



CHAPEL BARN ANNEX | Rabley Heath Road, Welwyn, AL6 9UA

FEB '26

DESIGN & ACCESS STATEMENT | 31032B_07_01 (-)

CLAGUE
ARCHITECTS

00 CONTENTS

01	INTRODUCTION	Pg 2
1.1	PROJECT DATA	Pg 2
1.2	INTRODUCTION	Pg 3
1.3	PLANNING POLICIES	Pg 3
02	SITE	Pg 3
2.1	SITE LOCATION	Pg 3
2.2	SITE APPROACH	Pg 4
2.3	EXISTING SITE LAYOUT	Pg 5
2.4	SITE CONSIDERATIONS	Pg 6
03	HISTORIC VALUE	Pg 7
04	PROPOSAL	Pg 7
05	CONCLUSION	Pg 9

01 INTRODUCTION

1.1 PROJECT DATA

Site Address	Chapel Barn, Rabley Heath Road, Welwyn, AL6 9UA
Proposed Works	New C3 class residential single-storey garden annex incidental to the use of the dwelling
GIA Net Gain	38 m²
Existing Buildings	Two-storey C3 class residential dwelling on adjacent land within same ownership
County LPA	Hertfordshire
District LPA	North Herts
Parish LPA	Codicote
Area Designation	Metropolitan Green Belt
Listed Buildings	Dwelling building on adjacent land within same ownership is a Grade II listed building
Conservation Areas	n/a
Archaeological Significance	n/a
AONB Status	n/a
Ecological Significance	n/a
TPOs	n/a
Flood Risk	Flood Zone 1
Other	National Route 12 of the National Cycle Network runs through adjacent Rabley Heath Road Area for Special Control for Advertisements

Relevant Planning Policies

NPPF	North Herts Local Plan 2011-2031	Codicote Neighbourhood Plan 2024 – 2031
Chapter 12: Achieving Well-Designed Places	SP5: Countryside and Green Belt	COD 1: Designing with Design Codes
Chapter 13: Protecting Green Belt Land	SP9: Design and Sustainability	COD 2: Designing for Net Zero
Chapter 16: Conserving and Enhancing the Historic Environment	SP13: Historic Environment	COD 3: Designing for Flood Resilience
	D1: Sustainable Design	COD 16: Landscape Character and Important Views
	D2: House Extensions, Replacement Dwellings and Outbuildings	COD 20: Designated Heritage Assets
	NE2: Landscape	
	NE8: Sustainable Drainage Systems	
	HE1: Designated Heritage Assets	

01 INTRODUCTION

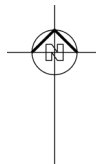
1.2 INTRODUCTION

This Design and Access Statement has been prepared to support a householder planning application for the erection of a new garden annex incidental to the use of the dwelling at Chapel Barn.

This document follows the guidance published by CABE in 'Design and Access Statements: How to write, read and use them' (2006).

1.3 PLANNING POLICIES

The National Planning Policy Framework, the North Herts Local Plan 2011-2031 and the Codicote Neighbourhood Plan 2024-2031 were referenced for the purpose of informing the design. Please refer to Project Data for specific relevant policies consulted.



02 SITE

2.1 SITE LOCATION

The application site is located on Rabley Heath Road, east of Codicote village centre. Rabley Heath Road is a public country lane.



Image 01: Site Location | NTS, Source: Google Earth

02 SITE

2.2 SITE APPROACH

The application site is located off the south side of Rabley Heath Road. It is not visible from the main road, as it is set back behind another plot and is screened by mature foliage. A public side road leading to a cluster of dwellings is used to access the application site.

The application site is indicated by the red boundary line. The blue line indicates land within the same ownership which includes the dwelling.

