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Design and Access Statement

Project Title:

Land At Hall Farm Homefield Lane Langley Hertfordshire SG4 7PN

Project Description:

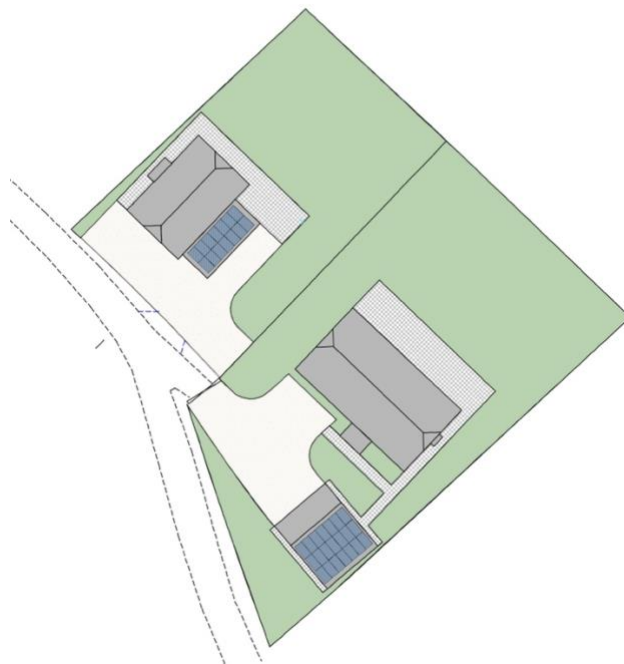
Proposal of 2 new build developments

Applicant:

Bruv Neave

Architectural Designers:

RD Designs and Partners Ltd.



Contents

1. Introduction
2. Site context
3. Design Considerations
4. Sustainability Features
5. Access
6. Landscaping & Boundaries
7. Conclusion

1. Introduction:

This statement supports a planning application for the construction of two detached dwellings with garaging on a plot in Langley, Hertfordshire. The design incorporates careful attention to the rural character of the area, the needs of future residents, and modern sustainability principles.

2. Site Context:

The site is located within a residential area characterized by varied architectural styles. The design of the two proposed dwellings seeks to blend with the surrounding environment while maintaining the necessary separation to preserve countryside views.



Image 1: google earth birdseye view of the land in question

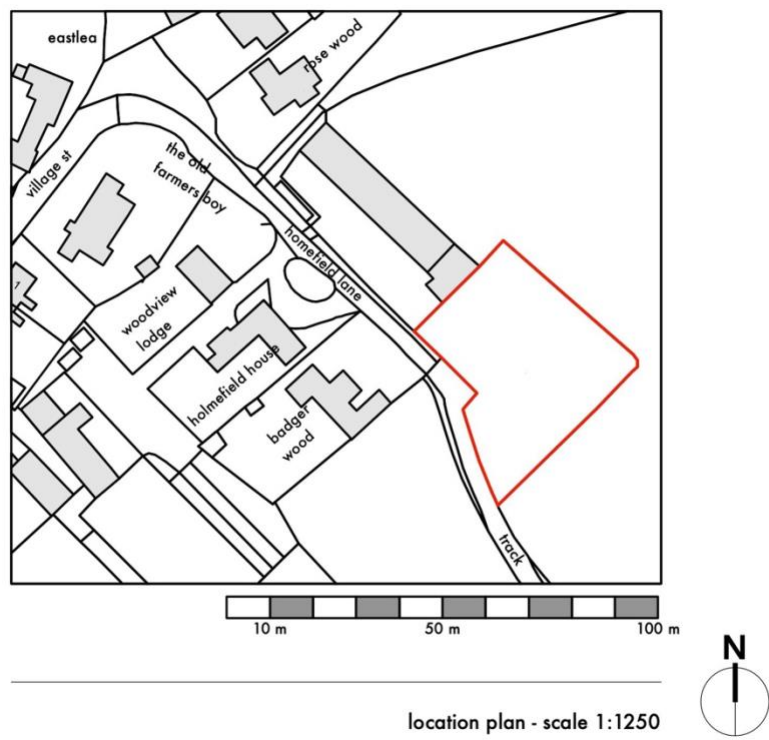


Image 2: location plan submitted on drawing P-005



Image 3: badger wood property opposite the proposed development from street view



Image 4: woodview lodge (right) & holmefield lane from street view



Image 5 & 6: neighbouring barns as view by street view

3. Design Considerations:

Plot A:

Size: 175m² (including 52m² detached garage)

Bedrooms: 4

Materials:

Walls: Red facing brick with cream flint infill

Windows & Doors: White uPVC heritage-style casement windows, oak front door

Roofing: Grey slate tiles

The design features south-facing roofs to optimize solar gain.



