

# DESIGN & ACCESS/HERITAGE STATEMENT

5213/02/401

## Address

12 West Street, Hertford, SG13 8EX

## Proposal

Construction of carport in place of previously demolished double garage, erection of small garden shed and construction of area of patio within garden.

March 2024

### 1) SITE ASSESSMENT

The application site is located within both the existing built-up area and a Conservation Area, to the west of Hertford town centre.

The site is occupied by a three storey mid-terraced dwelling that has external walls constructed of yellow brick with orange-red dressings and is partly tuck-pointed. The property is topped with a gabled double pile roof clad in red clay tile, this is

concealed behind the brick parapet and there is a tall red brick chimney to the eastern gable end. Vehicle access to the rear of said property is via a covered passageway that actually falls under the ownership of 14 West Street.

The property is Grade II listed, the list entry for which is set out below:

### **List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 12 West Street

County: Hertfordshire

District: East Hertfordshire

Parish: Hertford

Grade: II

Date first listed: 10 February 1950

House. Mid C18, with mid C19 rear wing. Yellow brick, Flemish bond, with orange-red dressings, partly tuck-pointed. Rear wing of red brick, old tiled roof beyond parapet with stone coping. Tall red brick chimney at right (east) with band and orange clay pots, hipped slated roof to rear wing, which lies partly behind No.10 to east. 3-bay front with side entry, and tunnel at far left (west) giving access to rear garden; 4 bay rear facade partly overlaid at left (east) by rear wing.

EXTERIOR: 3 storeys and basement, with 2-storey rear wing. First floor has 3 nearly flush-set 12-pane sash windows with architrave surrounds under red brick rubbed flat arches, above which is plat band at second-floor level. Second floor with 3 squatter proportioned 12-pane sashes, with moulded red brick cornice above red brick rubbed flat arches. Ground floor has two 12-pane sashes, centre and right, with plat band above flat arches. Left-hand bay has 6 fielded panelled door with ogee traceried Gothick fanlight above, panelled reveals, panelled pilasters with cut profiled consoles supporting cornice hood. At far left is side door to tunnel, 4 panels, architrave frame, with red rubbed brick flat arch above. Full height red brick quoins to jambs of all windows.

Rear elevation in red brick, with segmental arched brick window heads; rear wing with C19 sashes, and French windows.

Single storey timber-framed washhouse with pantiled roof, with fireplace and pump inside.

INTERIOR: dining Room, ground floor rear with C18 moulded wood cornice, triple sash windows with shutters, panelled dado; Drawing Room in rear wing has mid C19 plaster cornice with scotia moulding, bead, Acanthus flower cove and roll, scroll with honeysuckle band, white marble fire surround with Tuscan pilasters. Dogleg plan newel staircase, closed string, with stick balusters and moulded handrail; back stair of similar construction, with access door 2 panel, raised and fielded. First floor has raised and fielded 4-panel doors, landing and 2 rooms with moulded wood cornices, east front bedroom with C19 plaster cornice, shutter boxes with panelling below, C19 white marble fire surround with cast-iron grate. Attics have 2 panel doors with H-hinges in broad architrave frames; moulded wood cornice in large front attic.

Basement

with dogleg stair access, front room with kitchen range. 3 cellars below C19 rear wing with red brick floors. Roof has some riven rafters with thin ridge board. Collars support side purlins.

(Forrester H: Timber-framed buildings in Hertford and Ware: Hitchin: 1964-: 26).

Listing NGR: TL 32362 12337

A gazebo located within the garden is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest:

Name: Riverside Gazebo in rear garden of number 12, West Street

County: Hertfordshire

District: East Hertfordshire

Parish: Hertford

Grade: II

Date first listed: 9th September 1996

Gazebo, on bank of River Lea, in rear garden of No.12 West Street (qv). Early/mid C19. Octagonal plan. EXTERIOR: single storey, flint faced walls with red brick quoins,

thatched roof, half glazed narrow 2 leaf doors, arched windows. INTERIOR: has vaulted plaster ceiling, and boarded dado around walls.

Listing NGR: TL3230912379

## 2) PLANNING HISTORY

Planning permissions:

3/09/0768/LB - 10<sup>th</sup> July 2009

Form internal openings, move bedroom doorways, remove partitions, fireplace and surrounds and 1 no. replacement window.

Status – Approved and completed.

3/21/1084/LBC – 26<sup>th</sup> January 2022

Demolition of section of wall.