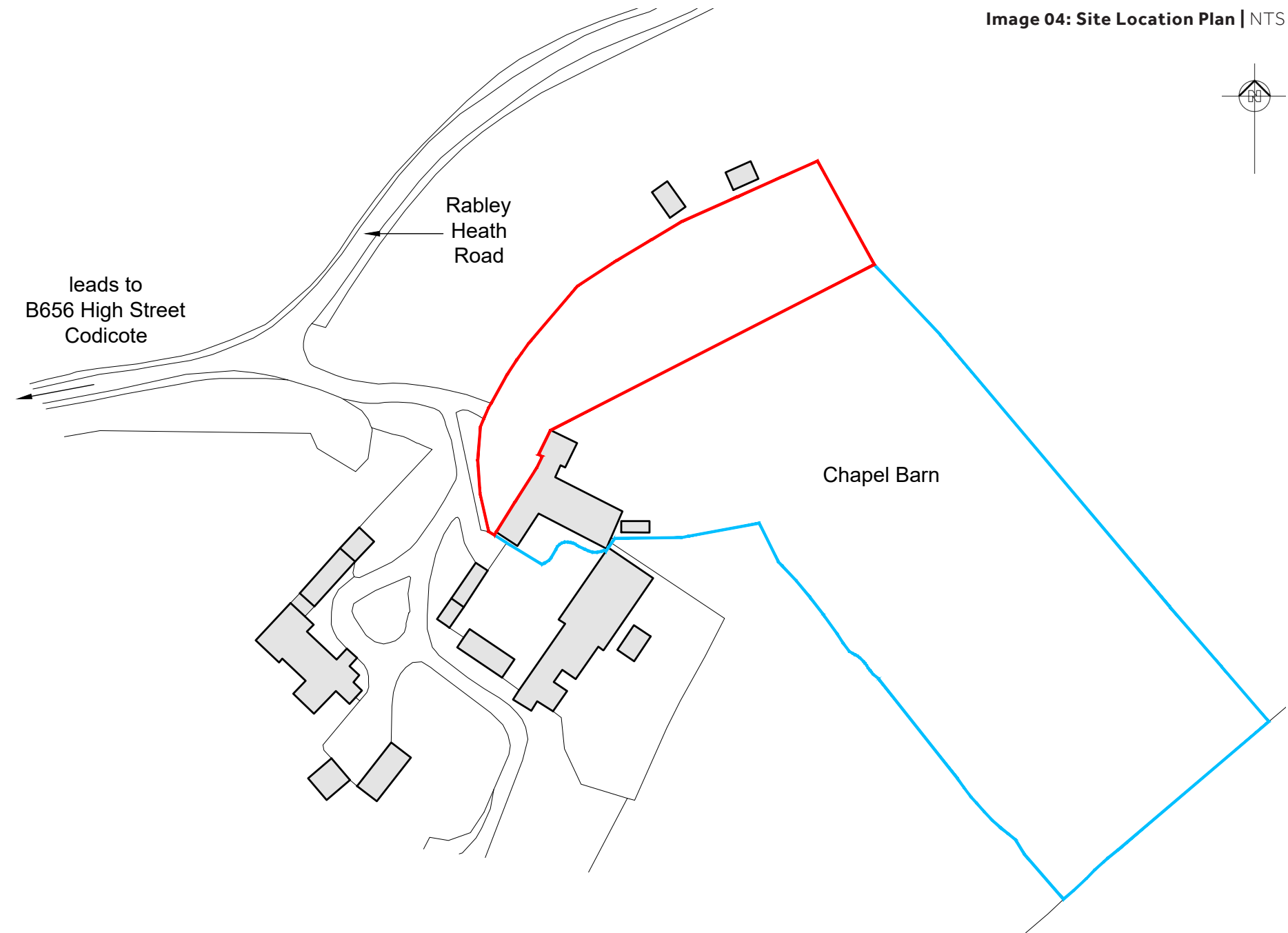
Image 02: Rabley Heath Road Approach | Source: Google Maps



Image 03: Front of Site | Source: Google Maps



Image 04: Site Location Plan | NTS



02 SITE

2.3 EXISTING SITE LAYOUT

It is proposed that the new annex is situated at the north end of the plot within the back garden (hatched). The application site (bound by the red line) is accessible through it adjoining a public highway. The application site along with the land under the same ownership contains a residential dwelling, private parking and external amenity space.

