

Design and Access Statement

For

New Double Car Port

At

Home Farm Cottage

Putteridge Park

North Hertfordshire

LU2 8LD

Background

Home Farm Cottage is on the north-western corner of Home Farm Court in Putteridge Park.

Home Farm Cottage was approved for residential conversion on 30 April 2020 (Application: 20/00234/FP) and commenced use as a separate residence in July 2023.

Proposal

As a 3-bedroomed family home in the grounds of a country park with limited access to public transport, private transport is a necessity.

Like most adult members of society, we rely on cars as our means of transport, with both occupants having a car for daily use. In addition, we have a modern classic car and a motorbike for which we have garaging.

There are many mature trees along the western boundary of Home Farm Cottage - Yew, Beech, Ash, Alder Cob etc. and these accommodate a substantial amount of bird life/activity. The nature of the location leads to many large species of bird including Barn Owl, Parakeet, Buzzard, Pheasant, Pidgeon, Rook, Magpie etc. All year around, we have an enormous amount of birds in the trees which results in significant volumes of bird lime deposits which, unless removed immediately, etches into the paint surface of our cars causing damage.

Additionally, during the spring / summer months, sticky sap droplets and catkins cover the cars damaging the paint work and seals around the windows. Windscreen wipers adhere to the sticky sap making visibility difficult through the windscreens unless cleaned before starting a journey with warm soapy water.

The proposal is therefore to build a car port to protect our cars from the issues noted above. We really appreciate the trees and the importance of retaining the natural aspect of these in the park and do not want to consider alternative solutions that would impact these trees. Additionally, of course, a car port provides the benefit of protection from frost and snow in winter and the sun in the summer.

The proposed double car port has been designed to be consistent with the approved car port located at Shooters Lodge Putteridge Park, LU2 8LD (Application 16/00737/1HH). The comments from the Conservation Officer on the approval of that application have also been considered - "although it is noted that improvements could have been made to the design, no objections are raised". Therefore, particular attention has been given to sourcing a design which may be considered more aesthetically pleasing, including bracings that not only aid structural integrity but add to being of traditional open farm building style.

Materials used in the construction are sympathetic to the local environment and are sustainable, being of timber framework and in keeping with other buildings/structures nearby.

The carport has been purposely designed and positioned so that, in the main, it is not particularly visible from any location other than the entrance gates to Home Farm Cottage. It will not be visible from any property other than very limited visibility from 9 Home Farm Court – it will be approximately 22m from the boundary with 9 Home farm court.

It has been positioned so that the southern edge of the car port is perpendicular to the northern-most window of the front of Home Farm Cottage, so as not to impact light.

Pictures showing proposed location

Entrance to Home Farm Cottage

This will be the most visible point but will also provide us with some privacy to the garden of Home Farm Cottage from the entrance gates.



Western boundary from the Road

The picture below is taken in winter – once the trees and hedging are in leaf, there would be no visibility of the car port from the road, other than that noted above.



Southern boundary with 9 Home Farm Court (looking North).



North- looking south towards 9 Home Farm court:



North-east corner looking towards road



Scale/Design

The size of the car port has been determined by the size of our cars, the area on which it fits and the chosen supplier/design which has been considered for the quality of the structure and timber used. An image of the proposed car port is shown below:



The ground area of Home Farm Cottage is approximately 2/3rds of an acre and easily accommodates the size of the car port.

The impact is perhaps, considerably less than the consented triple garage at the Garden House and is aesthetically superior to the garages/sheds at the cottages opposite Shooters Lodge.

Summary

1. The simple design and height have minimal impact on the surrounding grounds of both Home Farm Cottage and Putteridge Park. Although of course permitted development rights do not apply in this case, the structure is well within the 3m Height requirement applying to a structure that is beyond 2m of the house (proposed distance 2.2m).
2. Sympathetic material used in the construction - timber
3. Cars parked out of view under the carport look significantly tidier than cars parking as close to the building as possible to reduce impact from the trees and the birds.
4. Provides protection to vehicles from tree sap, bird lime, frost & sun