Status – Approved

3/21/1083/HH - 26<sup>th</sup> January 2022

Application Ref: Demolition of garage and wall. Replacement garage with room over and external steps.

Status – Approved

3/22/1242/LBC – 2<sup>nd</sup> February 2023

Application Ref: Demolition of outbuilding. Extension of basement to create habitable room incorporating skylights and sunken garden with creation of internal and external steps and erection of outbuilding.

Status – Approved

3/22/1241/HH - 2<sup>nd</sup> February 2023

Application Ref: Demolition of outbuilding. Extension of basement to create habitable room incorporating skylights and sunken garden with creation of internal and external steps and erection of outbuilding.

Status - Approved

2.1 Adjacent permissions of interest

**14 West Street**

3/22/2568/LBC – 21<sup>st</sup> February 2023

Replacement of centre opening timber gates, demolition of masonry piers and installation of new steel work to covered passageway.

14 West Street Hertford Hertfordshire SG13 8EX

Status - Approved

### **3) PROPOSAL**

This application comprises of the following:

1. Construction of new open sided carport in place of previously demolished double garage.
2. Erection of small garden shed adjacent to carport
3. Area of patio to garden area.

### **4) PLANNING POLICY**

#### National Policy

The National Planning Policy Framework (NPPF) 2019 sets out a presumption in favour of sustainable development. Sections 12 and 16 of the NPPF are of particular relevance in this case as they relate to achieving well-designed places and conserving/enhancing the historic environment.

## Local Policy

The relevant planning policies of the adopted East Herts District Plan 2018 are considered to be:

- DES4 – Design of Development
- HA4 – Conservation Areas
- HA7 – Listed Buildings

## 5) DESIGN

### **a. Use & Amount**

The existing residential use of the application property would not change as a result of this proposal

### **b. Layout, scale and appearance**

Previous planning consent 3/21/1083/HH allowed for the demolition of the existing prefabricated concrete garage and the construction of a detached 2 storey garage building with room over on an adjacent part of the garden. Our client has decided against the construction of said structure, but has completed the demolition of the original double garage, which was in a very poor state of repair. The only remaining feature of this garage was the ground bearing slab on which it was built.

Having removed the garage some form of protection of vehicles parked in this located was considered vital due to both leaves and sticky residue falling from adjacent trees. The solution opted for was the construction of a free standing open sided carport.

Constructed from treated timber sections to form an open sided mono pitch structure the timber frame is fixed down to the existing concrete slab via a series of galvanised steel mounting plates. The rear elevation of said carport is partially infilled with a timber screen made up of vertically orientated boards.

The carport sits lower than the previous garage, with said garage standing 3.2m at its ridge (based on previously submitted and approved survey drawings of said garage planning ref 3/21/1083/HH) and the new carport standing at 2.8m at its highest point. The majority of the footprint of the carport is made up of the existing slab that the previous garage stood on, this has been enlarged on two sides to accommodate the specific proportions of the carport and provide a limited area of hard standing for the storage of wheelie bins.

Adjacent to the carport is an area that had previously been used as a compost heap, this has now been repurposed with the removal of said heap and the positioning of a small timber garden shed in its place. This modest structure measures 3m x 3.6m with double doors to one end and is 2.35m high at the ridge. The shed neatly sits in the place of the previous compost heap and is not connected to the adjacent listed boundary wall.

The garden of 12 West Street extends from the back of the house right down the River Lea. On the river frontage sits another listed structure namely an octagonal shaped Gazebo ref TL3230912379, the garden immediately around said structure is made up of lawn and a small area of gravel. In order to maximise the use of this area of the garden a small area of patio has been constructed. Measuring approx. 7.6m by 3m, this slightly raised area of patio (raised by 150mm) sits 11.2m away from the existing listed gazebo. Comprising of paving slabs laid on a compacted gravel sub base, this area currently accommodates an array of garden and BBQ equipment including a demountable aluminium gazebo. Due to its low profile and distance away from the octagonal gazebo this new element of landscaping has very little noticeable impact on the setting of the listed structure.

12 West street is the much-loved home of our client, who with a growing family are seeking to enhance their home by introducing carefully considered interventions, whilst preserving and restoring as much of the historical fabric as possible.

## **6) ACCESS ELEMENT**

The proposal would not create any access issues.

## **8) CONCLUSION**

Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above-mentioned policies contained within the adopted East Herts District Plan 2018 and the principles set out in the National Planning Policy Framework 2019 and on this basis full planning permission should be granted accordingly.