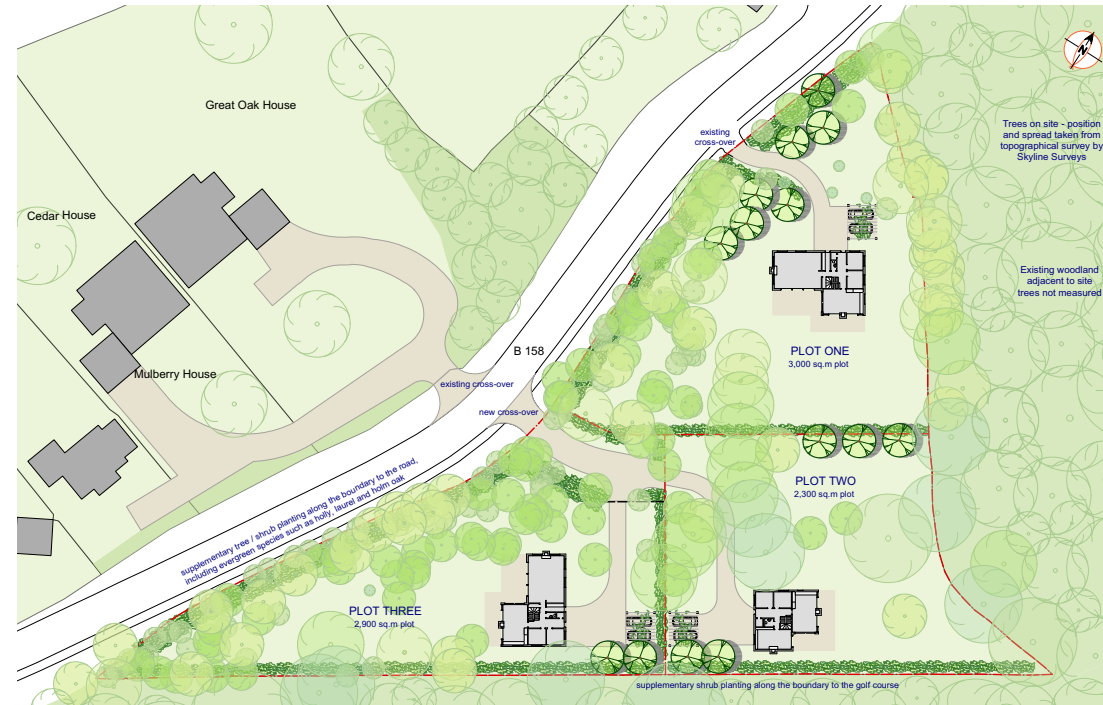




**June 2015:** Permitted Development Scheme



**October 2015:** Proposal for 3 houses submitted for pre-app



**January 2016:** Proposal for 3 houses - NOT submitted for pre-app



**March 2016:** Proposal for 2 houses - Submitted for planning application

## **April 2015:**

Lime Interiors purchased The Spinney and appointed Hale Brown Architects to prepare designs for extensions and additions to the existing house.

## **2nd June 2015**

A Certificate of Lawfulness was granted confirming that the extensions and additions proposed were lawful under permitted development rights. These included the construction of a 2-storey rear extension to the existing house, a basement extension, a free-standing double garage and free-standing outbuilding containing a swimming pool and gym.

## **21st July 2015**

An application for confirmation under prior approval regulations for the construction of side and rear extensions at both ends of the existing house was granted.

## **August 2015**

Chassay Studio were appointed as architects to develop a proposal for new build houses on the site with an instruction to produce designs that would be more attractive and appealing than the greatly extended forms of the Permitted Development scheme produced by Hale Brown Architects.

## **October 2015**

A request for pre-application advice was submitted for a proposal to build 3 new houses sensitively placed on the site to provide a good degree of separation and privacy for each house.

## **20th November 2015**

Welwyn Hatfield Council issued a response to the pre-app raised an objection to the way in which the three houses were dispersed across the site and indicated that any development should be in the northern portion of the site in the area where the Permitted Development scheme is sited.



View 1 - View looking north



View 2 - View looking north-west



View 3 - View looking south-east



View 4 - View looking south-east

Lime Interiors purchased The Spinney in March 2015 and appointed Hale Brown Architects to prepare designs for extensions and additions to the existing house.

An application for a Certificate of Lawfulness was submitted to Welwyn Hatfield Council for the construction of a 2-storey rear extension to the existing house, a basement extension, a free-standing double garage and free-standing outbuilding containing a swimming pool and gym. A Certificate of Lawfulness was granted on 2nd June 2015 confirming that the extensions and additions proposed were lawful under permitted development rights.

