



Studio
Charrette

Demolition of pre-existing outrigger and single storey rear extension and construction of new single storey rear extension. Replacement of front door with 4 panel timber period style door painted muted green with brass fixtures. Insertion of timber sliding sash window in the first floor back bedroom replacing door. Insertion of timber sash style bathroom window.

29 Lower Paddock Road, Watford, Hertfordshire, WD19 4DU

**Design, Access, Planning and Heritage
Statement**

Introduction

Property: 29 Lower Paddock Road, Watford, Hertfordshire, WD19 4DU

Studio Charrette has been commissioned to prepare a part-retrospective planning application for householder planning permission for the part demolition of a pre-existing outrigger and single storey rear extension and construction of new single storey rear extension with aluminium bifold doors onto the rear garden. Three other areas of the development already approved under 23/00656/FULH are to be carried across as the same for this application, namely: “Front door 4 panel timber period style door painted muted green with brass fixtures.” “Insertion of timber sliding sash window in the first floor back bedroom replacing door.” “Insertion of timber sash style bathroom window.”

This application is supported by the following documents:

- Planning application form;
- Design, Access, Planning and Heritage Statement (this document);
- Site location plan;
- Pre-existing plans and elevations;
- Existing plans and elevations;
- Proposed plans and elevations.

Figure 1: Site Photograph



Application Site

29 Lower Paddock Road is a two-storey, end-of terrace dwelling. The property has an exposed brick finish to the front while to the side and rear it has a white, render finish. To the rear of the property there was an original mono-pitched outrigger with a side return flat roof extension. The property retains Georgian style timber sash windows to the front and an original slate roof. To the rear, the original character features had been eroded and it has suffered from neglect and lack of maintenance.

Figure 2: Site Photograph (prior to changes)



Recently the property has received planning permission for external alterations (as discussed further below), and works have started on the site. While the application was originally for alterations to the existing structure, during the construction process it was found that the existing outrigger and side return extension were of such poor quality that they required part demolition. Figure 3 shows the property in its current state.

Figure 2: Existing Site Photograph



The dwelling is located on a residential street. Generally the street is characterised by two storey brick buildings with a variety of styles and finishes. There is a variety of window styles and materials on the road, with several having white painted timber sash windows with glazing bars.

The property is located in the Oxhey Conservation Area. An Article 4(1) direction was placed on many properties within the Conservation Area, including the application site, in 2012 to remove permitted development rights under Part 1, Schedule 2, Classes A, C and D and Part 2, Schedule 2, Classes A and C of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Planning History

Planning permission was recently granted for alterations to the dwelling, as follows:

23/00656/FULH | Proposed replacement of windows and doors to improve property.
Front door 4 panel timber period style door painted muted green with brass fixtures.
Insertion of timber sliding sash window in the first floor back bedroom replacing door.
Insertion of white aluminium bifold doors, side windows bricked up and re-rendered.
Insertion of timber sash style bathroom window. Insertion of three velux windows in the roof of the ground floor outrigger.

The planning permission included alterations to the pre-existing outrigger and extension. However, as discussed above, during the renovation works it was found that the pre-existing rear structures were of such a poor state of repair that it was necessary to demolish them. It was, and is, the intention to reconstruct the extension to provide a near identical appearance to the pre-existing structure (albeit without the pre-existing half-height block side wall, unsympathetic side windows, dilapidated two rear facing windows and rear wall, but instead with a new block side wall externally rendered and painted white and rear facing aluminium bifold doors between new brick piers, also externally rendered and painted white). Since these works were not all included in the original application it is necessary to submit a fresh application.

Conservation Area

The property is located within the Oxhey Conservation Area. The Conservation Area Audit notes that the area has been designated in light of the fact that it is one of the oldest residential areas of Watford. The Conservation Area has a varied character, with terraced housing interspersed with detached and semi-detached villas. 29 Lower Paddock Road is not specifically discussed within the Conservation Area Audit, however it is clear that the front elevation of the property includes features that are identified as being typical of the area, such as London stock facing bricks and timber sash windows.

An Article 4 Direction was served on specific properties within the Conservation Area in 2012 to preserve their special character. 29 Lower Paddock Road was included within the Article 4 Direction, which demonstrates the value of the character of this building.

The Proposal

The Proposal is for the:

- Part demolition of the pre-existing outrigger and side return extension and construction of new single storey rear extension with rear facing aluminium bifold doors.
- Front door 4 panel timber period style door painted muted green with brass fixtures (as per approved application 23/00656/FULH).
- Insertion of timber sliding sash window in the first floor back bedroom replacing door (as per approved application 23/00656/FULH).
- Insertion of timber sash style bathroom window (as per approved application 23/00656/FULH).

