
**11 Oakroyd Close
Potters Bar
EN6 2EW**

Planning Document

April 2021

pb arc
Potters Bar Architects



SITE LOCATION

The property is a 2 bedroom detached bungalow located on the western row of houses on Oakroyd Close.

The property is not statutory or locally listed, but does fall within the 'Royds Conservation Area', which is characterised by original 'Hicks' style houses.

The property benefits from a wide plot and a large rear garden.

Proposals seek to sympathetically extend the property to provide a 4 bed detached family home.



Site map



Location map

CONSERVATION AREA | APPEARANCE | INTENT

The property lies within the Hicks Conservation area, but does not explicitly conform to any of the 5 typical defined Hicks type house typologies.

From the street, the house is characterised by 2 bay windows and a large pitched roof, bearing similarities to Hicks type houses.

To the side an unoriginal asbestos garage of poor quality is built up to the building line.

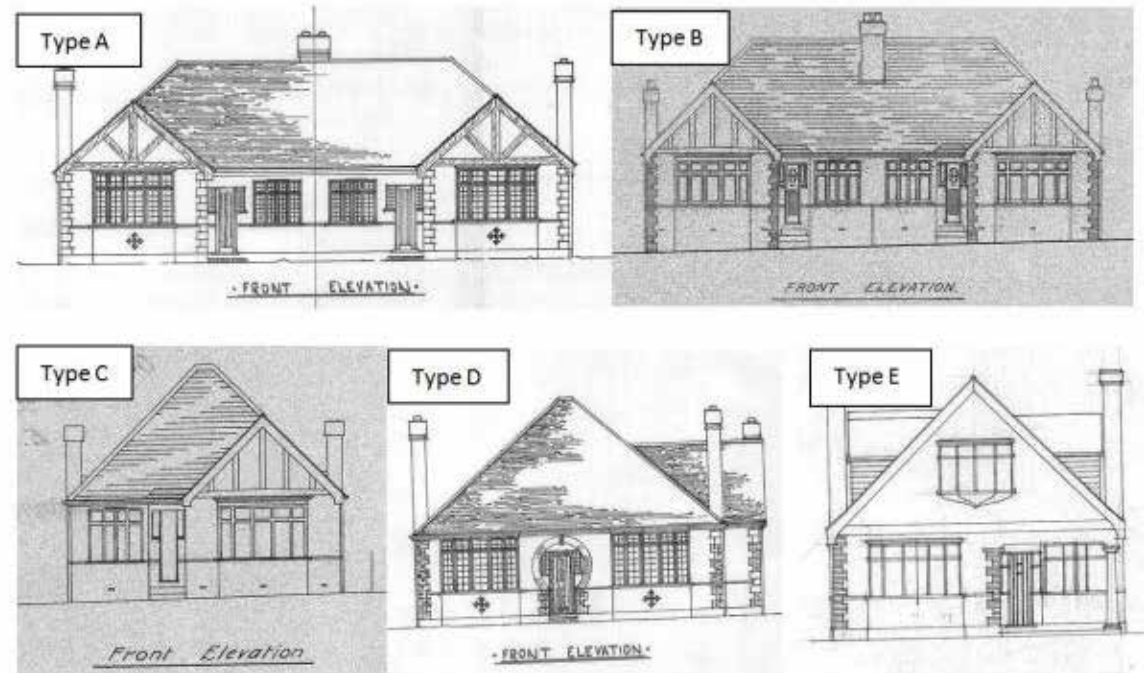
It is intended to remove this garage and improve the existing street character of the property to appear more like a Hicks house, thus having a positive contribution to the conservation area.

To the rear a dormer has also been historically added- again a familiar addition to similar such properties in past periods.

It is considered the rear of the property allows more flexibility for alterations and additions.