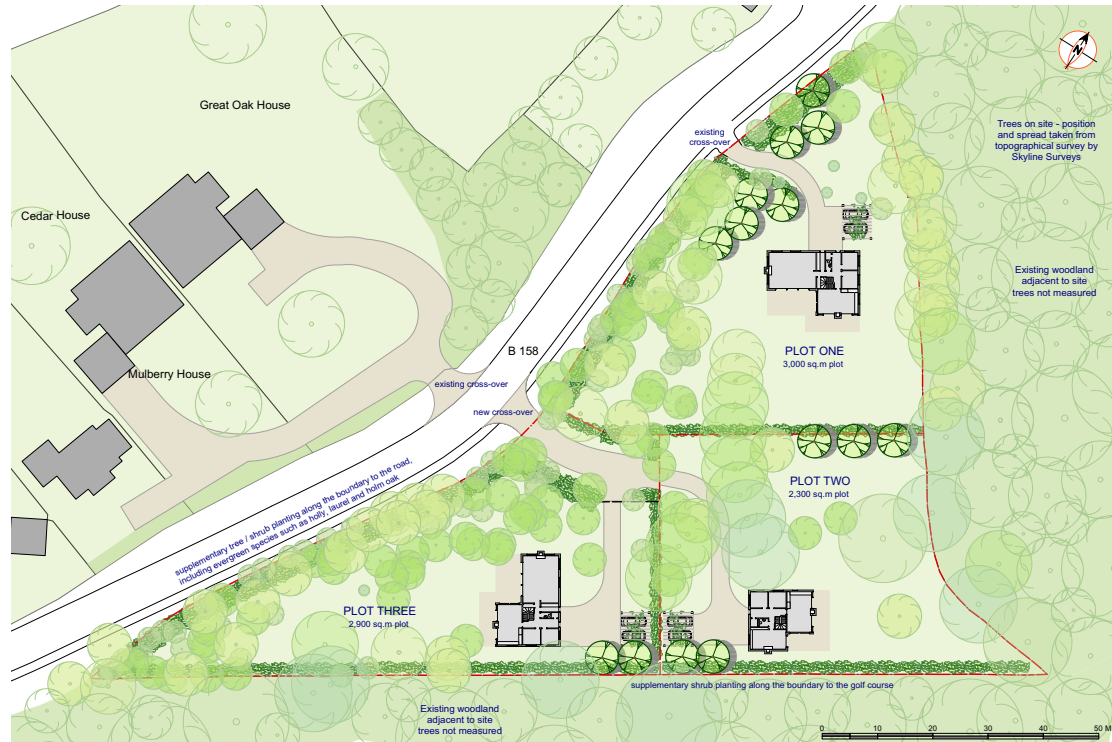
An application for confirmation under prior approval regulations for the construction of side and rear extensions at both ends of the existing house was granted on 21st July 2015.

The built volume of this scheme is 2985.8.m3.

The combined footprint of the various elements is 682m2.

The overall gross developed external area is 912m2.

Lime Interiors have received interest in this scheme from potential buyers sufficient to commence excavation of foundations for the new outbuilding. However, they have halted construction as they believe that a proposal for a small number of well designed new houses will look better on the site.



Proposed site plan for three houses, submitted for pre-app October 2015



View looking at the houses on Plots 1 through the existing entrance gate.



View looking at the rear elevation of the house on Plot 1 from the south west



View looking at the proposed new shared entrance gate for the houses on Plots 2 & 3