Image 7: red facing brick and cream flint detailing style we are looking to achieve.



Image 8: White uPVC heritage-style casement windows to be applied to both PLOT A & B

Plot B:

Size: 94m²

Bedrooms: 4

Materials:

Walls: Red facing brick (lower half), red wall-hanging tiles (upper half) with detailing as per image 9 below.

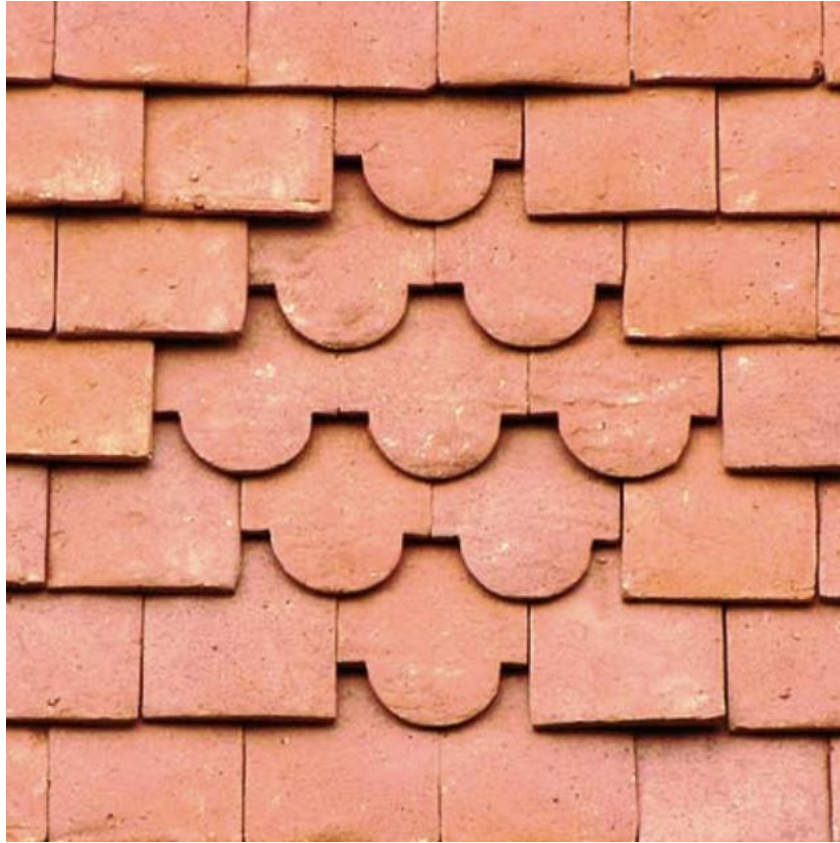


Image 9: red wall-hanging tiles (upper half) with detailing

Windows & Doors: White uPVC heritage-style casement windows, oak front door

Roofing: Photovoltaic tiles to south face roof and grey slate tiles to the rest.

Plot B also incorporates solar panels to support sustainable living as well as air source heat pump.



Image 10: Street scene proposals of PLOT A & B from homefield lane as per drawing P-004

4. Sustainability Features:

Both dwellings have been designed with energy efficiency in mind, incorporating solar panels (21 panels on Plot A's garage, 14 on Plot B's), battery storage, air source heat pumps, electric vehicle (EV) charging points, and cycle parking. Photovoltaic tiles to the south side roof of PLOT B to be incorporated also. These features aim to minimize the carbon footprint and reduce energy consumption.

5. Access:

Vehicular Access: Two gated access points are provided, one for each plot.

Plot A: Retains the existing access.

Plot B: Features a new, separate access facing the street.

Parking: Each plot is provided with 4 off-street parking spaces to ensure sufficient parking provision.



Image 11: Block plan showing entrances to both plots

6. Landscaping and Boundaries:

The design maintains a respectful distance between the two properties to preserve open countryside views. Post and rail fencing with hedge planting will ensure privacy while complementing the rural setting.



Image 12: Post and rail fencing proposal with hedging

7. Conclusion:

The proposed design of the two detached dwellings is considerate of the surrounding rural context and residential character of the area. The incorporation of modern sustainability measures, careful material choices, and sensitive design ensures that the development meets the needs of future residents while maintaining the integrity of the local environment.