

1 Wheatfield Road, Harpenden

DESIGN & ACCESS STATEMENT

June 2023

Introduction

The site is approximately 1,350m square in area and located within a residential street of Harpenden. The road comprises generally large detached house on generous plots, most of which are approximately 25 to 30 meters in width. The plots are also long with gardens of about 50 meters deep. The house is not within the Conservation Area and is not Locally Listed. There is an electrical sub station in the front left driveway area adjacent to the site which is accessed off the main road. To the left side of the site, there has been a recent new build house constructed on a narrower plot that is only 18m wide and this house has a ridge height of 9.1 meters high. To the right of the site are the back gardens of the properties facing The Uplands with their rear rooms facing the side of our development plot. The existing house to be demolished is currently set well back from the adjacent house at 1B and so has a large front garden / driveway area.

There are a variety of different styles of house on the road, but they are generally of brick with plain tiles. Most have either been extended over the years, in various styles, with a number having been demolished and rebuilt with new attic accommodation. This development over the years has resulted in a road where there is not a specific architectural character, but rather a good mixture of designs and styles.

The proposal here is to demolish the existing four bedroom 1960s house and garage and to re build a new four bedroom dwelling on two floors with an integral double garage that is set to the western boundary.

Design

The replacement dwelling has now been set forward from the existing by approximately 5 meters so it is more in line with the street frontage of the other houses on this side of the road. The main two storey element of the house is centred on the plot and comprises a twin gable fronted design with a set back central entrance front door under a single storey pitched roof. The attached two car garage is set back from the front elevation by approximately 2 meters to the left side, and there is a single storey wing to the right for a utility room. The front gables incorporate two storey bays tile hung with the pitched roofs pulled down from the main eaves height by 450mm

To the rear, the house has a projecting master bedroom wing with a hipped roof design. The main roof to the new dwelling has a fully hipped roof shape

with a small area of crown roof on which is located 4no. solar panels. Crown roofs are a common feature of these new build houses in this part of west common.

4no. further solar panels have been included on the south east side roof face. To the rear there is also a single storey hipped roof family room with further double doors off the back of the kitchen and dining room on to the rear garden patio areas.

2 on. air source heat pumps are also included which are now a requirement of building regulations and make the dwelling more environmentally efficient.

The two storey elements of the new house are all set well within the 45 degree lines from both the neighbour's rear most habitable ground floor room windows. The visual impact therefore of the new house from the rear gardens will not be detrimental to the neighbours.

The new ridge height of the main roof is 8.7m which is lower than the adjacent house at no1B. It is therefore in keeping with other new build houses on the road. With the roof design now being hipped, the bulk of the roof will therefore appear less although the building is longer.

Velux roof lights have been included to provide light into the attic store space.

The new house is constructed of facing brickwork with a dark brown plain clay tiled roof with white timber Georgian style white upvc casement windows. To the front elevation, the two storey bays are tile hung with club tile detailing. The gables are rendered with black stained timber boarding.

Bin and recycling storage areas are included to the utility side of the house adjacent to the rear patio area.

Access

The existing vehicular crossover is retained.

To the front, new low soft landscaping has been added adjacent to the house. A new tree has finally been added to the front garden area adjacent to the electrical sub station to enhance the street appearance. The existing trees and hedging is generally retained to the rear garden areas and to the front driveway area.

Conclusion

The overall impact of the replacement dwelling will therefore not be adverse to the street and will in fact improve the visual amenity of the road. It will be a quality building in terms of both design and materials used, and its size and bulk in keeping with the other large houses in the road. Its rear projection into the garden is acceptable in terms of the 45 degree lines and it is set well away from the boundaries by over 1.5 meters. Although the new dwelling is larger than the existing house to be demolished, it still sits within a wide, long garden with mature hedges.