

New Single Dwelling on land to the rear of Scarp Close, Ashwell

DESIGN & ACCESS STATEMENT PLANNING APPLICATION



PREPARED BY

CRAWSHAW ARCHITECTS
MARCH 2026

SUBMITTED DRAWINGS LIST

178 OS 00 rev D LOCATION PLAN

178 SVY 01 rev D SITE PLAN AS EXISTING

178 SKD 01 rev D SITE PLAN AS PROPOSED

178 SKD 02 rev D BLOCK PLAN AS PROPOSED

178 SKD 03 rev D SITE SECTIONS AS PROPOSED

178 SKD 05 rev D FLOOR PLANS AS PROPOSED

178 SKD 06 rev D FLOOR PLANS AS PROPOSED

178 SKD 07 rev D FLOOR PLANS AS PROPOSED

178 SKD 10 rev D ELEVATIONS AS PROPOSED

178 SKD 11 rev D ELEVATIONS AS PROPOSED

178 SKD 20 rev D SECTIONS AS PROPOSED

CONTENTS

1.0	Introduction
2.0	Location and Context
3.0	Planning History
4.0	Siting, Orientation and Outlook
5.0	Design Rationale
6.0	Design Approach and Materials
7.0	Landscape and Visual Integration
8.0	Access

1.0 INTRODUCTION

This Design and Access Statement accompanies a planning application for the **erection of a single self build dwelling** on land within the defined settlement boundary of Ashwell.

Planning permission was previously granted on **18 August 2025 (Ref: 25/01929)** for the construction of a two-storey dwelling and detached garage on the site. The current proposal broadly follows the scale, siting and architectural character of the approved scheme while incorporating refinements responding to the needs of the future occupants, including the addition of an outdoor swimming pool.

The application is submitted under **self-build provisions**, with the future owners, **Mr and Mrs Banks**, intending to construct and occupy the dwelling themselves. The proposal therefore contributes to the delivery of **custom and self-build housing**, supporting national and local planning objectives that encourage opportunities for individuals to commission or build their own homes.

The design has been carefully developed to:

- respond sensitively to the **village-edge landscape setting**
- respect the **amenity of neighbouring properties**
- reinforce the **rural architectural character** of the area
- integrate the building within the **existing topography and landscape**

The proposal therefore represents a **logical and modest continuation of the existing pattern of development** at the southern edge of Ashwell.



Figure 2. Location Plan

2.0 LOCATION AND CONTEXT

The application site lies at the **southern extent of Ashwell village**, within the settlement boundary defined by the North Hertfordshire Local Plan.

Although located close to the countryside edge, the site remains **outside the Ashwell Conservation Area**.

The surrounding area is characterised by **low-density detached residential development** interspersed with open land and the distinctive chalk landscape typical of the North Baldock Chalk Uplands.

The site is bounded by:

- **West:** No. 2 Scarp Close
- **North and East:** Broadchalke Copse, a recent residential development located within a former chalk quarry
- **South:** Open agricultural land

The site itself comprises a **vacant parcel of grassland** gently rising towards the south.

The land forms part of a group of neighbouring Scarp Close properties and benefits from an **existing vehicular access from Ashwell Street via the private driveway serving Nos. 1 and 2 Scarp Close**.

Given its position within the village boundary and its relationship with surrounding development, the site represents a **natural infill opportunity that completes the existing grain of development along the southern edge of the village**.