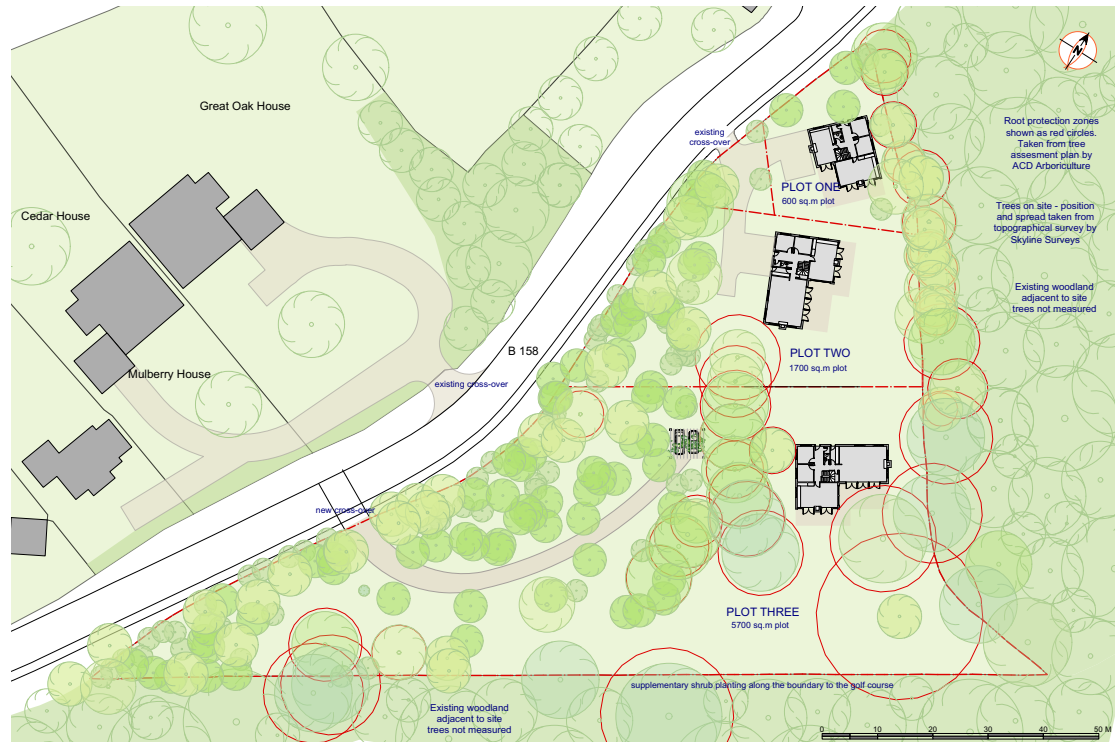
View looking at the side elevation of the house on Plot 2 from the north

Chassay Studio were appointed as architects in August 2015 to develop a proposal for new build houses on the site with an instruction to produce designs that would be more attractive and appealing than the greatly extended forms of the Permitted Development scheme produced by Hale Brown Architects.

A request for pre-application advice was submitted in October 2015 for a proposal to build 3 new houses sensitively placed on the site to provide a good degree of separation and privacy for each house and to avoid the need to remove any Category A or B trees.

The response to the pre-app, dated 20th November 2015, raised an objection to the way in which the three houses were dispersed across the site. The planning officer indicated that a proposal that placed the new houses in the same area of the site as the curtilage of the permitted development scheme would be regarded as more appropriate, as it would be developing an area of the site that was already developed.

Advice was also received that any additional entrance to the site should not be located directly opposite the entrance to Essendon Place.



Proposed site layout plan for a scheme with 3 houses placed in the northern portion of the site - the portion that would have been developed in the Permitted Development scheme.



View looking at the houses on Plots 1 & 2 through the existing entrance gate, which would have been shared by Plot 1 & 2



View from the west showing the three houses. The house on Plot 1 would have been smaller than the other two.



