

61 Hatfield Road, Potters Bar, EN6 1HS

Design Statement



Introduction

The purpose of this document is to support a householder planning application for proposed refurbishment and extension works to No 61 Hatfield Road. This document is to be read in conjunction with the attached existing and proposed drawing pack.

Responses to Pre-application (23/0049/PA) comments :

A pre-application was submitted to Hertsmere council and was acknowledged by the council on 25/05/2023. The Council's comments were returned on 13/06/2023. Please see below our responses to outstanding issues as raised in the pre-app and addressed as part of this householder planning application.

1. The use of white render is considered to be positive as it would match the existing property. However, the metal framed glass door and 'side light' – black is considered to add visual clutter to the dwelling and proposed forward extension. This should be changed to a less visually harsh door – a similar style to no.63 should be explored. A front window which is similar to the existing first floor front window (although should be slightly smaller) should be included to remove the blank façade of the front extension.

Architect's response : Please see attached drawing GA 010A, door size has been reduced, frame colour has been changed to off-white and the door design has been simplified and now broadly matches the design of no 63 as suggested. In addition we propose a new front window as per the above comments. This window matches the width of the proposed first floor window and the height of the adjacent bay window on ground floor.

2. "The roof form would be pitched to reflect the existing dwelling which is positive. However, it is advised that an approx. 0.3m set down from the main ridge is proposed as part of any householder planning application submission to allow the addition to be well integrated and proportionate"

Architect's response : The design team have explored a 0.3m set-down from the main ridge of the building. However, we argue that by dropping the ridge it results in a less harmonious design overall with unnecessary complication in the profile / silhouette of the roof scape and that this strategy works against integration with the original building. In addition it results in very awkward flashing details at junctions of the existing tiled roof and lowered roof adding additional cost and added risk of water penetration for our client.

Therefore while the principle of a lower ridge to the extension roof may be in alignment with your general policy, we believe in practical terms it will not aid this development either aesthetically or technically. Therefore we propose extending the main hipped roof across at the same datum as per the pre-app submission.

3. *"There would be an approx. 0.5m high roof lantern of which would be 4m wide. Whilst to the rear, the addition is considered to be visually bulky and intrusive and must be reduced considerably as part of any future planning application. The rear doors to the extensions are considered to be acceptable despite the quantum of doors being excessive"*

Architect's response : Please see GA 010A. Width of the rear extension has been reduced considerably as per council's suggestion (reduced by 1m in width). The lantern has been replaced with flat roof lights. In addition the rear extension has been articulated into 3 bays organised around a symmetrical centre in order to break down its mass and reduce the impression of the visual bulk.

We believe the scale of the rear extension to be in proportion to the original building. In addition we have designed the rear facade of the extension to be both contemporary and in-keeping with the style of the original building with variation in texture for visual interest but consistency in colour. Glazing to the rear extension has been reduced in scope to be more proportionate to the apertures of the original building.

4. *"With regards to no.57-59 – Fiveways, this property appears to be commercial at both ground and first floor level (including roof). There are side windows facing the host site. There is no record of the adjacent property being in use as residential at upper floor level although you must investigate the internal layout of this adjacent property. If it is found that the adjacent property were to be residential at upper floor level with the side windows being of sole habitable primary purposes, reduction of the extensions might be required. However, please investigate this prior to submission of a planning application"*

Architect's response : Please see attached letter from the owner of no57-59 Fiveways confirming that the full building is currently in commercial use. Also see attached GA 010A, all proposed windows have now been removed from the proposed South Elevation facing Fiveways.

5. *"Any future scheme should include the indicative layout of the adjacent neighbours and demonstrate 45 degree compliance"*

Architect's response : See GA 007A. 45 Degree line from rear of Fiveways is not obstructed by our proposals. Our proposed rear extension breaches the 45 degree line when taken from the corner of the existing living room extension window at no 66 Hatfield Road.

However, given that this window extends almost to the boundary line of no 61 Hatfield, it would be impossible not to breach this 45 degree line with any extent of rear extension. The 45 degree line from the existing kitchen window at no 66 Hatfield is maintained as part of these proposals. Drawing your attention to the below excerpt of your planning guidance to this effect :

(Hertsmere Planning and Design Guide –Supplementary Planning Document Section E5 paragraph F) :

"Some flexibility may be acceptable where : a 45 degree line to the edge of neighbouring habitable or kitchen windows is comfortably maintained"

6. "Get in touch with provider/company in charge of the Electrical Sub-station. You should inform them of the proposed extensions"

Architect's response : We have notified the owner UKPN by email of our proposals. Please see attached email to that effect in the appendix of this document. To date we have not received an acknowledgment from UKPN.

Project context & access

61 Hatfield Road is a mid 20th century semi-detached house located at the end of a terrace of houses of a similar style and era. The property is not in a conservation area, and it is not listed. 61 Hatfield has a side extension with garage and has surface parking to the front of the house and a deep rear garden. The house has primary access via raised steps at front and secondary access to side extension and garden via accessway along boundary.