Design

The pre-existing outrigger and side return extension have been part-demolished, and it is proposed to replace them with a new single storey rear extension that is near identical in form and mass to the pre-existing rear structures. The main change to the appearance will be the removal of the unsympathetic side windows and the inclusion of new white aluminium bi-fold doors across the rear elevation, both of which were already approved in principle in application reference 23/00656/FULH.

The pre-existing rear extension had a felt roof cover that extended over the roof of the outrigger and the lean-to. The new extension will have a sustainable EPDM rubber roof cover in slate grey with grey metal edging to secure it. This will better complement the original slate roof on the host dwelling.

The proposed extension (already part constructed) will have a side wall constructed out of blocks with brick piers on the end elevation and aluminium bifold doors inserted in between. The whole of the side and rear exterior of the extension will be finished in natural hydraulic lime render and painted with Graphenstone's breathable white exterior paint to tie in with the rest of the building. Overall the finish will be a significant improvement compared to the original pre-existing outrigger and side return extension.

The proposed extension will have a maximum height of 2.85m and an eaves height of 2.35m. This closely matches the height of the pre-existing outrigger and side return. It will sit on the footprint of the pre-existing rear structure, and will not project any further from the original rear wall.

Figure 4: Proposed rear elevation



Since this application will supersede planning permission 23/00656/FULH, it is necessary to define which other previously approved areas of the development are to be carried across into this application. They comprise:

- Front door 4 panel timber period style door painted muted green with brass fixtures (as per approved application 23/00656/FULH).
- Insertion of timber sliding sash window in the first floor back bedroom replacing door (as per approved application 23/00656/FULH). The window would match the original windows in the front elevation. The remainder of the opening will be infilled with brick with the provision of a stone sill with exterior masonry and then rendered and painted white to match the existing facade.
- Insertion of timber sash style bathroom window (as per approved application 23/00656/FULH).

Access

There are no changes to access or parking arrangements as a result of this application.

Planning Policy

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

Legislation:

Planning (Listed Buildings and Conservation Areas) Act 1990

National Policies:

Revised National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Adopted Local Plan Policies:

Watford Local Plan Core Strategy 2006-31

“Saved” policies of the Watford District Plan 2000

Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026.

Residential Design Guide 2016

Watford Character of Area Study 2011

Oxhey Conservation Area Character Appraisal Adopted July 2014

Conservation Areas Management Plan Adopted July 2013

Assessment

Principle of development

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 8 of the NPPF notes that sustainable planning includes *“an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

The proposal is for the sensitive and high quality renovation of this identified heritage asset. In the Officer’s report for planning permission 23/00656/FULH, it is noted that the property has suffered from a lack of maintenance in the past. The proposed development will significantly improve the energy performance of the property and the long term sustainability of the building.

The development is therefore a sustainable proposal and is therefore acceptable in principle.

Design

Paragraph 12 of the NPPF relates to achieving Well-designed Places which states that The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities .

Policies QD6.1, QD6.2 and QD6.4 of the Watford Local Plan require all new development in the area to demonstrate the highest quality design.

The proposed design has in principle been accepted by the Council under planning permission 23/00656/FULH. While under the new proposal the pre-existing outrigger and side return will be replaced by a new extension, this will have the same form and massing as the pre-existing structure. The proposal will just ensure the extension is structurally sound and meets the environmental performance criteria required under building regulations.

The design of the proposal is therefore considered acceptable.

Heritage impacts

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 includes a general duty to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Section 16 of the NPPF relates to 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199).

Policy HE7.1 and HE7.2 of the Local Plan relates to heritage assets. They require any new development to ensure there is no harm to the heritage significance of conservation areas, but instead to take opportunities to preserve and enhance the character of the area.

As noted above, the principle of the development and its impact on the Conservation Area has been considered appropriate under planning application reference 23/00656/FULH. The demolition and reconstruction of the outrigger and rear extension will have a negligible impact on the character of the conservation area. This structure is located to the rear of the property, and the replacement structure will near match the original form and massing of the pre-existing outrigger and side return. The new extension will be constructed of high quality materials and will preserve the original character of the dwelling as far as possible. The new proposal should continue to be seen to preserve and enhance the character and appearance of the host dwelling and the conservation area.

In summary, the proposal is considered acceptable in terms of impact on the heritage assets.

Conclusion

Following a review of the proposals applicable policy and material considerations it is of our view that the development is in conformity with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPPF.