

HERITAGE STATEMENT FOR

PART TWO-STOREY AND PART SINGLE-STOREY REAR EXTENSIONS AT

KINGS ROAD DENTAL PRACTICE 22 KINGS ROAD, BERKHAMSTED, HERTS, HP4 3BD

No. 22 Kings Road is located within a Conservation Area and forms the end of a Victorian Terrace of residential properties. At some point, No. 22 has been converted to form the current Dental Practice. The original layout has been adapted over time with small extensions, at ground and first floor levels to the rear, and alterations to parts of the interior. What would have been the rear garden is now a car park for the Practice with access off Clarence Road, which runs alongside the side elevation of the property.

The previous changes to the building have produced a haphazard appearance with a mixture of window styles, pitched and flat roof areas, at both ground and first floor level, and a prominent external steel staircase from ground level to a first-floor rear entrance. There is also a lean-to timber external store between the existing building and the edge of the rear car parking area.

A proposed two-storey extension to the existing two-storey outrigger will extend to the edge of the car park and have a dual pitched roof with the same eaves height as the existing outrigger. The new dual pitched roof will extend back over the existing outrigger to replace the existing part flat roof and part pitched roof sections and make the whole outrigger more in keeping with the dual pitched roofs on other outriggers in the area.

In the recess between the outriggers to this property and No. 24 Kings Road, will be added a two-storey extension with a dual pitched roof to match adjacent roofs. This extension will be set back the same distance from the end of the extended outrigger as the current setback, from the end of the current outrigger; this will maintain the same depth of recess at first floor level. At ground floor level a single-storey extension will extend to the edge of the car park and have a flat roof to reduce the visual impact of the infill.

The existing rear wall of this property, the adjoining property, and others in the terrace, is white painted render. The same finish is proposed for the rear walls to the extensions with facing brickwork on the new section of wall facing Clarence Road to match and marry into the facing brickwork along that elevation.

The windows in the new extensions will be white painted timber vertical sliding sashes to reflect the design of the original windows on this building and other properties in the area. It should be noted that replacement windows, both on other elevations of this property, and on other properties in the area, have not always followed the original vertical sliding sash style or choice of material.

The new pitched roofs would be finished in slate to match the natural slates on the main roof of the property and in keeping with the other pitched roofs in the area. The lower flat roof would be finished in black EPDM waterproof membrane.

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