

DESIGN AND ACCESS STATEMENT

**To accompany application under Town & Country Planning
at Land adjacent to Gosmore End House, Hitchin Road, Gosmore**

N.H.C.

19 MAR 2026

NORTHGATE

The Proposal

The proposal is to erect a single detached four bedroom dwelling.

The Site

The site is an enclosed parcel of land adjacent to Gosmore End House in the centre of Gosmore village. There are established fences and hedges to all four boundaries. There is an existing vehicular access onto a shared access road which exits onto the public highway. There is a substantial existing double garage which would serve the proposed dwelling. An existing substantial outbuilding would serve as a cycle and garden store.

Justification

The site is totally enclosed with mature hedging. A dwelling would sit comfortably within the site with little impact on immediate surroundings. It would be in a sustainable location.

The Design

A traditional design is proposed which would include true sash windows set within reveals to allow for stone sub-cills, cut brick arched lintels, stone banding, dentil detailing at eaves level and timber pediments. A steep pitched roof will align with the pitch of the adjoining extant dwelling.

The Layout

The layout provides for comfortable four bedroom family accommodation with the ground floor arranged for easy disabled access. The dwelling would be located centrally within its site.

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Materials

The roof would be of plain brown clay tiles. The walls would be of soft red brickwork above a raised brick plinth with areas of colour-washed render. Banding and columns would be of Portland stone. Rainwater goods would be aluminium matt black finish. Gabled pediments would be painted timber.

Landscaping

The existing hedge boundaries would be retained with additional hedging to the rear boundary. The two over mature Plane trees would be retained and protective fencing provided during construction works. There are areas of native shrub and tree planting proposed for the front of the site.

Ecology

Built-in nest boxes are proposed for all elevations. Bat and bird boxes would be located in both the London Plane trees. Proposed tree and shrub planting would be with indigenous species.

Parking and Access

There is an established vehicular access onto Hitchin Road. There is an existing double garage with proposed parking for a further four vehicles which can enter and exit the site comfortably in forward gear. An E.V. point would be located on the existing garage. The existing outbuilding can accommodate several cycles and a visitor rack would be located externally.