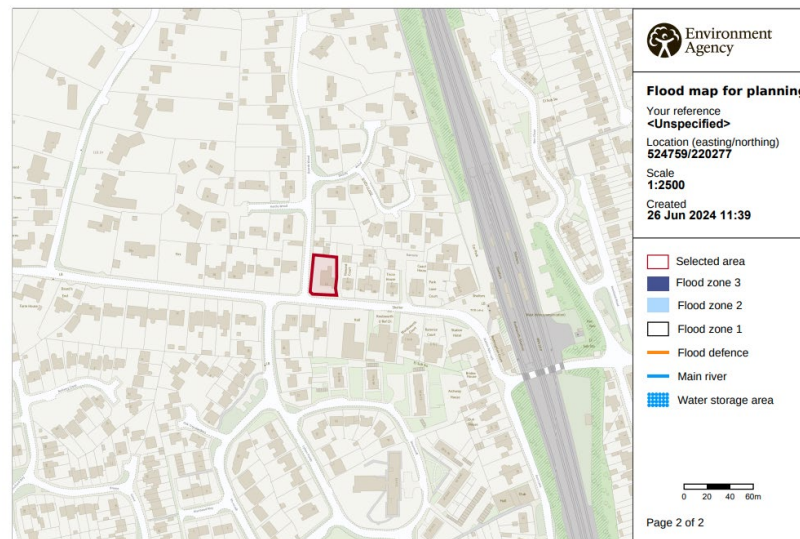


NA-DESIGN AND ACCESS STATEMENT

1. INTRODUCTION

- 1.1. This statement has been prepared in support of the of the works at Caxton Villa, 14 Park Lane, Knebworth, SG3 6PF.
- 1.2. The works involves, the demolition of an existing garage, double storey extension, conversion of a detached dwelling into 6 self contained flats. New landscaping, parking, refuse storage, cycle storage and boundary treatments are also proposed to facilitate the development.
- 1.3. The site is within a residential street in Knebworth.
- 1.4. Caxton Villa is a detached house which sit on a corner site with Park Lane running to the south and Deards Wood down the west of the property.
- 1.5. Site is in a Flood Risk Zone 1 and has low probability of flooding.



2. SITE HISTORY

- 2.1. The below image, taken from the council's website shows the planning history for the site

Job number: **24045**

Address: **Caxton Villa, 14 Park Lane, Knebworth, SG3 6PF**

[Outline application \(all matters reserved\) for the conversion of the existing 3 storey detached dwelling into four 1-bed flats.](#)

Caxton Villa 14 Park Lane Knebworth Hertfordshire SG3 6PF
Ref. No: 23/01682/OP | Received: Wed 02 Aug 2023 | Validated: Wed 02 Aug 2023 | Status: Unknown

[Installation of additional vehicular crossover.](#)

Caxton Villa 14 Park Lane Knebworth Hertfordshire SG3 6PF
Ref. No: 23/00009/FPH | Received: Fri 06 Jan 2023 | Validated: Fri 06 Jan 2023 | Status: Decided

[Single storey side extension to form breakfast room. First floor rear extension. Raising of roof to rear elevation. Single storey rear extension to garage with balcony above, railings and double doors](#)

Caxton Villa 14 Park Lane Knebworth SG3 6PF
Ref. No: 03/01744/1HH | Received: Mon 03 Nov 2003 | Validated: Thu 18 Dec 2003 | Status: Decided

[Two and single storey rear extension. Single storey side extension. Pitched roof to existing garage.](#)

Caxton Villa 14 Park Lane Knebworth SG3 6PF
Ref. No: 02/00553/1HH | Received: Mon 08 Apr 2002 | Validated: Mon 29 Apr 2002 | Status: Decided

[Flat roof link between two gables to rear elevation and pitched roof side dormer window](#)

Caxton Villa 14 Park Lane Knebworth Hertfordshire SG3 6PF
Ref. No: 01/01947/1HH | Received: Mon 03 Dec 2001 | Validated: Fri 18 Jan 2002 | Status: Decided

3. USE

- 3.1. The current use of the site is, use class C3 and will remain the same following the development.

4. AMOUNT

- 4.1. The proposal responds to the client brief to create six, much needed apartments sensitively.
- 4.2. The plans have been carefully developed and the flats comply with the technical housing standards.

4.3. Areas of the proposals:

NIA		
Ref.	Ground Floor	Type
Flat 1	39.63 m ²	1B 1P
Flat 2	45.01 m ²	1B 1P
Flat 3	42.84 m ²	1B 1P
Flat 4	50.51 m ²	1B 2P
Flat 5	44.65 m ²	1B 1P
Flat 6	62.37 m ²	2B 3P

4.4. The flats have shared external amenities space, to north and west of the site.

4.5. A double storey extension proposed to the north eastern corner of the property.

5. LAYOUT

5.1. The layouts of the apartments have been carefully considered, each of the one bedroom apartments, flats 1-5, consists of, a living room/ kitchen/ diner, a bedroom and bathroom.

5.2. Flat 6, a two bedroom apartment has a living room/ kitchen/ diner, a master bedroom with an ensuite, a single bedroom and bathroom.

5.3. The proposal does not create any overlooking, overshadowing, or loss of outlook to the neighbouring properties and the design encourages use of natural light over artificial lighting.

6. SCALE

6.1. The proposal is consistent with the form, scale and architectural style of the surrounding area and respects the proportions of the existing house.

7. LANDSCAPING

7.1. The existing cross over and entrance will remain.

7.2. It is proposed to implement the granted crossover along Park Lane, ref 23/00009/FHP.

7.3. A total of 10 spaces shall be created, a single space for each 1 bedroom flat, 2 spaces for the 2 bedroom flat and 3 visitor spaces, as per north Hertfordshire's policy.

- 7.4. The gardens will be landscaped, working with the existing levels of the site, creating communal gardens. Flat 2 benefits from a fenced off private amenity space.

8. APPEARANCE

- 8.1. The appearance of the property is mostly untouched. It is proposed to demolish the single storey garage building along the eastern boundary.
- 8.2. The proposed double storey extension follows the roof scape. The ridge and eaves lines are followed not to dominate the host property.
- 8.3. Materials have been chosen to match the existing house, using traditional materials, sensitive to the context and in accordance with planning policy guidelines. We believe that the project will make a positive contribution to the street scene.
- 8.4. Sustainable and recycle materials will be used where possible during construction.

9. ACCESS

- 9.1. The proposed access to the flat will be along the eastern boundary with a communal access towards the front and access to flat 1 towards the rear.
- 9.2. The location of the site is in close proximity to public transport, with access to local buses via Park Lane. Knebworth train station is less than 200mm from the property with direct routes to Kings Cross and Cambridge

10. PLANNING POLICY

- 10.1. North Hertfordshire District Council's, Knebworth Neighbourhood Plan has been considered during the design development.

11. ECOLOGY

- 11.1. The application site has undergone a Preliminary Ecological Appraisal Report (PEA) by ROVAR Group. Their detailed documentation accompanies the application.
- 11.2. The development will take into consideration all the recommendations set out within the PEA to ensure that the proposals contributes to creating new opportunities for wild-life.

12. SUMMARY

- 12.1. The proposal responds to the client brief to create much needed housing sensitively, within the curtilage of their boundary. We have taken great care during the design process to enhance the neighbouring properties and not adversely affect the street scene.

Job number: **24045**

Address: **Caxton Villa, 14 Park Lane, Knebworth, SG3 6PF**

12.2. The overall design scheme falls within the Council's Local Plan and therefore should be acceptable.