View from the south east showing the three houses

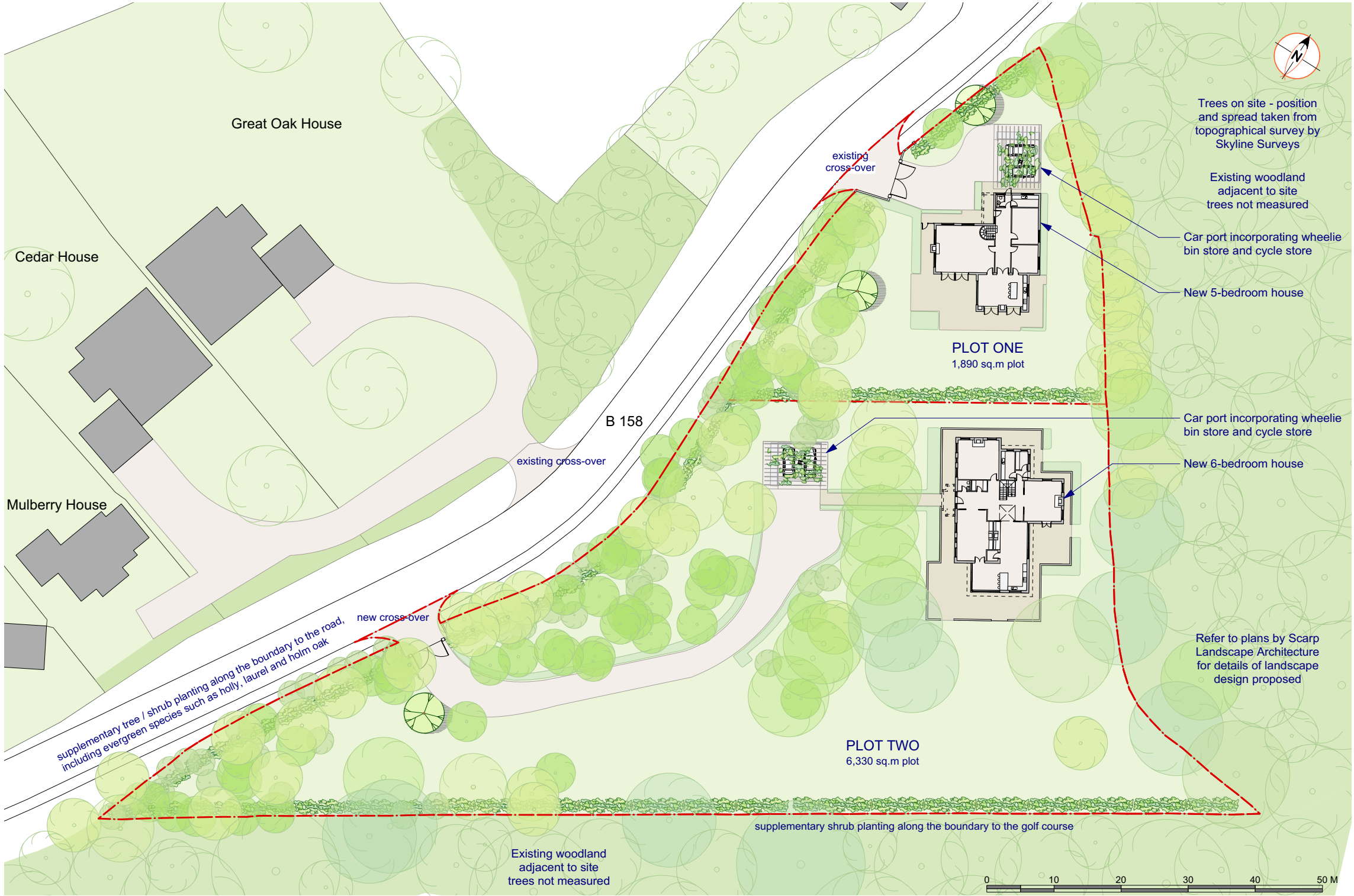


View from the north showing the three houses

Following receipt of the response to the pre-app we produced a proposal for three houses within the northern part of the site where the Permitted Development scheme was situated.

This design proposed a smaller house on Plot 1 with two larger houses on Plots 2 & 3. The 3 houses were positioned so as to avoid encroaching on the root protection areas of the Category A & B trees that would be preserved.

Although this was a decent proposal it was agreed that a scheme for two houses would be a far better use of this portion of the site and hence this scheme was never submitted for a pre-app.



Proposed site plan

**Site Strategy**

We propose to divide the site to create two plots. Plot 1 will be towards the northern corner of the site and will be accessed by the existing entrance from High Road. Plot 1 will be the smaller of the two, about 0.19 hectares. Plot 2 will be the larger of the two, about 0.63 hectares.

We propose that the new boundary between the plots will be a brick garden wall to give visual privacy from each house to the other.

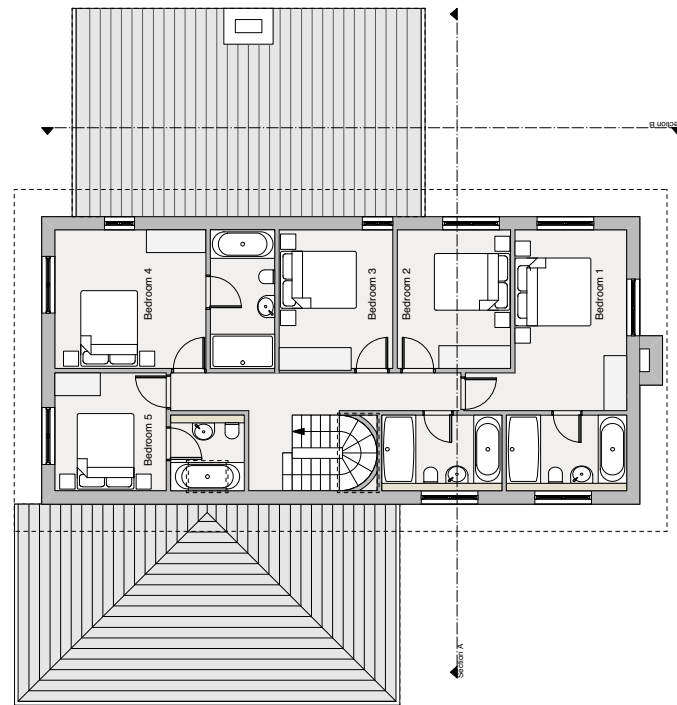
The two houses are placed in the northern part of the site in the same area that would be developed in the Permitted Development scheme.

Plot 2 will be accessed by a new entrance from High Road towards the southern part of the site. Following the feedback received from the October 2015 pre-app, the new entrance has been sited away from the entrance to Essendon Place opposite. A new gravel drive will be laid leading to a new car port on the west side of the line of lime trees, with a paved footpath leading to the front door of the new house.

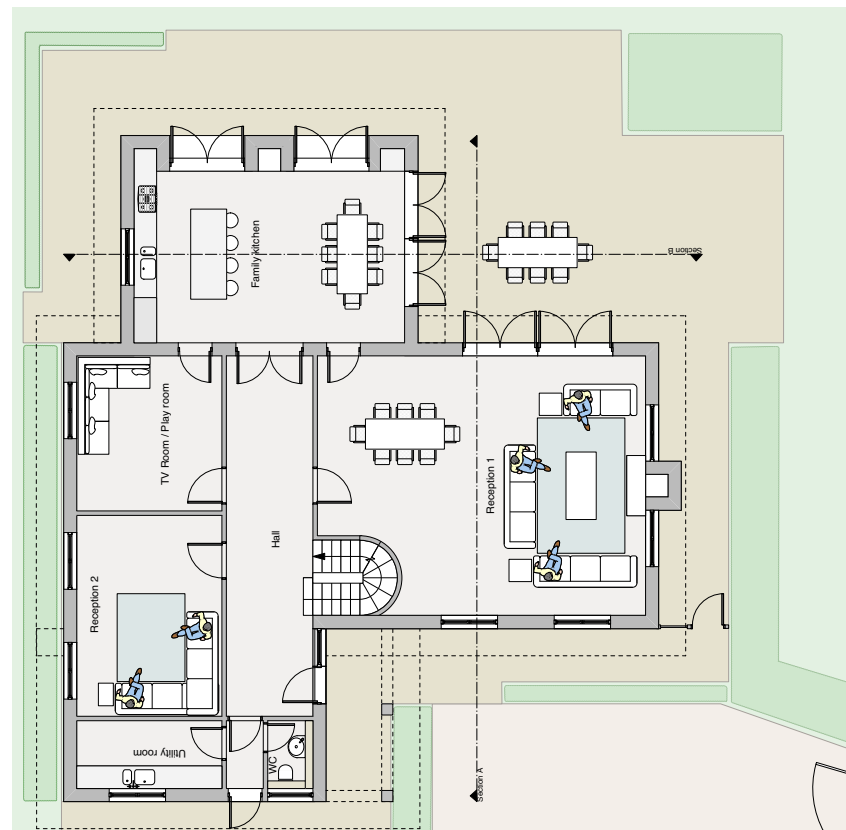
The combined built volume of the two houses will be 2688m<sup>3</sup>, which is 10% less than the built volume of the Permitted Development scheme.

The combined footprint of the two houses will be 467 m<sup>2</sup>.

The ridge heights of both houses will be 7.6m. By comparison, the height of the roof of the existing house in the Permitted Development Scheme is 7.65m.



House on Plot 1 - First Floor Plan



House on Plot 1 - Ground Floor Plan



House on Plot 1 - View looking through entrance gates. Hipped roof forms have been selected to minimise the visual impact that the building will have in silhouette.



South Elevation - Proposed

## Plan Layout

The ground floor accommodates three large reception rooms and a very spacious family kitchen/dining room. The plan has been designed to enclose a generous and sheltered south-facing terrace at the rear. There will be five bedrooms on the upper floor.

## Form

The house will have a hipped roof with projecting eaves, chosen to reduce the visual impact of the silhouette of the house. There is a generous sheltering porch over the front door. There are fireplaces in two of the ground floor rooms and hence the house will have two chimneys.

## Materials

The roof will be in natural slate. The external walls will be painted render at ground floor level with brick at first floor level. The windows will be aluminium framed with the frames in a pale colour. The frames will be thermally broken to provide an excellent level of thermal insulation.