

**Design and Access Statement
Planning Application
April 2024**

Jade House
Common Lane
Letchmore Heath
WD25 8EQ



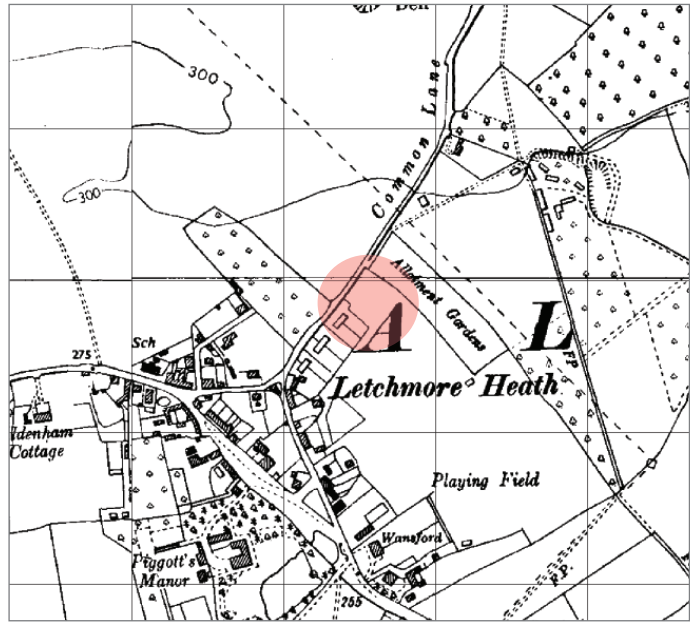
Aerial photo of site

1.0 Introduction

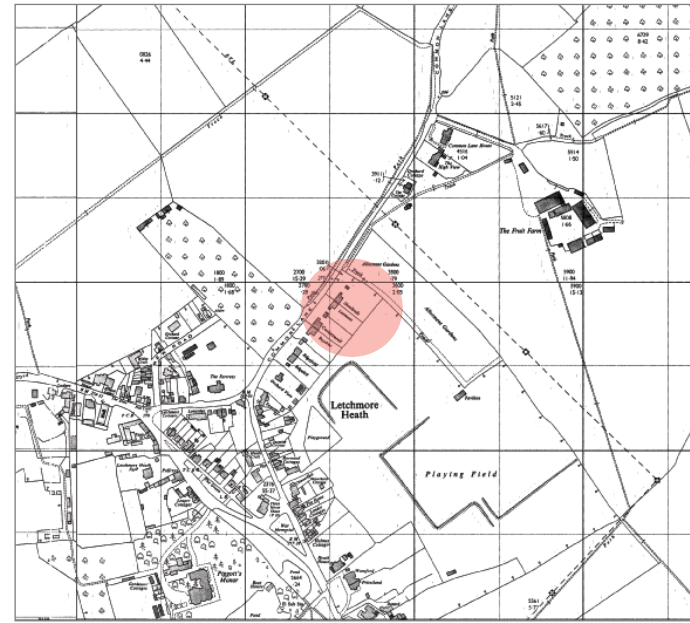
This Design and Access Statement report supports the planning application for a new build detached family house for Mr. & Mrs. Levenstein, to replace the existing 'Jade House' property on Common Lane, Letchmore Heath, WD25 8EQ.

The report includes an assessment of the site context and planning issues, together with drawings and photographs to describe the existing house. The following sections describe the proposed design of the replacement house and diagrams to highlight the improvements to the setting of the new house in relation to the Green Belt in particular, and the contribution to the quality of the wider context.