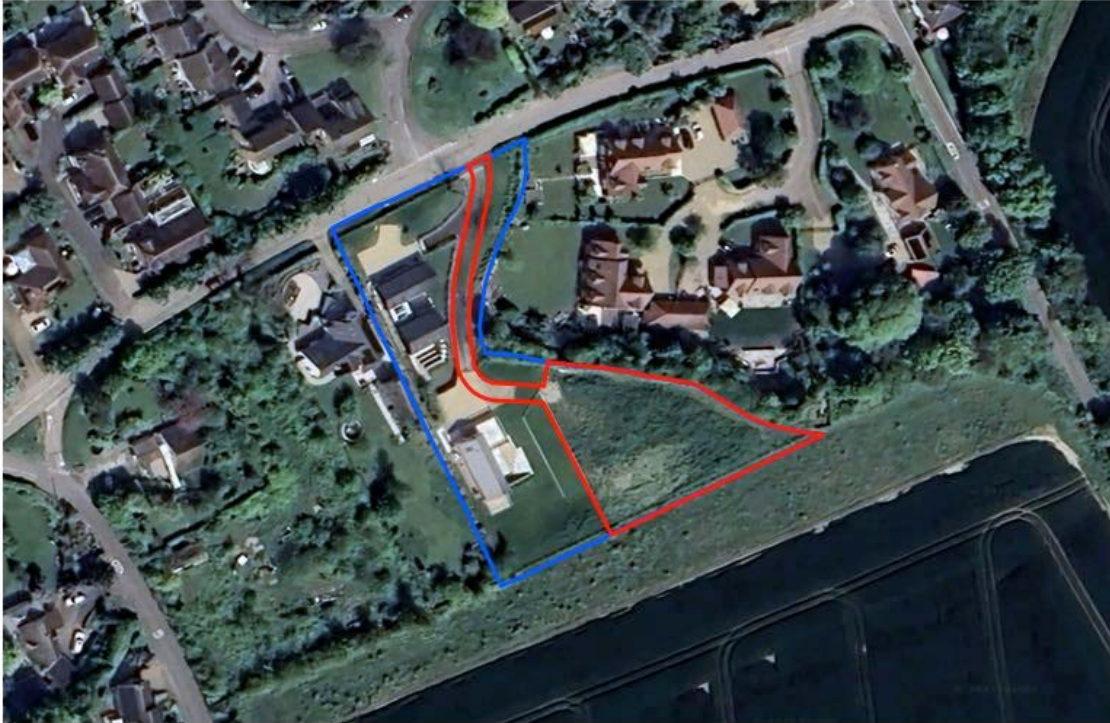


Figure 3. Satellite image showing the boundary of the proposed site denoted in red.

3.0 PLANNING HISTORY

Planning permission was granted on **18 August 2025 (Ref: 25/01929)** for the erection of a **two-storey dwelling with detached garage** on the site.

The approved scheme established the principle of residential development and confirmed that a dwelling of similar scale and siting is acceptable within the planning context.

The current proposal retains the fundamental characteristics of the approved scheme while incorporating minor design refinements and the addition of a swimming pool.

Recent permissions within the immediate vicinity further demonstrate the continued **evolution of the southern edge of Ashwell through small-scale residential development**, including:

21/02650/FP – Permitted

Land west of 35 Ashwell Street

Erection of two detached four-bedroom dwellings with garages.

21/01825/FP – Permitted

Land east of 35 Ashwell Street

Erection of one detached four-bedroom dwelling.

20/02309/FP – Permitted

Land east of 35 Ashwell Street

Erection of one three-bedroom single-storey dwelling with basement and lightwell.

23/02355/FP – Refused

Properties 1 and 2 Scarp Close

Erection of two detached double garages.

21/00282/FP – Permitted

40 Kingsland Way

Erection of one detached three-bedroom dwelling following demolition of existing bungalow.

23/00894/FPH – Permitted

40 Kingsland Way

Erection of detached double garage.

These permissions demonstrate an established pattern of modest residential development within this part of the village.



Figure 4. Location plan of the proposal in relation to permitted dwellings.

4.0 SITING, ORIENTATION & OUTLOOK OF THE PROPOSAL

The proposed dwelling has been carefully positioned in response to the **site topography, neighbouring properties and wider landscape setting**.

The dwelling is located toward the **south-east corner of the plot**, maintaining generous separation from neighbouring dwellings:

- approximately **23 metres from the rear elevation of No. 2 Broadchalke Copse**
- approximately **35 metres from the side elevation of No. 2 Scarp Close**

To protect neighbouring privacy, **no windows are proposed on the north elevation**, which faces towards No. 2 Broadchalke Copse.

The limited openings facing towards Scarp Close are either screened by the proposed detached garage or positioned at a lower level created by the partially recessed building platform.

The principal façade faces **southwards toward open countryside**, allowing the dwelling to benefit from expansive views while avoiding overlooking of neighbouring properties.