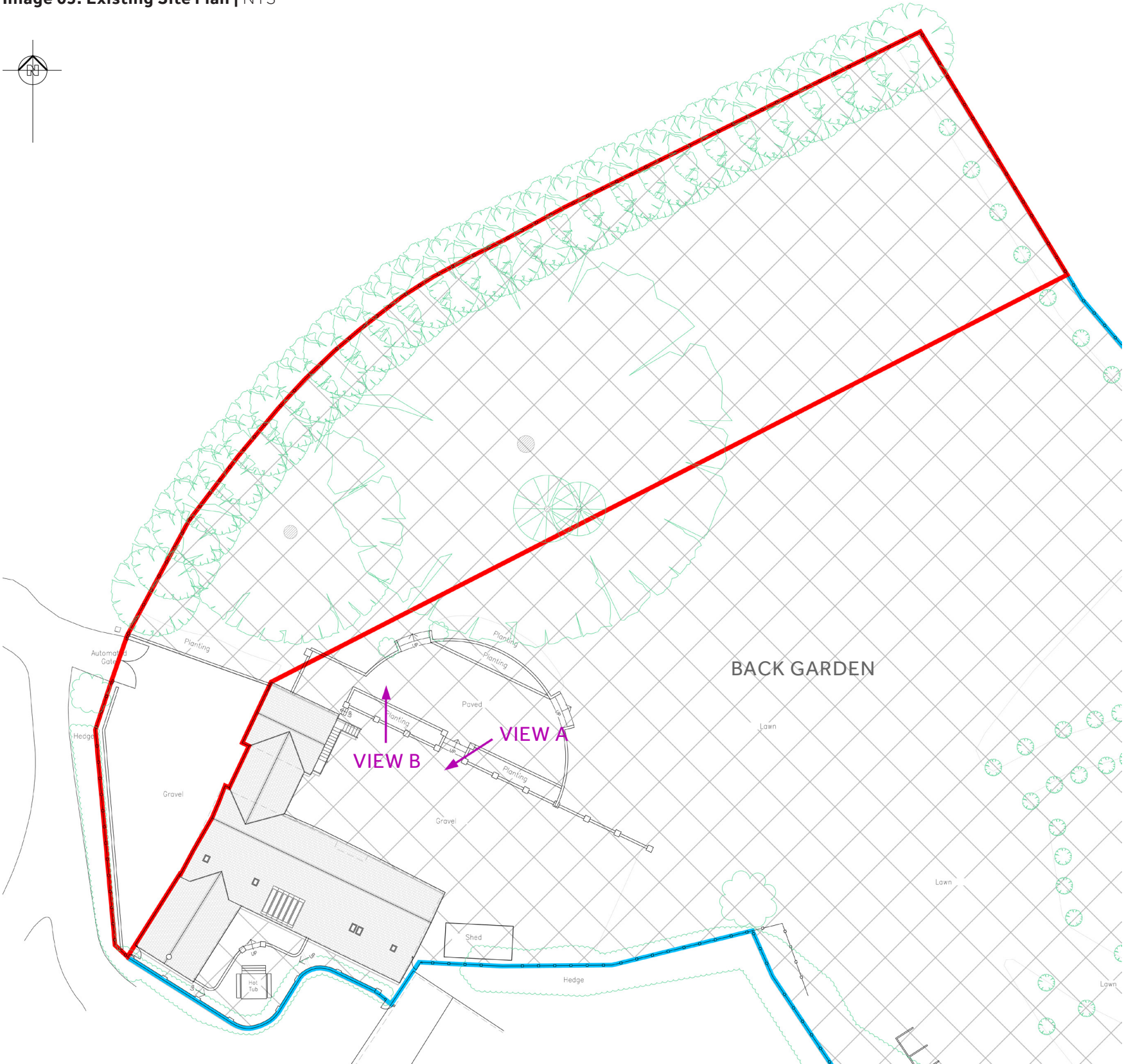
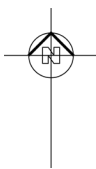
Image 06: Rear of House, View A



Image 07: Top of Back Garden, View B



Image 05: Existing Site Plan | NTS



02 SITE

2.4 SITE CONSIDERATIONS

Metropolitan Greenbelt

The application site is located within the metropolitan green belt, as designated by North Herts Council and identified in their adopted development plan. This designation is also reflected in the Codicote Neighbourhood Plan 2024–2031, where the site is shown as lying within metropolitan green belt land. The new annex proposal would need to accommodate the retention of the metropolitan green belt’s intrinsic value.