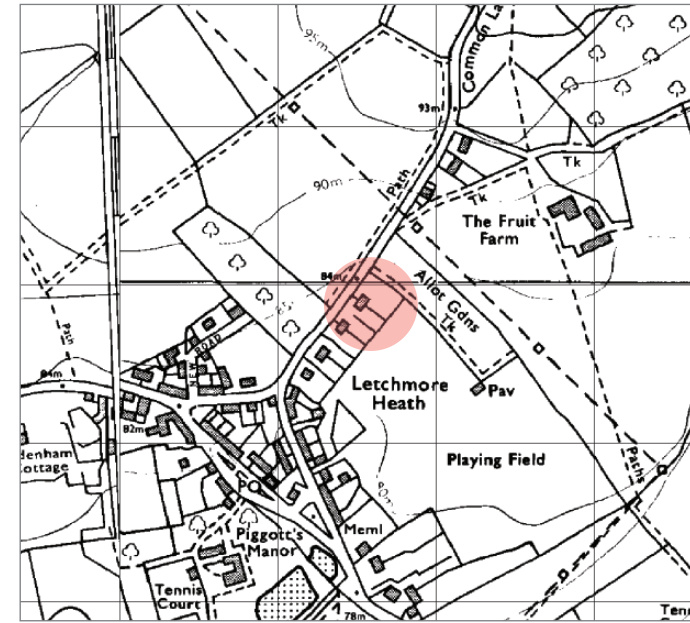
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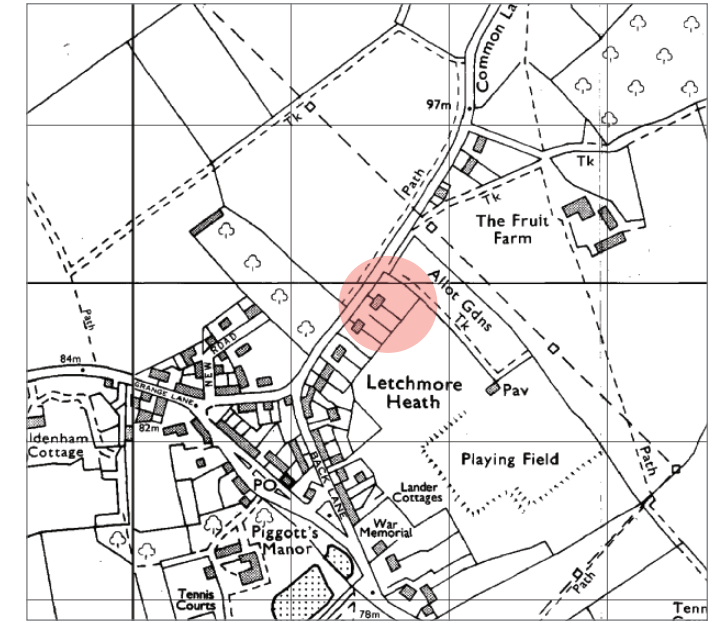
OS Map 1960-61



OS Map 1970



OS Map 1973-75



OS Map 1990-91



2.0 Letchmore Heath - Village

Letchmore Heath lies to the east of Watford, west of Radlett, and south west of Aldenham, in Hertfordshire. It is a charming village of around 150 houses, village green, village pond and a pub (the Three Horseshoes) situated on the north side of the green. The name Letchmore is derived from the Old Saxon 'leche mere' meaning muddy pond. The present pond is located to the south of the village green.

Top row (left to right)

OS Map	1960-61
OS Map	1970
OS Map	1973-75
OS Map	1990-91

Left

Aerial photograph (Jade House site outlined in red)
 The Green, Letchmore Heath (top)
 Street scene, Letchmore Heath (bottom)



2.0 Letchmore Heath - The Green

Top row

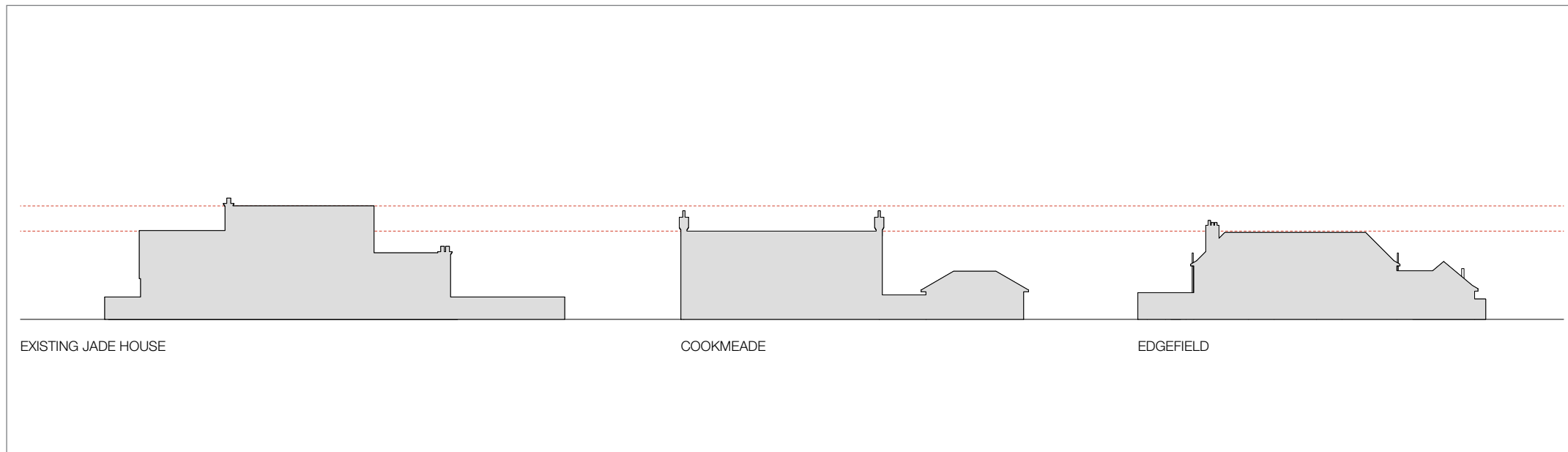
Various views of the village green, Letchmore Heath

Aerial Photo of Letchmore Heath (above). Jade House is located on a site (edged in red) to the north eastern edge of the village, off Common Lane.

