

DESIGN AND ACCESS STATEMENT

Land at High Street, Graveley

August 2026



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PLEASE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:

- 2321_YPUK_P001 - Site Location Plan
- 2321_YPUK_P002(A) - Existing Block Plan - P2
- 2321_YPUK_P002(B) - Proposed Block Plan - P2
- 2321_YPUK_P005 - Proposed Floor Plans - P3
- 2321_YPUK_P006(A) - Proposed Elevations - P2
- 2321_YPUK_P006(B) - Proposed Section - P2

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INTRODUCTION

This Design and Access Statement has been prepared by Your Plans UK on behalf of the client, Mark Harniman. It provides a detailed overview of the proposal.

This document has been prepared to accompany a full Planning Application with North Hertfordshire Council following a Pre-Application (25/03178/PRE).

The application will highlight how the proposed 1B2P dwelling is the best use of the currently vacant site and includes detailed plans of the property.

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SITE LOCATION & CONTEXT

LOCATION

Graveley is a small historic village and civil parish in North Hertfordshire, England. It is located 2 miles north of Stevenage and 4 miles east of Hitchin.

CONTEXT

The village has a distinct rural feel, surrounded by green belt land and farmland. Some key landmarks include, St Mary's Church, the George and Dragon and Waggon and Horses pubs.

SITE

The development site is a vacant stretch of land between no.14 and no.12 High Street, which has been recently cleared.



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Site Location Plan



SITE PHOTOGRAPHS

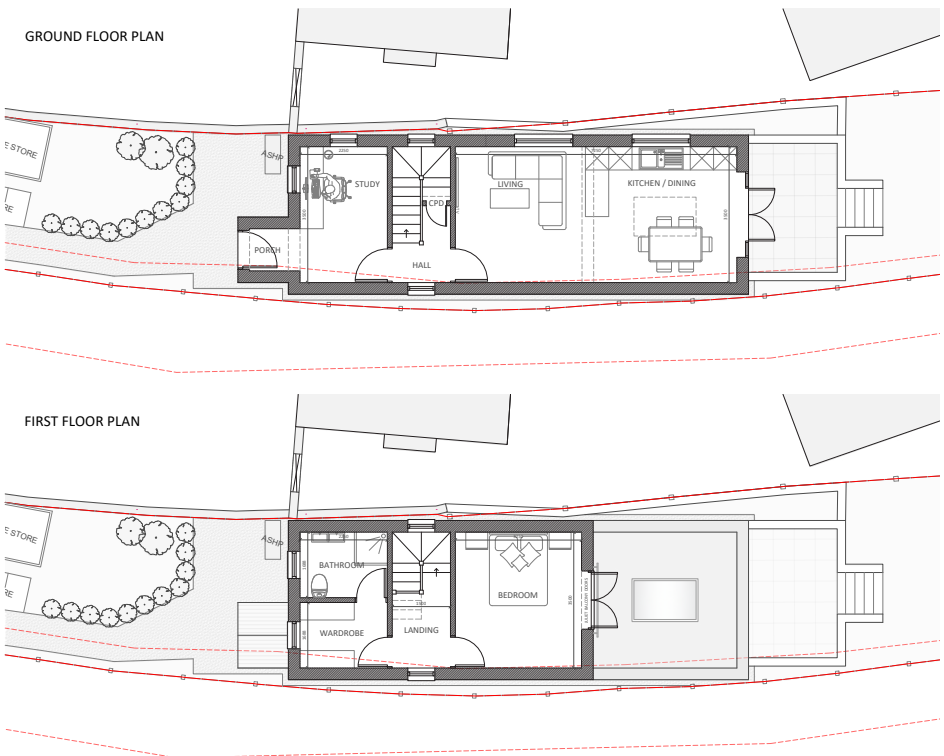
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PROPOSAL

The proposal seeks to provide a 1B2P dwelling to the village of Graveley. The proposed layout has been carefully considered and designed to be a spacious, desirable property and to make the best use of the currently vacant site.

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ACCESS, SCALE & IMPACT

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ACCESS

The proposed development is to retain and re-use the existing parking space currently situated on the front of the site, as shown on the existing block plan (P002(A)). The proposal will not alter the current car parking arrangements.