Green Belt

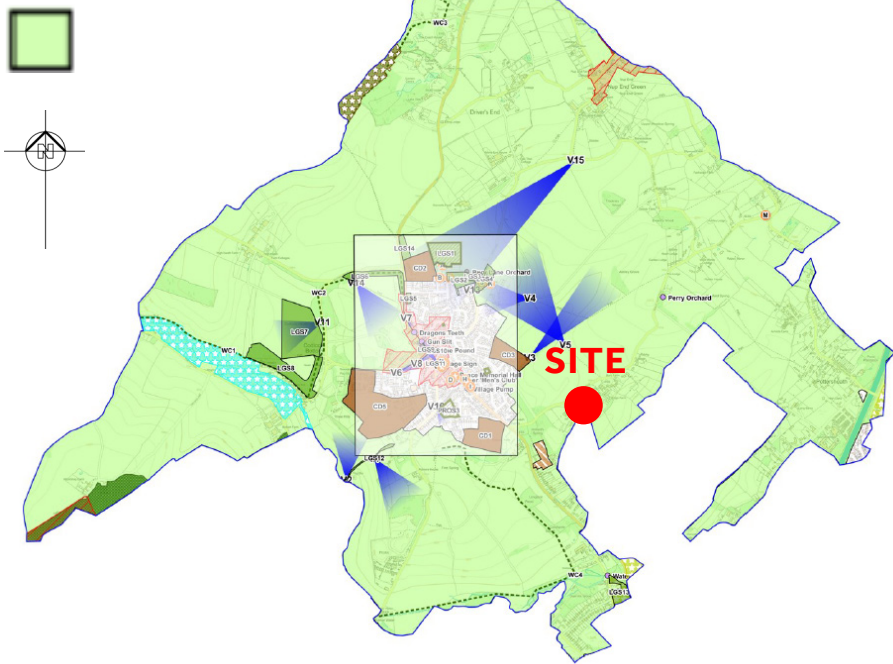


Image 08: Site on Codicote Neighbourhood Plan Map | NTS, Source: Codicote Neighbourhood Plan 2024-2031

Mature Trees

The application site contains a number of mature trees that contribute to the existing landscape character and environmental setting. These trees exhibit significant canopies and root zones consistent with their age and species. The new annex proposal would need to ensure that these trees along with their root zones are protected.



Image 09: Existing Trees on Site

Listed Building Status

The dwelling building situated on the adjacent land within the same ownership is a Grade II listed building. As such, it is recognised as a designated heritage asset of special architectural and historic interest. The new annex proposal would need to ensure the historic value and significance of the listed dwelling building is preserved.

HISTORIC ENGLAND ENTRY

Name	North Barn at Sisservedes
Number	1102815
Statutory Address	NORTH BARN AT SISSERVERNES, RABLEY HEATH ROAD
Grade	Grade II
First Listed	1984
Description	Aisled barn. C17. Tall, weatherboarded structure with plain tile and machine tile roof. 6 bays. Clapsed purlin roof. Tie beams with straight braces. Deep aisle on SW. High side walls. Interior has later divisions.

Image 10: Listed Dwelling Building indicated on Historic England Assets Map | NTS, Source: Historic England



03 HISTORIC VALUE

The application site is located within the historic estate of Sisservernes, which today is separated into 3 separate estates including Chapel Barn. The listed building known as North Barn at Sisservernes is Chapel Barn's dwelling, and is located on the adjacent land under the same ownership (blue line as shown on the existing site plan).

