

# Design Spec

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## Design & Access Statement

Cherry Tree Cottage, Long Lane, Bovington,  
Hemel Hempstead, Herts HP3 ONE

9th April 2024



# Contents

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## Design & Access Statement

Proposed first floor extension on existing footprint, single-storey rear and side extensions, garage conversion and erection of new front porch.

**Cherry Tree Cottage, Long Lane, Bovington, Hemel Hempstead, Herts HP3 0NE**



## Local Area

### Location Map



Long Lane is located on the periphery of Bovington, with the Cherry Tree Cottage approximately one mile south of the centre of the village.

The application site is situated to the south of Long Lane Bovington. The site is not located within Flood Zone 2 or 3 nor within a Conservation Area, nor is there a Listed Building adjacent to the site. The site is located within the Metropolitan Green Belt.

As with many properties within the area, the dwelling benefits from a large rear garden with parking to the side/front. All existing parking will be successfully maintained within our proposal

## Site Photographs



Cherry Tree Cottage HP3 ONE - Front View



Cherry Tree Cottage HP3 ONE - Rear View

## Additional Photos



# Site Analysis

## Site Location Plan



The immediate site upon which the application is based is at Cherry Tree Cottage and comprises a single-storey bungalow.

The application site is situated at Cherry Tree Cottage, Long Lane, Bovingdon, Hemel Hempstead, Herts HP3 ONE. The existing bungalow is typical of dwellings within the immediate vicinity, we have specifically chosen our proposal in order to stay in keeping with the street scene.

As with many properties within the area, the dwelling benefits from a large rear garden with parking to the front. All existing parking will be successfully maintained within our proposal.

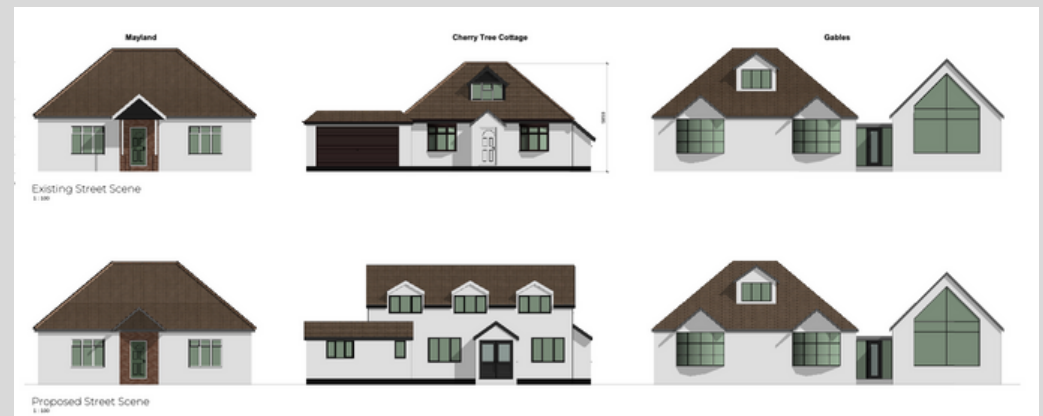
# Planning Constraints

The Site is located within Metropolitan Green Belt. The key challenge in development of this site is associated with its location in the Green Belt.

Any planning application needs to justify the impact of the development on the openness of the Green Belt.

With this in mind, we have proposed a design which remains within the existing roofing line. This has ensured that the new dwelling is not out of keeping and significantly larger than the surrounding dwellings in the green belt.

To assist with this application, we have also created a street scene plan to represent the height differences between the neighbouring dwellings. Please see below as reference:



## Design Principles



The design has been based on the following principles; A domestic extension to update and modernise a tired residential building. To ensure that facing materials in colour and form respect the local surrounding development, using render, with new glazing to match the existing property. The main aim of the new extension would be to brighten the current home that is seen to be very dark. Considering this, the new proposal would allow our clients to find a lot more comfort in their own home and will future-proof the home for many years to come. Our proposal embraces the use of bi-fold doors and lantern roof lights in order to create the bright and airy atmosphere that Cherry Tree Cottage is currently lacking.

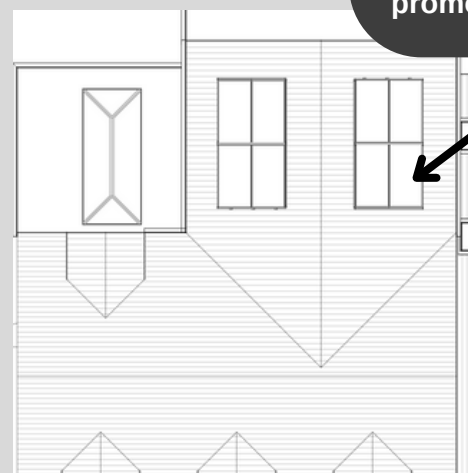
## Proposals

The proposal is to construct a new domestic first floor extension. The design is to stay matching with the existing building by retaining as much of the existing structure as possible. The existing footprint of the site will not be considerably altered.