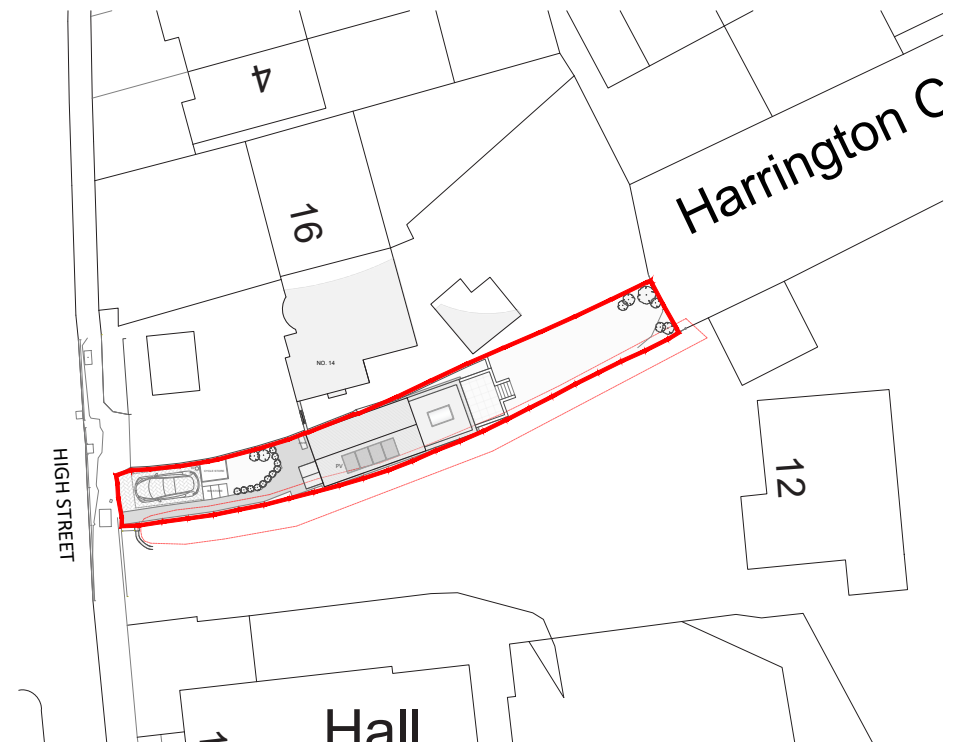
Access to the property will be via a path adjacent to the parking space. We propose that the front garden will benefit from newly planted turf, planting and small trees as indicated on the proposed block plan (P002(B)).

SCALE

The proposal has been designed in response to the narrow nature and constrained proportions of the development site. Even though the dwelling occupies the entire width of the site, we believe that this should not be interpreted as an over-development, rather a means of providing a well designed, functional dwelling for future occupants.

IMPACT

The careful positioning of the proposed dwelling will not have a negative impact on the adjacent neighbour (no.14). Importantly the proposal maintains the current building line of existing development along the High Street, therefore the building would not project past the current built form (excluding the front porch, which are present on several other properties along the High Street). The proposal's relationship with no.14's first floor window remains within the 45 degree line of sight, ensuring they will retain appropriate outlook and access to daylight.



APPEARANCE WITHIN THE CONSERVATION AREA

OVERVIEW

The development site is located within the Graveley Conservation Area in which development must preserve or enhance the Conservation Area's significance, respond to established character and respect the established building line and settlement pattern.

The surrounding context is characterised by a mix of development, that does not have one, uniform architectural form. A wide range of architectural styles can be found along the High Street in close proximity to the development site.

MATERIALS

The proposed material palette has been selected in direct response to the existing character of the area around the development site.

Rather than introducing unrelated or elaborate architectural detailing, the proposal derives inspiration from materials and finishes already present within the immediate surroundings and combines these elements to form a coherent design.

The principle materials are as follows:

- White render finish to match no.16.
- Low-level traditional brick plinth.
- Traditional tiled roof to match the adjacent neighbour no.14.
- High quality composite windows and doors acceptable to the Conservation Area.

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SUSTAINABILITY

STRATEGY

The development incorporates a range of measures to reduce energy consumption and carbon emissions. An air source heat pump (ASHP) will provide an efficient, low-carbon alternative to conventional heating methods, while roof-mounted, concealed solar panels would generate renewable electricity on site and reduce reliance on grid-supplied energy.

The provision of an EV charging point would also support lower-emission transport and ensure the dwelling is equipped for electric vehicle use. In addition the proposal will include new turfing, landscaping, hedgerows and trees to assist with carbon capture and amenity. Even though the proposal is exempt from mandatory BNG requirements, we feel this would increase the properties appeal and elevate the design.

Collectively, these measures demonstrate a proactive approach to sustainability, helping to reduce the development's environmental impact and provide an energy-efficient home to future occupants.

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CONCLUSION

The proposed development represents a considered, proportionate response to a constrained vacant site on High Street, Graveley. The scheme has been designed around the limitations of the site while responding positively to the established built form, architectural character and material qualities of the Graveley Conservation Area.

The narrow form of the proposed dwelling is a direct consequence of the site parameters. Although the dwelling occupies the full width of the site, this should not in itself be regarded as evidence of over-development. The acceptability of the proposal should instead be considered through its actual scale, height, depth, massing, relationship with surrounding buildings and resulting effects upon the street scene and neighbouring properties.

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