Evidential Value: *'Evidential Value derives from the potential of a place to yield evidence about past human activity.'*

The evidential value of the North Barn is considered high as limited work has already been undertaken providing a record of the sequence of development and those responsible for them. The nature of a barn frame and its visible elements provide a strong building typography to support research into the evidential value of the building.

Historic Value: *'Historic Value derives ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.'*

The historic value of the North Barn is considered medium. This pertains to its background and its setting as part of the wider Sisservernes estate. At present no evidence of associations with persons of note, fame, architectural interest, agricultural interest or political interest are known. The neighboring property has a recent history with Kim Wilde but this is not considered to have an impact on North Barn's associative value which is considered to be low.

Aesthetic Value: *'Aesthetic Value derives from the way in which people draw sensory and intellectual stimulation from a place.'*

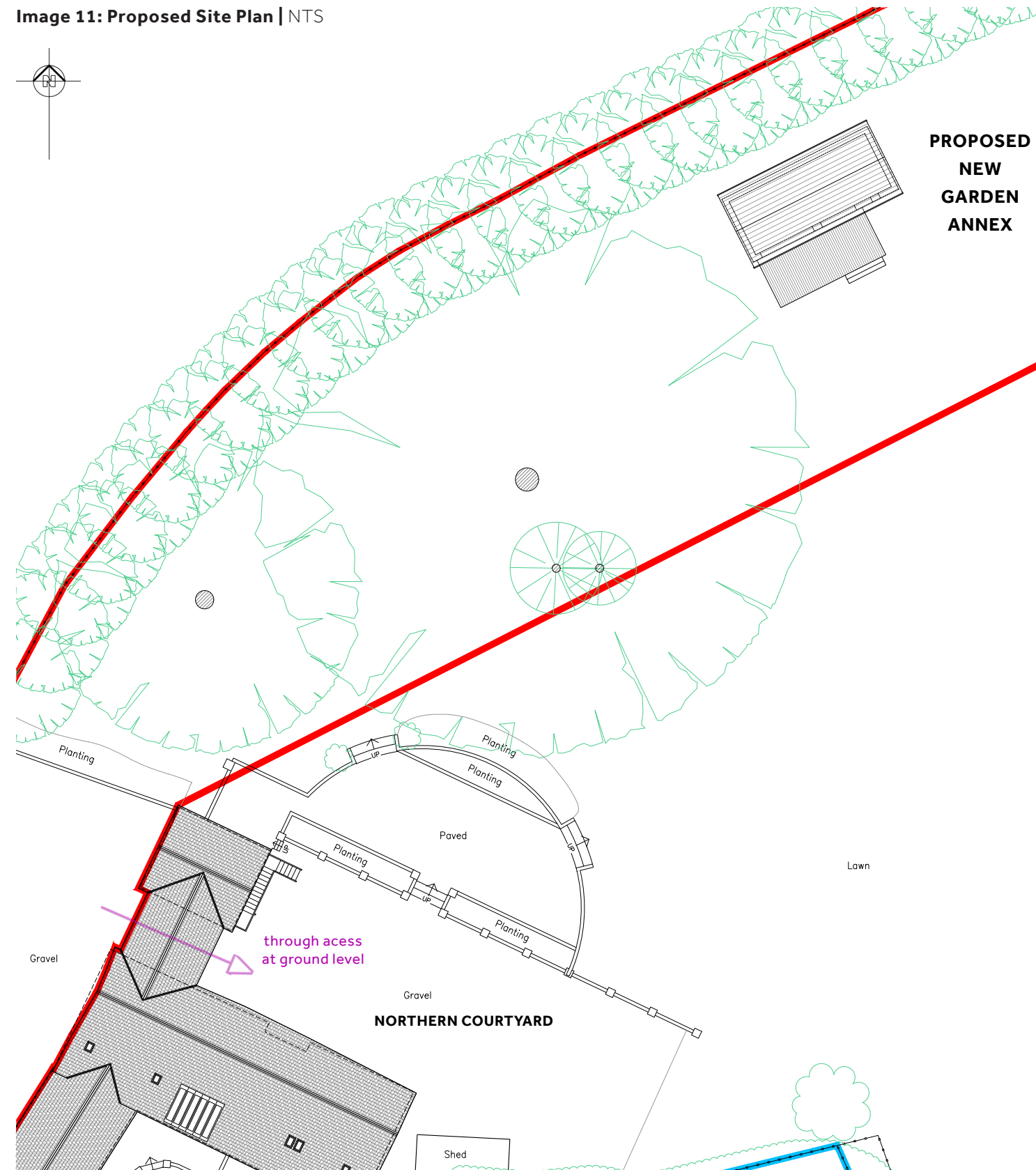
The aesthetic value of North Barn is considered medium. There is beauty in the craftsmanship of the C17th building's frame, its volumes and its proportions in relation to the space that it provides. The very nature of these framed structures inspire those that live in and enjoy them.

Communal Value: *'Communal Value derives from the meanings of a place for the people who relate to it or for whom it figures in their collective experience or memory.'*

The North Barn will have been experienced over the years by the labourers working on the estate. Since its conversion to a family dwelling, it is enjoyed by those that inhabit it and their associates. However as it is now in private ownership, there would be a lower number of people for whom the structure figures in their collective memory through a historical perspective. The communal value is therefore considered to be low.

04 PROPOSAL

Image 11: Proposed Site Plan | NTS



04 PROPOSAL

Image 12: Proposed Floor Plan | NTS

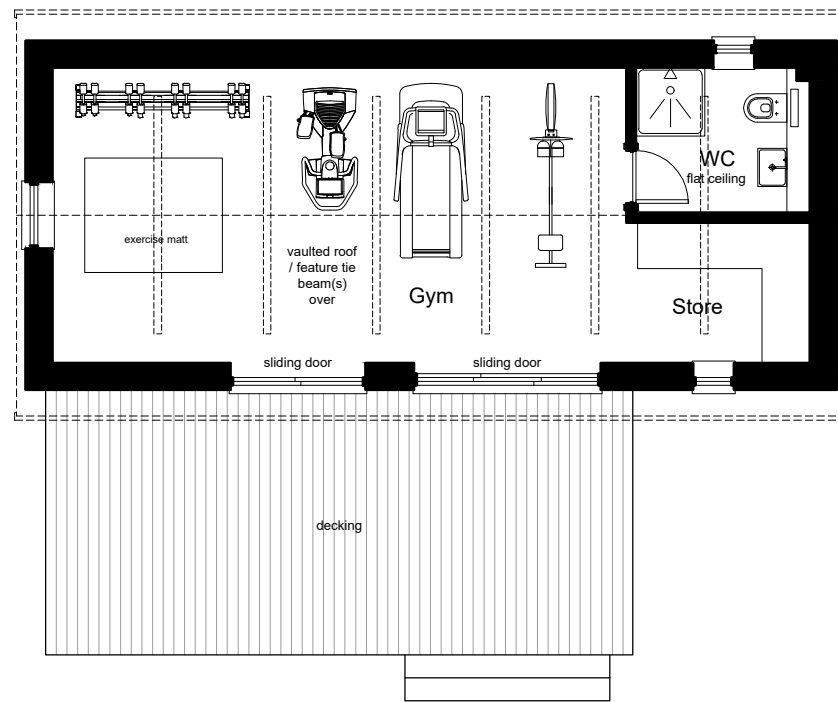
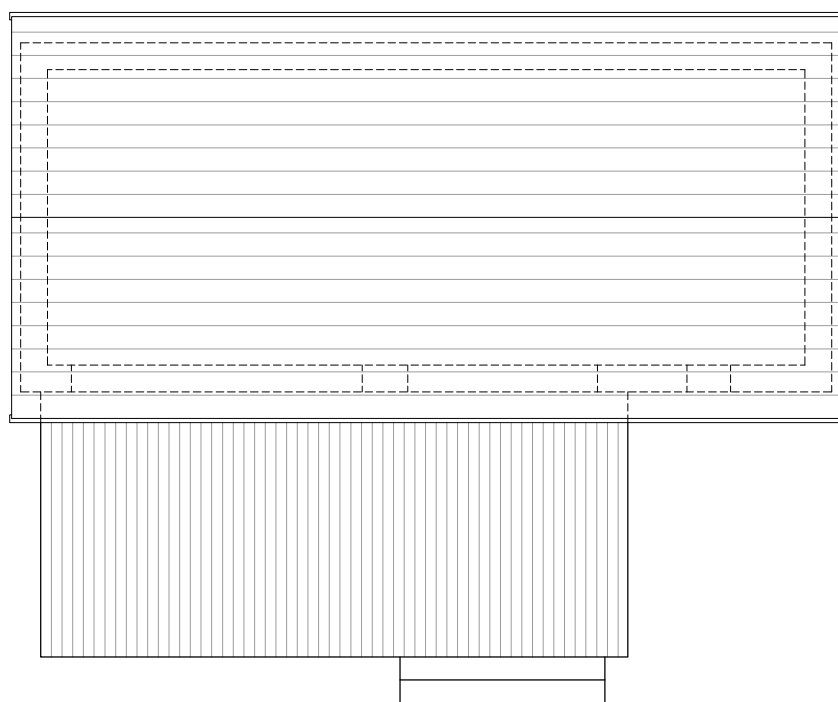