This planning application follows up on pre-application advice, presenting proposals to increase the footprint of the existing house and convert the existing tired and dated property to a modern family home. This fundamentally includes;

- a 4.5m rear single storey extension.
- Replacement of existing roof tiles to dark grey tiles to match the conservation area.
- Removal of the unoriginal garage with new garage with eaves to match and new low-level pitched roof to replicate traditional Hicks garage massing.



Hicks Types

SITE AERIALS



Birdseye view facing north



Birdseye view facing west

SITE PHOTOGRAPHS



Front facade



Rear facade



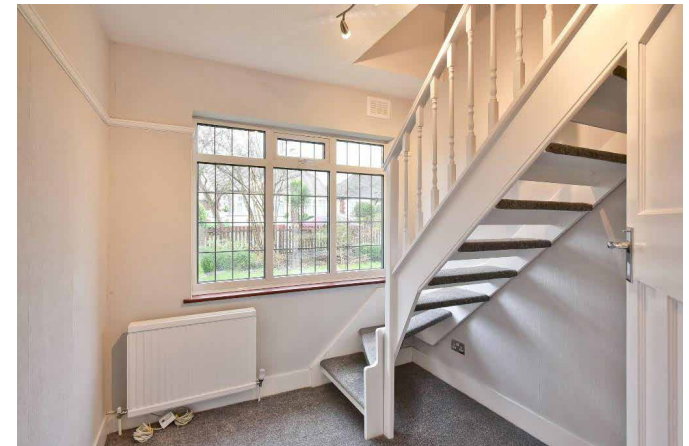
Street view



Loft



Lounge



Stairs

SCHEME DEVELOPMENT

Pre-application advice for a more ambitious scheme was sought prior to this application (21/0006/PA). Key items raised were as follows:

- 01. Principle of garage demolition was acceptable.** 'I would recommend a modest structure that is readily legible as a garage can be acceptable.' The proposed garage follows design guidance and the eaves line meets the existing, with it being further set back from the front and side boundaries as the existing.
- 02. Rear and side single storey extension were acceptable.** 'The proposed single storey rear extension would also be acceptable in principle and would have relatively little effect on the surrounding Conservation area.' It was suggested to increase the depth further to compensate for the unsupported first floor elements.
- 03. First floor rear extension was not acceptable.** This has been removed from the scheme.
- 04. Front porch alterations were not acceptable.** This has been removed from the scheme.
- 05. The proposed front rooflights should weigh up benefit and harm.** These are removed from the revised scheme.

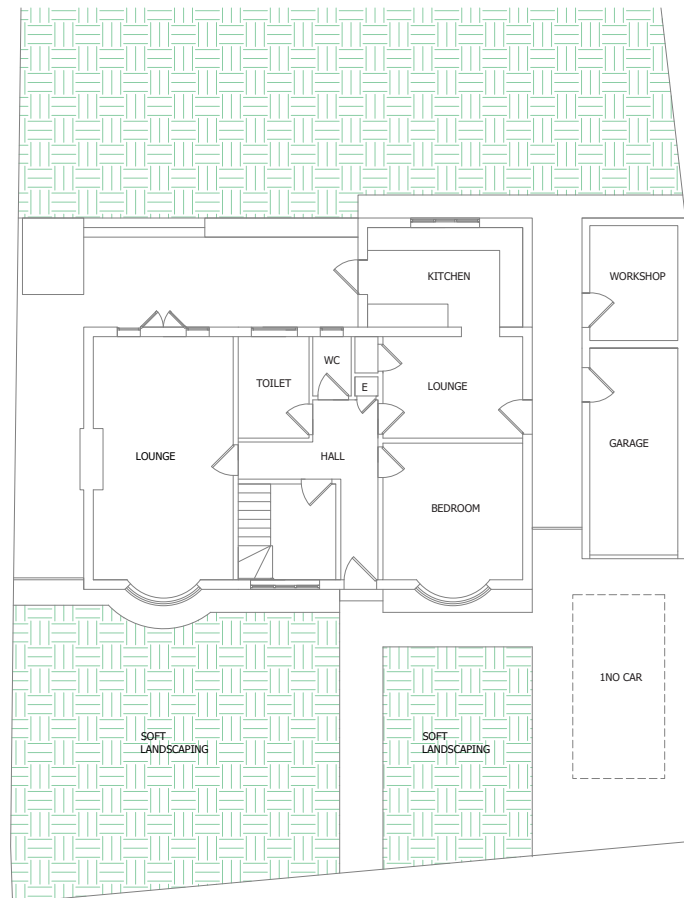


GROUND FLOOR PLANS

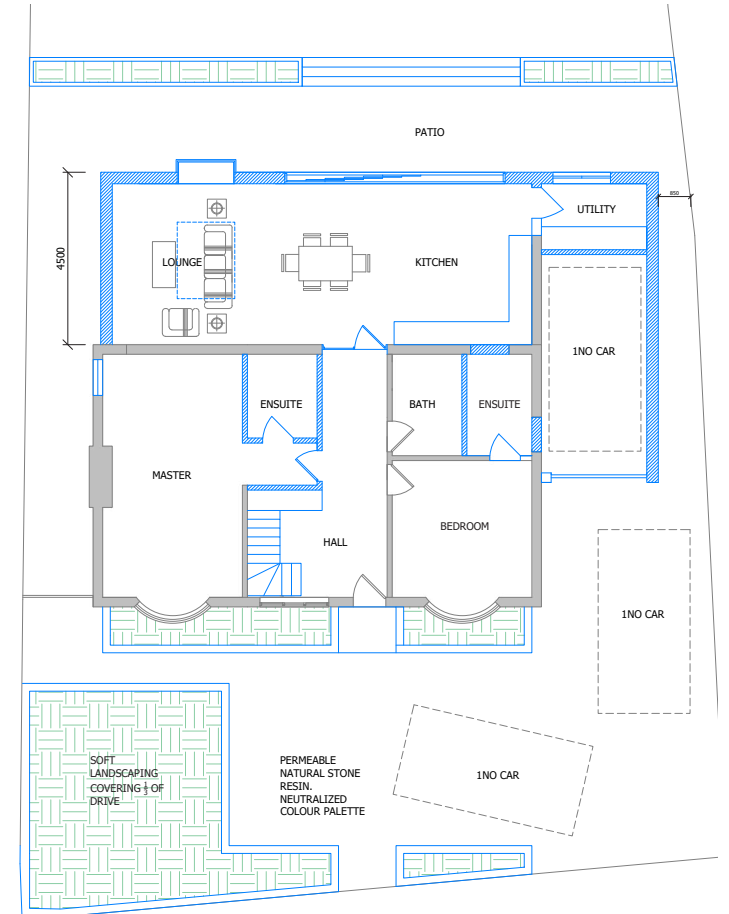
At ground floor the proposals seek to extend to the rear by 4.5m- an extension in keeping with approved extensions in the area. These additions maintain the 45 degree rule of thumb to neighbouring properties.

The existing garage will be removed and the side extension therefore set further back from the streetscene, increasing visual separation. In order to appear more in keeping with the conservation area, the roof will be a pitched roof with a mass to replicate the traditional garage roof forms.

More than 1/3rd of the driveway will be allocated for soft landscaping.



00 Existing Ground Floor
Scale 1:100



00 Proposed Ground Floor
Scale 1:100

FRONT ELEVATION

The front extension is considered to have most impact on the conservation area.

Few changes are proposed to the main house, with only new tiles and a discreet velux added.

The existing roof tiles are incongruous to the conservation area.

They will be replaced with dark grey tiles, which are more in keeping. This is seen as a positive contribution to the conservation area.



Proposed roof tiles



Existing roof

FRONT AND SIDE GARAGE EXTENSION AND PARKING

The front elevation retains all integral elements including the chimney, bay windows and roof form.

The new garage is set back from the street and to the side boundary.

The eaves will meet the existing ensuring continuity in design.