Middle and bottom rows

Variety of village houses in the centre of Letchmore Heath





2.0 Common Lane

Common Lane is a narrow country lane edged with thick hedges, connecting the village of Letchmore Heath to the south west area of the nearby town of Radlett.

Jade House is the last property in a linear row of large detached family houses, each with substantial gardens facing south onto the school playing fields, and is accessed off Common Lane. Jade House is a modern three storey house, constructed in the 1980's by a builder/developer who subsequently constructed 'Cookmeade' next to Jade House, and then 'Edgefield' next to 'Cookmeade'.

The block outline street elevation to the top left shows that Jade House is significantly higher than both 'Cookmeade' and 'Edgefield', which are two storey houses.

'Cookmeade' occupies a rectangular footprint on the site, whilst 'Edgefield' has an L-shaped footprint with a leg set back a few metres from Common Lane.



Top Row (left to right)

Common Lane elevation showing outlines of existing buildings
Elevation key on aerial photo

Middle Row (left to right)

View northeast along Common Lane towards the entrance to Jade House
View east from Common Lane towards 'Cookmeade'
View east from Common Lane towards 'Orchard View'

Bottom Row (left to right)

View east from Common Lane towards Jade House
View southeast from Common Lane towards 'Edgefield'
View south along Common Lane towards the wooded area and entrance to the allotments



2.0 Local Vernacular and Materials

Residential buildings are typically constructed using traditional materials such as brick and timber boarding, with brick left fair-faced or painted. Some buildings are faced with render or stucco. Roofs are predominantly traditional duo-pitch roofs with tiles of varying types, articulated with dormer windows, hip gables, and stepping roof forms creating informal roofscapes and building silhouettes and massing.

Left column (top to bottom)

Render / stucco facade
Brick terraces facing The Green
White painted brickwork

Middle column (top to bottom)

Render and stained timber boarding
Brick terraces
Cream painted render

Right column (top to bottom)

Brick and timber weatherboarding to traditional vernacular barns
Windowless Brindle brick wall and variety of roofs
Composition of pitched roofs

Above

Aerial photo with Jade House site marked in red





2.0 Local Vernacular and Materials

The choice of materials and architectural precedents for the proposed new house have been informed by the local vernacular found in Letchmore Heath and the surrounding area.

The village includes a variety of architectural styles and materials, one could say sit within traditional vernacular English stylistic traditions, which justify the classification of the Letchmore Heath Conservation Area. Some properties from the mid 20th century to early 21st century have attempted to replicate these vernacular style cues to varying degrees of success. The attention to detailing, quality of materials, or the proportioning, massing and elevational composition tend to feature in the less successful outcomes. The older vernacular buildings tend to be located in the centre of the village, with more recent modern homes found along the northern leg of Common Lane. Jade House is the last plot of properties in Letchmore Heath on Common Lane, and this context is noteworthy as the plot is not located near to any listed buildings or properties of historic or architectural value. The majority of properties in the village are domestic residential buildings.

Properties typically feature duo pitch roofs, with gable ends, hipped roofs, dormer windows, and roof line silhouettes often articulated with chimney stacks. Properties tend to have a degree of complexity to their massing and roofscape, in contrast to singular overly large forms with a single roof section extruded throughout their full length. The exception is agricultural barn-like structures which tend towards simpler roof forms for sound practical reasons. Roof materials are typically clay or slate tiles.

The predominant building materials are brick and timber, with some examples of painted brickwork, and stucco or render. Brick colours vary from light buff sandstone browns, to darker sandstone browns, through to richer russets and reds. There are examples where brick colours are mixed to highlight corners or sides of entrance doors and windows, and arched or flat window heads. Dark stained timber boarding is evident, either as timber-framed structure, or as cladding to a gable end, and barn cladding.

Windows are typically characterised by a traditional 'hole in wall' proportion of window to wall area, where there is proportionately rather more wall than window. Projecting bay windows at ground and first floor levels are commonly found. Individual window apertures are not excessively large, other than within projecting bay windows. The composition of windows in walls is typically rational and organised, often stacked vertically, but not always contrived into a forced symmetry or formality. Windows are found centred on gable ends, above or below projecting bays windows. Windows tend to include simple opening lights, with glass pane sizes typical of the technical and cost limitations determined by glass manufacturing in the relevant period. Recent changes in summer temperatures and climate predictions are leading to requirements for secure ventilation in new homes for cross-ventilation and night time purging to cool homes, which require integration.