Image 13: Proposed Roof Plan | NTS



Use

what the proposal would be used for / how its use would relate to the existing site function

The proposal is a new single-storey garden annex, which would include a home gym and a shower room. The annex would be incidental to the use of the dwelling. It would fall under the residential C3 class, aligning with the existing dwelling use class. The annex home gym would enhance the enjoyment and utility of the dwelling, whilst the ancillary facilities would accommodate the use of the home gym itself. A garden home gym, which has been designed through a considered process, would be an appropriate addition to the functionality of a modern dwelling.

Heritage Assets

how historic value of the site and surrounding areas have been considered in relation to the proposal / how the integrity of heritage assets would be protected

As per the historic assessment, the site's dwelling is a Grade II listed building known as North Barn on the Historic England register. North Barn is itself part of a historic estate known as Sisservernes. The historic value of the site and wider historic estate have been considered as part of the design process, so that their value is protected. The ways in which these considerations have been implemented in the design are described in the sections which follow.

Scale

what the proposal's size would be in plan and elevation / how its size has been considered / how its size would relate to the site

The annex would have an overall GIA of 38 m² and would be single-storey with a gable roof. It has been designed so that it is large enough to provide good functionality whilst also being as minimal as possible, both in relation to its floor plan and its elevations. The annex would be single-storey and subservient in footprint compared to the dwelling and site, and as such it would clearly be subservient. This would visually respect the historic value of the listed dwelling building.

Amount

what defined structures there would be / what would be built for the purposes of the proposal / what its volume would be / how the proposal's amount has been considered in relation to function and site

The annex itself would be new defined garden building, which would be detached from the existing dwelling or any other structures. The building constructed would correspond to the design proposal presented as part of the application. Its volume would consist of a simple single-storey structure with an uncomplicated vaulted gable roof. Internally the dynamic height would create a functional and mood enhancing indoor environment. Externally this would create a structure which is in keeping with the existing dwelling. The gable roof of the annex reflects the historic gable roof of the listed dwelling building, while the annexes detachment from the

listed dwelling building minimises the impact of the new build on a historic structure.

Layout

how the proposal's layout has been considered / how the indoor and outdoor spaces would relate to each other / how the proposal's layout would relate to the site, its function and its existing buildings

The home gym would constitute a defined zone which occupies the majority of the annex. For functionality and mood, there would be direct access to the outdoors though two sliding glass doors (which also serve as the entrances); these would provide fresh air and mood-enhancing connections with nature. There would also be two small windows which would serve to further enhance these functions. The doors being sliding also means they would not intrude on functional floor space.