A low-level pitch roof is proposed. This matches the character and style of the existing house and ensures privacy and security is enhanced which would otherwise be compromised by a flat roof.

The garage doors will be timber, again to match design guidance and allow for 1no car to be parked securely.

These introductions are in line with guidance: *'They should make use of a traditional roof designs and materials and use wooden doors that meet in the middle... must also ensure that the architectural approach used supports the overall design quality of the main house'*

To the front, soft-landscaping will be introduced to the boundary conditions, ensuring 1/3rd of the existing front garden will be retained as soft-landscaping and flower bedding, as per Design Guidance.



Guidance on garage appearance



01 Proposed Front Elevation
Scale 1:100



00 Existing Front Elevation
Scale 1:100

REAR EXTENSION

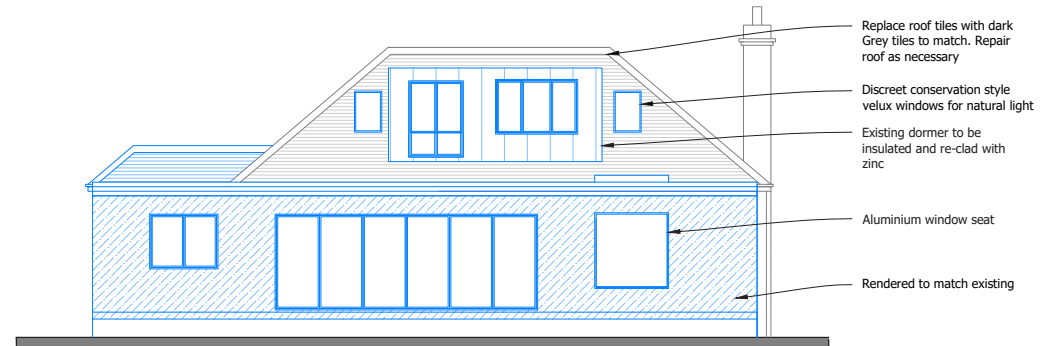
At pre-application, the single rear extension was not deemed to be an issue. It was indeed suggested there was scope to extend further.

The depth of the extension is within the 45 degree line of sight to both neighbours, with no further impact on overlooking.

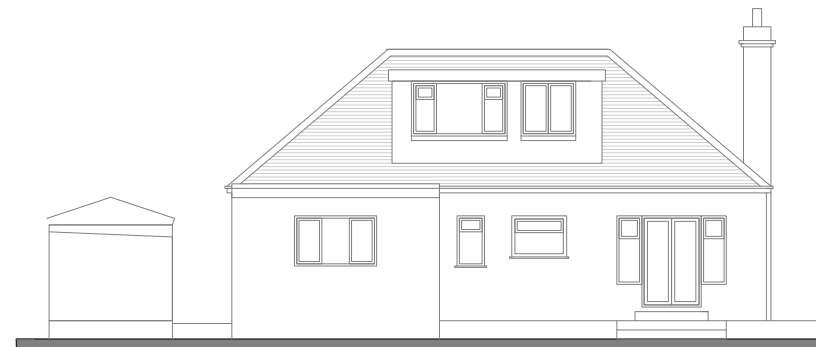
It is considered that the rear has more scope for alterations.

Additional velux windows will again be discreet in style and provide natural light to the bedroom and bathroom areas. Due to their rear orientation, they are not considered to impact the conservation area.

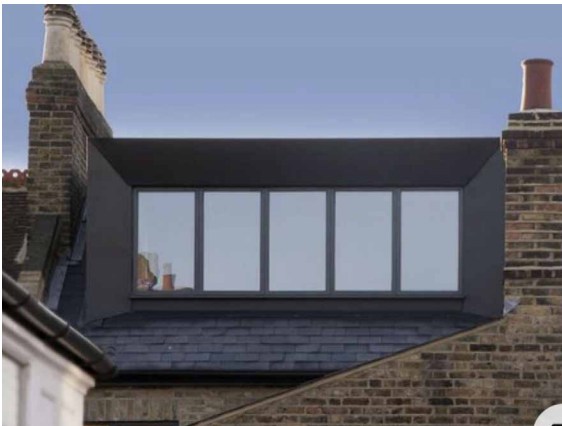
The existing yellow tiles will be replaced with anew dark grey tile. A Zinc dormer will provide a suitable contrast and tone to the tile, providing a more contemporary design.