The proposed works

My clients Hugh and Clare McCann are seeking permission to demolish the existing single storey side extension / garage and front entrance canopy and to construct a new 2-storey side extension and new single storey front and rear extensions and associated internal and external works. The purpose of these proposals is to generate much needed additional bedroom, shower room and kitchen / utility space and to create a more workable relationship between the house and its generous garden at the rear. In addition, getting more natural light into the interior is a key aim of the brief.

It is proposed that a new 2-storey side extension be constructed under an extension of the existing hipped roof as this would provide the neatest solution in keeping with the character of the existing house which is based around a hipped roof with wide overhanging eaves. A similar approach has been taken nearby at 81 Norman Court (EN6 1HZ) (See page 9 of this document). We believe this to be a much more sensitive approach to the existing building than the pattern of unsightly two-storey flat roofed extensions visible along Hatfield road which detract from their original houses. New windows are proposed to the two-storey extension along West façade at first floor level.

Our proposal draws on the streamline modern-influenced curves on the front of the house with a single storey front projection which provides much needed additional internal kitchen / utility space and combines to form a covered porch. As part of these works a new set of raised steps will be constructed which also have a curved profile to tie in to the existing architecture.

At the rear a simple 3.4m deep x 7.7m wide flat roof extension is proposed. 2no new rooflights are proposed to the main roof of the house to bring much needed light into internal landings.

The choice of materials and overall façade treatment respects the character of the existing house which is based on a monochrome colour palate and adopts fine recesses in the façade render to delineate elements such as plinths. We propose to build on this existing façade language with sensitive contemporary interventions which utilise variation in texture for articulation but keep to the existing language of a largely monochrome colour palate. Dark grey window and door framing to rear extension help to provide a degree of contrast.

Relevant development patterns in the vicinity / relevant local planning history

As can be seen on pages 7-9 of this document the principles of this proposal are in alignment with the general pattern of development along this stretch of Hatfield Road which exhibits multiple two-storey side extensions, single storey front extensions and single storey rear extensions. Of particular relevance regarding the rear extension is the planning history of no 65 Hatfield Road which was granted permission for a sizable rear extension (16/2112/HSE).

Brian Murphy

Architect (MArch,Arb, MRIAI)

Director

FASCIA Architects

KEY VIEWS OF DESIGN PROPOSALS

**Proposed additions shown in yellow fill*



Proposed oblique view looking south east showing curved front projection in relation to existing curved bay windows of house



Proposed view of front new porch projection and steps to front facade.



Proposed view looking north showing front projection and side 2-storey extension. The character of wide eaves to the main roof of the house is retained.



Proposed aerial view from rear showing single storey rear extension



Proposed view from rear garden

SITE PHOTOS : DEVELOPMENT PATTERN OF PROPERTIES IN THE IMMEDIATE VICINITY OF THE SITE



Streetscape view showing no 61 Hatfield Road in the context of adjacent two-storey & one-storey side extensions and front extensions



Front view of no 66 Hatfield road showing combined side and front porch extensions



Front view of no 68 Hatfield Road showing two-storey side extension aligned with front façade of the original house and projection forward of a single storey side extension



Aerial view showing pattern of rear extension development to terrace of houses adjacent to 61 Hatfield Road



Front view of nearby no 81 Norman Court (EN6 1HZ) which has had a 2-storey side extension under an extended hipped roof and a single storey front extension with porch combined into one element. This is the general precedent which we are following for the front projection at no 61 Hatfield.

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Photographs of the existing property



Front view of no 61 Hatfield Road showing existing side extensions



Front view of house showing close-up of front door & side garage extension and access route to garden

