

Proposed Works

This statement has been prepared in support of the application for driveway alterations and landscape works at 76 Brockwood Lane.

As part of the redesign of the front driveway and front boundary at 76 Brockwood Lane, a number of works will be carried out, including: the construction of new pedestrian and vehicle gates; London stock brick piers; a new close board fence to the front boundary and partial removal of an existing mixed hedge to the front of the boundary, replaced by a new native beech hedge.

Design Rationale

The current context offers little in the way of security or privacy and has become increasingly exposed. Several incidents including anti-social behaviour, damage to the owners' cars, illegal parking / usage, fly tipping and trespassing have taken place in recent months (as reported to the police). The current driveway does not offer any vehicular turning, compromising road access and, if unfamiliar, even leading to reversing onto the road.

The proposed driveway offers safe vehicular turning to ensure that vehicles are able to approach the highway driving forwards, is in-scale with the property and provides secure & sufficient off-road parking.

The proposed gates are in sympathetic natural materials - responding to both the immediate context and local vernacular – yet offering security and privacy. The gates mitigate the risk of antisocial behaviour, illegal waste disposal and offer protection to the owners' vehicles.

The proposed driveway opening is to be set-back more than one metre from the highway (this legal boundary has been agreed with Herts Highways in advance of applying for planning permission). This allows for a clear visibility splay onto oncoming traffic down Brockwood Lane. Additionally, the one metre set-back will provide a clearer pedestrian route and allow for a more cohesive layout.

The existing mixed hedge boundary to Brockwood Lane has become overgrown, patchy and sparse in places leaving little to no privacy or security. Maintaining the hedge in its current width and height poses a health and safety hazard. The new proposal for a close board fence and new native beech hedge will help to re-establish the local vernacular of 6-foot clipped hedging, which is synonymous with Welwyn Garden City and, in particular, the local Handside area. This will re-establish the original design intent of the era and allow for safer maintenance and visibility along Brockwood Lane.

Local Context

The site is located within Welwyn and Hatfield Local Authority.

Access

The access to 76 Brockwood Lane will not be altered significantly and the existing opening to the driveway will remain in the same location.