

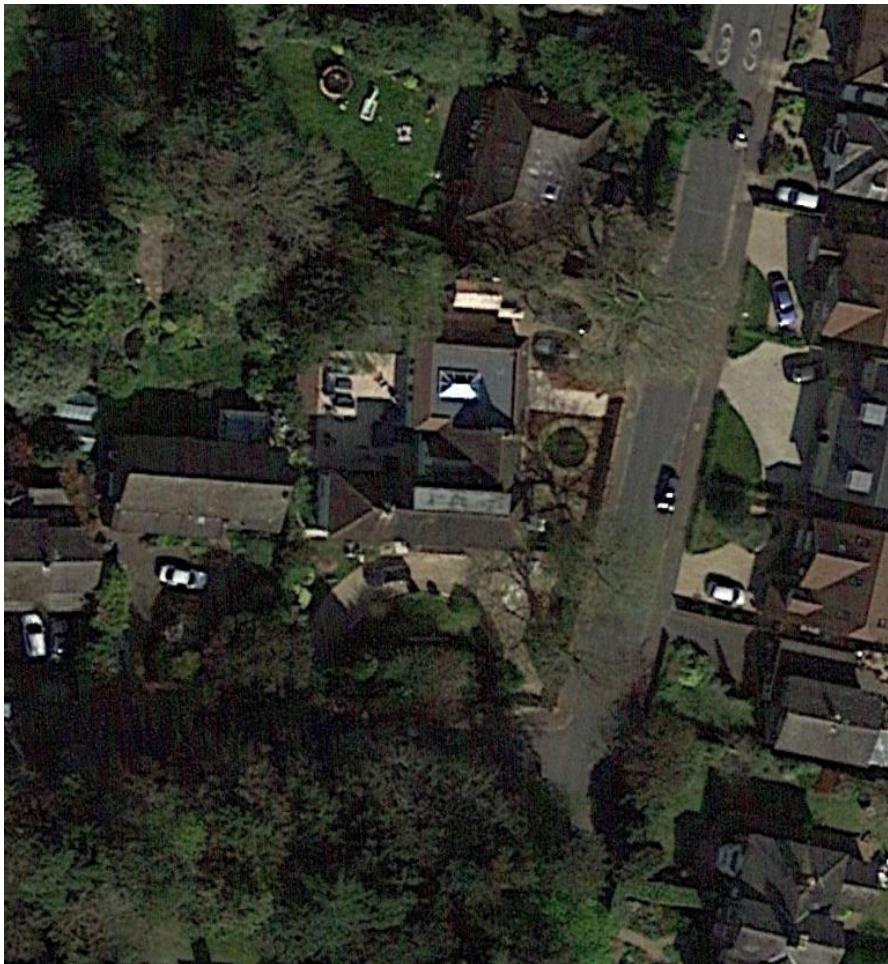


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Design, Access and Heritage Statement

Site: 2 Church Road, Bengoe, Hertford, SG14 3DP
Proposal: Proposed single garage
Date: October 2023



1.0 Introduction and Location

- 1.1 This Design, Access and Heritage Statement has been written and prepared by JBell Design and Conservation Ltd, to accompany a householder planning application for a single garage at 2 Church Road, Bengoe, Hertford, SG14 3DP.
- 1.2 The application site is located within the Hertford conservation area and therefore the impact of the proposals on the character and setting of the conservation area has been assessed.
- 1.3 The site is located on the corner of Church Road and Duncombe Road, to the North of Hertford. The site has access from both Church Road (South) to the front elevation of the house, and access from Duncombe Road, to the side elevation (East). Refer to the site location plan below.



2.0 Description of the site

- 2.1 2 Church Road is an Edwardian 2-storey pebble dash rendered house with tall sash windows. The house is understood to have been constructed around 1907. The property faces Church Road to the South. At some time in the 20th century the house was extended to the side (West). A single storey extension to the rear (North) of the house was completed in recent years (application 3/18/0240/HH). There are rendered and brick pier walls to the South and East boundary, likely constructed in the 20th century which are also noted in the "HERTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN ADOPTED MARCH 2017" (at paragraph 5.186). There are mature trees and shrubs to the boundary of the site and 1 TPO tree to the Northern part of the site (a further diseased Ash tree that was the subject of a TPO has recently been removed as per approved planning permission, ref 380-T1).
- 2.2 The location of the proposed garage will be located to the rear (North) of the property where currently a timber shed now sits (refer to site photos). A TPO tree (380-T1) was recently removed to the East of the shed

and a new tree has been planted to substitute the removal. There is an area of existing driveway to the East of the shed that is accessed via a sliding gated access from Duncombe Road that is proposed to serve the proposed garage.

- 2.3 The setting of the conservation area around the site can be described as a suburban setting with mature trees and properties set back from the road with well-manicured gardens. The features such as the boundary wall, the trees, planting and regimented road layout all contribute to the setting of the conservation area. The built form is a mixture of Victorian brick, early, mid and late 20th century properties all forming a mixture of architectural styles which contribute to the character of this particular part conservation area.

3.0 Proposal

- 3.1 The proposal is to remove the existing shed and construct a single garage in the similar position, set back behind the line of the existing buildings on Duncombe Road so as to be subordinate to the main house and neighbouring buildings. The proposed garage will be 4.6m wide x 7.5m deep. It will have a brickwork façade to the North side and East front elevation and rendered elevations to the South and West. The roof will be a traditional 40-degree clay plain tiled pitched roof with a total ridge height of 4.65m. The garage has been positioned so it is perpendicular to the house and 1.5m from the side of the house and approx. 1m from the North boundary at the tightest point.
- 3.2 The garage will be used to store a car and garden tools associated with the maintenance of the garden. It will be accessed from the East via the existing driveway and vehicle gates to Duncombe Road. The existing driveway is sufficient in size for cars to turn to ensure vehicles can enter and exit the site in forward gear.
- 3.3 The construction of the proposed garage will not require the removal of any trees. It will be located a sufficient distance away from any root protection area to ensure no impact on the TPO tree.
- 3.4 A supporting statement by the arboriculturist that manages the gardens has been included within the application confirming there will be no impact on the TPO tree by constructing the new garage on mini piles.

4.0 Heritage Impact Assessment & Justification

- 4.1 The proposed garage has been designed with details such as brick soldier courses, stone gable vents, brick quoining to the corners, traditional doors and traditional materials. The combination of the simple design, traditional materials and detail results in an appearance that is in-keeping with the appearance of the early 20th century house.
- 4.2 The proposed garage will be set back from the road behind the existing wall and gates, resulting in just the peak of the roof visible from the road. The site is set down at a lower level when compared to the road, this further sets the garage down out of view. Due to the appearance, scale and position of the proposed garage, it will result in no impact on the character or setting of the conservation area.

5.0 Planning Justification

- 5.1 The application site formerly had a garage in a similar location, however, this was removed to make way for the single storey extension recently constructed, resulting the property not having a garage. It is generally considered acceptable for properties in conservation areas to have modest sized garages for the storage of vehicles. The proposed garage has been designed to be in-keeping with the surrounding scale and appearance of buildings, positioned in a location which is set back from the build line of the house resulting in no impact on neighbouring amenity whilst utilizing the existing driveway and access. It is therefore considered an acceptable proposal in terms of both planning policy, heritage policy and highways safety.

APPENDIX A – SITE PHOTOS



Fig 1. Location of proposed garage



Fig 2. Existing London Plane TPO tree to East of site (380-T2)



Fig 3. View of existing gates and wall from Duncombe Road. Location of proposed garage clearly obscured from view.