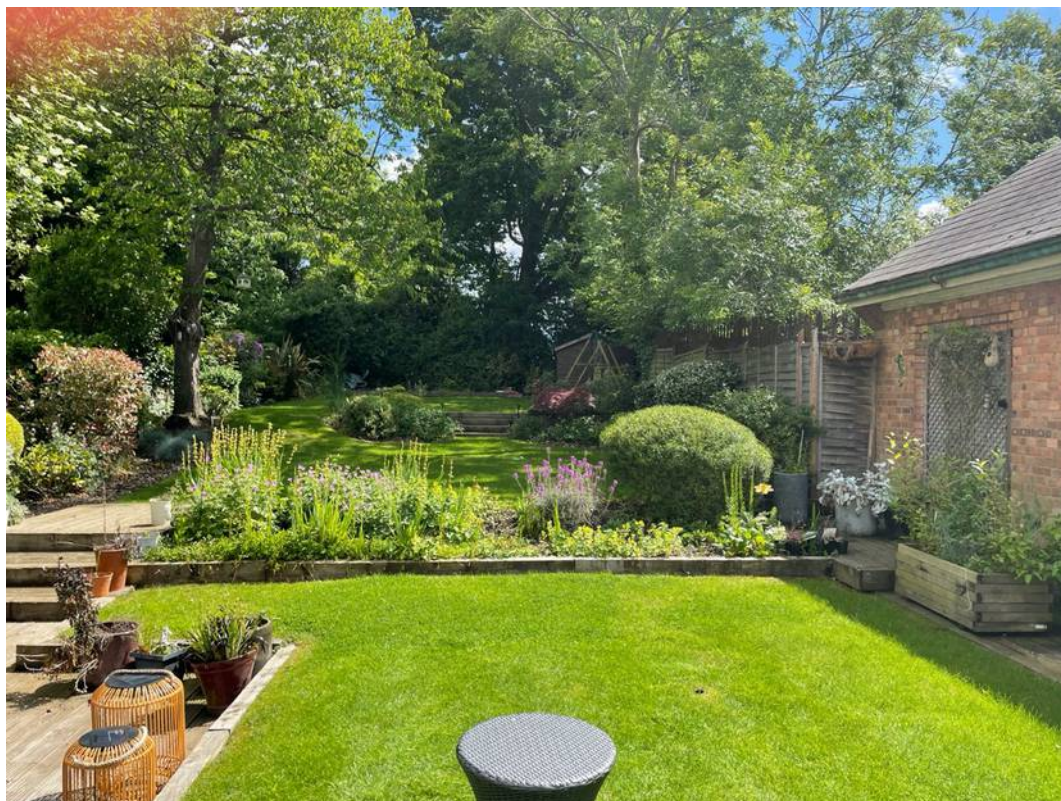


View of rear façade of house and patio



View of rear façade of house and patio

DECEMBER 2023



View of rear garden



View of front living room

DECEMBER 2023



View of rear dining room



View of kitchen

APPENDIX

Proof of notification of owner of sub-station of proposes works

Planning application for proposed rear extension adjacent to **UKPN Substation** at : Five Ways 57/59 Hatfield Road Potters Bar Herts EN6 1HS



Brian Murphy <brian@fascia-arch.com>
to consentsEnquiries, Hugh, Clare

Thu, Aug 10, 3:34 PM

Dear Madam / Sir,

We have recently put in a pre-application request for a side and rear extension at 61 Hatfield Road, Potters Bar, EN6 1HS which will sit adjacent to a **substation** which we believe is administered by your company @ Five Ways 57/59 Hatfield Road Potters Bar Herts EN6 1HS and for which we understand your company have a right of way of access via the Five ways property.

Please see attached plans which were submitted with the pre-application submission which we are now tweaking in preparation for a full planning application having received a supportive response from the council. Part of the council's feedback stipulated that we should notify you of our plans for this project - see attached excerpt from pre-app response to that effect.

Please note we are currently tweaking the design for a full planning submission based on the council's comments, however the overall principles of the project will remain as shown on the drawings. It is our intention to keep you updated on our proposals as we develop them and progress through the planning process.

We were wondering if you wouldn't mind confirming receipt of this initial consultation via email, and once we have the full planning set of drawings together, provide upon request confirmation of consultation and review of the planning pack on printed letterhead so we can submit to the council with our revised proposals? In addition any GIS information on underground cable runs out of this **substation** that you can provide at this stage would be much appreciated for our own due diligence checks on nearby underground service runs.

We look forward to hearing back from you and if you have any questions at this stage please don't hesitate to call me on the below mobile number.

Kind Regards,

Brian Murphy

Architect. MArch.ARB.MRIA

Director

FASCIA Architects

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from: **Brian Murphy** <brian@fascia-arch.com>
to: consentsEnquiries@ukpowernetworks.co.uk
cc: Hugh McCann <hughmccann1000@gmail.com>, Clare McCann <clare.mccann.cm@gmail.com>
date: Aug 10, 2023, 3:34 PM
subject: Planning application for proposed rear extension adjacent to UKPN Substation at : Five Ways 57/59 Hatfield Road Potters Bar Herts EN6 1HS
mailed-by: fascia-arch.com

DECEMBER 2023

Proof of commercial use at first floor of Fiveways



NEWMANS
Chartered Certified Accountants
and Business Advisors

Mr B Murphy
FASCIA Architects
82 Elgin Avenue
London
W9 2HB

Date: 18 August 2023
Our Ref: TJN/RC

Dear Brian,

61 Hatfield Road, Potters Bar, Hertfordshire, EN6 1HS

Further to our recent correspondence, I can confirm that our property at the address shown below is occupied for commercial use.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Tim Newman

**T J Newman FCCA
Newmans**

Registered Office: Five Ways 57/59 Hatfield Road Potters Bar Herts EN6 1HS
Telephone 01707 855000 Fax 01707 652283 e-mail accounts@srgnewmans.co.uk www.srgnewmans.co.uk

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