The shower room would be tucked away in the corner so it is subservient to the rest of the annex. It would have a small window for ventilation purposes. The external decking would act as an intermediary between the indoor and outdoor space, making soft the interface between the two. It would also provide a functional capacity for relaxing and light outdoor activity.

In modern residential living on plots with good outdoor space, there is often a preference for a home gym to be detached but still connected to the main dwelling, for the purposes of functionally and mentally separating activity types according to zones. This is the approach that is being proposed with the annex. The short walk between the dwelling and the annex, which would be situated on the vacant plot boundary nearest to the dwelling, is intended to signal a transitional experience.

The proposed location would situate the annex as near to the dwelling as is practically possible. At the same time it keeps a distance from the listed dwelling building, so that its new construction does not detract from the dwelling's historic construction.

Access

how the proposal would accommodate functional access / how it would connect with existing buildings / how vehicles would be affected / how the proposal's access would relate to the site and its function

Access to the annex only involves pedestrian movement. It would be accessed via well-maintained hard landscaping and lawn spanning a short distance. Typically an occupant could exit the dwelling via the front door or the kitchen door which lead to the northern courtyard (indicated on the proposed site plan) from where they could make their way to the annex. The proposal would have no effect on existing car or bike parking arrangements. Emergency vehicles would be able to reach the annex via the northern courtyard, which itself is accessed via a covered driveway (historically a porte cochere and indicated on the proposed site plan). The access arrangements are considered to be appropriate and proportionate to the site both spatially and functionally.

04 PROPOSAL

Appearance

what the proposal would look like / what materials and textures would be used / how the proposal's appearance would relate to existing buildings, the landscape and heritage features

The proposal is a simple single-storey gabled structure, which would be reminiscent of historic barns associated with the vernacular style of the immediate listed dwelling building and the surrounding historic estate. This volume would be punctuated by openings accommodating necessary glazing which would be proportionate to the annex's use and the positioning of such glazing has been considered so that it would be visually appropriate.

The proposal has been designed with a simple materials palette which would be in keeping with the existing dwelling, the landscape setting and the site's historic value. Horizontal black weatherboarding, brown clay tiles, black aluminium fenestration framing and black aluminium rainwater goods would be visually consistent with the listed dwelling building, whilst their modern material composition would reflect required modern performance values.

Discrete timber rafter feet contribute to the historic context, whilst the treated decking is in keeping with landscape and heritage considerations. The use of timber materiality is also appropriate for a structure within a landscape setting, insofar as it connects with nature. The different colours and textures among the materiality would enhance the occupant's sensory experience. For further details on materiality, please refer to the application's materials schedule.

Landscaping and Sustainability

how the proposal's relationship with the site and landscaping has been considered / how its relationship with site ecology has been considered / how its relationship with sustainability has been considered

The proposed annex would be situated within an established landscape setting, effectively constituting the dwelling's back garden. In retaining the existing visual value of the landscaping, the annex would be situated along the northern boundary of the site where it is positioned near existing built structures, against a perimeter and among established trees. In respecting the immediate landscaping character, the proposal would also protect the wider landscape character and the value of its metropolitan green belt setting.

The annex would not affect the street scene. It would not be visible from the main road or the side road, due to screening from existing buildings and mature foliage. For the purposes of not disturbing existing ground conditions - which site trees and local biodiversity rely on - the annex would be raised with a protective wildlife mesh below. The annex would be positioned outside of any existing tree canopies with the intention of mitigating disruption to tree roots, for which purpose ground screws (minimally invasive foundations) would also be used.

05 CONCLUSION

This Design and Access Statement seeks to demonstrate the careful consideration undertaken in developing the proposed garden annex design. The design has been informed through a planning assessment of the Chapel Barn site, the wider historic Sisservernes estate, the Codicote village locality and the North Herts authority. The design seeks to protect and enhance the site's existing value through preserving the character of its historic assets, its landscape setting and its position within the metropolitan green belt. Many aspects of design have been considered. Notably site, context and function have informed layout, form and materiality. The scheme provides a carefully considered response that balances functionality with the preservation of the site's character and setting.

Image 14: Proposed Front Elevation | NTS





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