The new first floor extension has been designed as a half-storey. This has allowed for the much needed bedroom and bathroom space our clients require. The proposed frontage would remain very traditional through the front dormers. This is a very common theme along the street scene.

The proposal includes works to modernise the home that is currently dark, dull and in a state of disrepair. The proposal would allow a brighter and overall happier environment for our clients children to grow up in. The plot in which Cherry Tree Cottage is situated in is of a larger scale and therefore we will be not be harming the land surround the home.

The existing building has been built using masonry load-bearing construction. It is faced in render with concrete roof tiles to a hipped roof.



**Proposed solar panels to promote energy efficiency.**

## Neighbouring Applications

Following our recent Planning Application, we have now scaled back the proposal to provide a more traditional design, which stays in line with the existing roof line. Similar proposals to this have been approved within the surrounding area.

Below is an example of a similar concept approved on Water Lane (White Lilacs) - Dacorum Council Planning Portal Reference: **23/00333/UPA**



This application had sought out permission for a new first floor at the site. Unlike our proposal at Cherry Tree Cottage, this application sought out additional height to the existing dwelling.

At Cherry Tree Cottage, we have proposed a design which remains within the existing roofline. The property will remain as a 1.5 storey dwelling, which will only upgrade the amount of space at first floor level.

## Proposals Continued



The height of the proposed dwelling would not cause any harm or overlooking to the neighbouring dwellings. We have made a conscious effort to ensure this does not affect the natural light or privacy of their neighbours.

The proposed single-storey extensions will also provide the much needed kitchen, dining and living space our client require to live comfortably. We have also proposed a minimal infill extension to provide sufficient living space for the proposed annexe. This will remain ancillary to the main dwelling. This annexe will provide accommodation for our clients elderly parents.

To provide additional storage, and to stay in keeping with the neighbouring dwellings. We have looked to extend the existing porch. This will also provide more character to the existing frontage whilst also providing additional security for the main dwelling.

# Neighbouring Dwellings



As pictured below on the ordnance survey maps, the housing line along Long Lane steps back between each property, and due to it's sitting on the plot, would not detriment the neighbouring properties. Which we will also make a conscious effort to ensure they are happy with the works to the property.



# Client Statement

We are requesting planning for an extension to our new house; Cherry Tree Cottage, Long Lane, Bovington, Hemel Hempstead, Herts HP3 0NE. We purchased Cherry Tree cottage in December 2022 with the intention that it is to be our long-term family home with our two young children. The house has a family feel in a lovely location. However, it has not been modernised since the mid-1980s and has not been maintained over the years, the current design is poorly implemented, and it will not meet our needs as our children grow older.

The properties on Long Lane are varied with 1970 detached houses, Victorian terraced cottages and large individual detached properties. Our house sits between two similar height properties – Maylands and Little Gables. Our design is sensitive to the properties of our immediate neighbours either side, maintaining a ridge height no higher than the property called Maylands.

Our priorities for the work are to:

1. Reconfigure the ground floor to accommodate the needs of modern family life and multi-generational living.
2. Modifications to roof to accommodate additional loft rooms to create enough space for growing children.
3. Improve building energy efficiency and energy performance of the property.

## Reconfigure the ground floor

Due to the poor ground floor configuration, the house is very dark in most rooms. This results in the need to use lights during the day, even during the summer months.

We plan to re-organise the ground floor rooms, adding roof lights to the main living areas to allow light into the other areas of the ground floor. The design includes living accommodation for our mother/grandmother. This will free up a home for another family in Dacorum once she is able to move in with us.

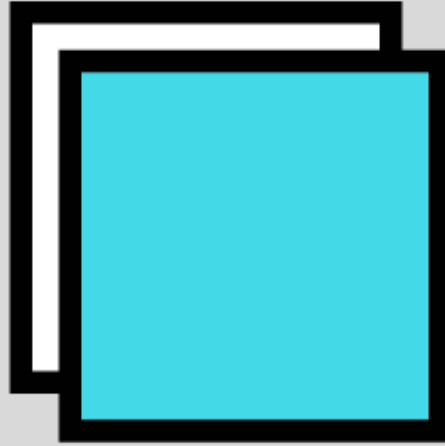
## Modifications to roof to accommodate loft rooms

The existing loft conversion was poorly converted in the 1980s and lacks space and head height. The extended loft conversion will feature a master bedroom with ensuite, a family bathroom, a utility room and two additional good-sized bedrooms suitable for our children as they become teens.

## Improve building energy efficiency

The house is currently poorly insulated and features wooden window frames with glazing with very poor U-Values. We will look to improve the energy performance of the house with full insulation and modern energy efficient windows. For our energy provision we will look to install solar panels and a heat pump.





# Design Spec

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