01 Proposed Rear Elevation
Scale 1:100



00 Existing Rear Elevation
Scale 1:100



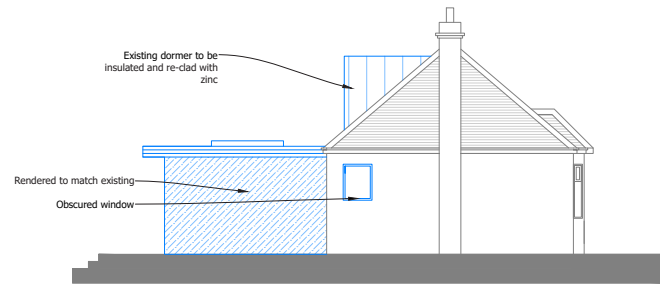
Zinc clad dormer

SIDE ELEVATIONS

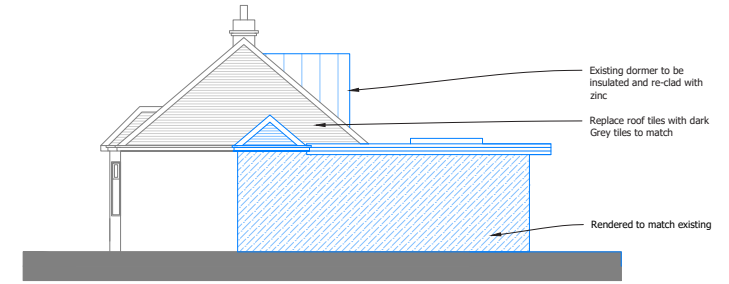
The side extensions are a continuation of the existing architecture, extending towards the rear.

There is only 1 new window introduced to the flank walls. This will be obscured so it will not impact outlook.

The proposals ensure the development is set further away from the existing neighbouring boundary than existing-meaning visual separation is enhanced.



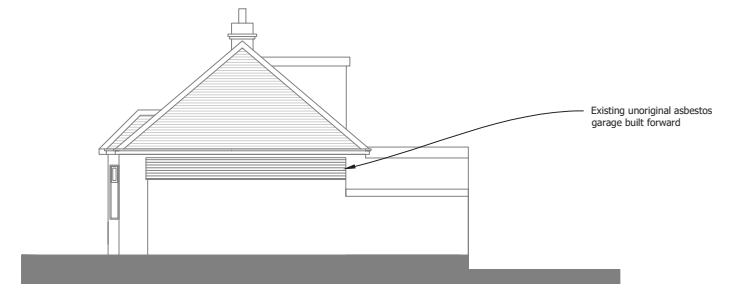
01 Proposed Side Elevation
Scale 1:100



01 Proposed Side Elevation
Scale 1:100



00 Existing Side Elevation
Scale 1:100



00 Existing Side Elevation
Scale 1:100

CONSERVATION IMPACT

The development presents a considered application which has acknowledged pre-application advice to produce a dwelling which would be considered a positive contributor and an exemplar modern adaptation of how a tired and dated Hicks house can be sympathetically modernised into an attractive family home.

To the front, alterations are of great benefit to the existing character and conservation area, with the asbestos garage removed; a new garage set back from the boundary- complete with traditional garage door appearance; and new rooftiles which will replace the existing- which are incongruous.

The front driveway will ensure 1/3rd is landscaped, with planting underneath the window bays and to the boundaries.

To the rear, a 4.5m single storey extension maintains a 45 degree line of sight to neighbours.



COMPARISON



Existing street view



Proposed street view