The combination of **separation distance, building orientation and topography** ensures that the proposal does not give rise to any harmful impacts in terms of:

- privacy
- outlook
- overshadowing
- visual dominance

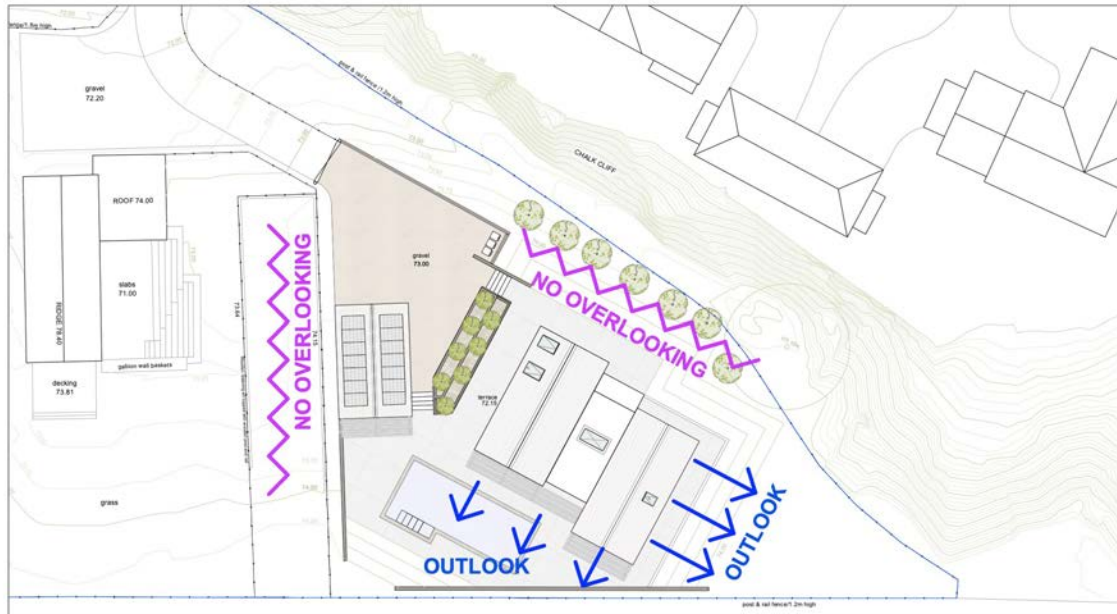


Figure 5. Scheme showing the outlook of the proposal.

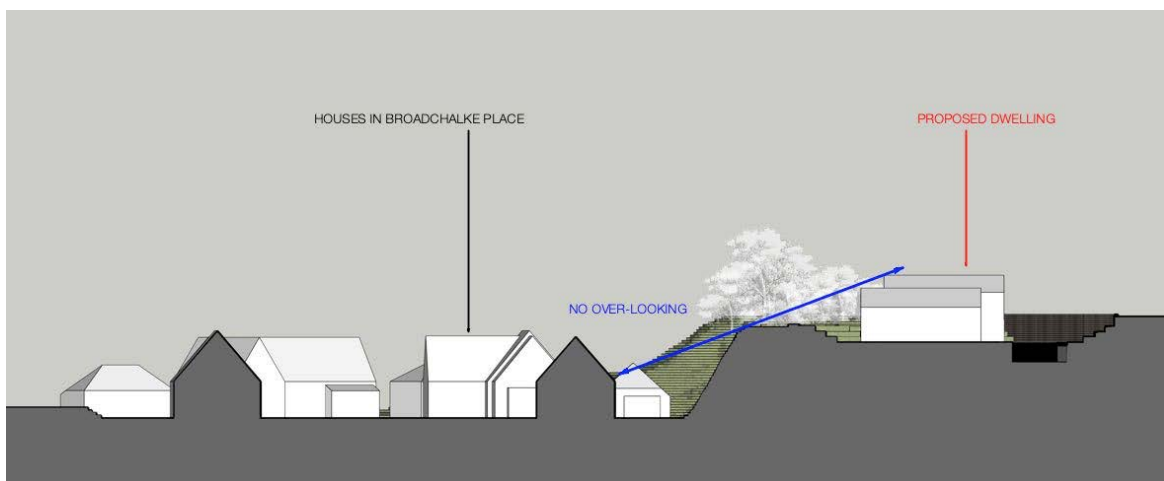


Figure 6. View of the proposal in relation to No.2 Broadchalke Copse.

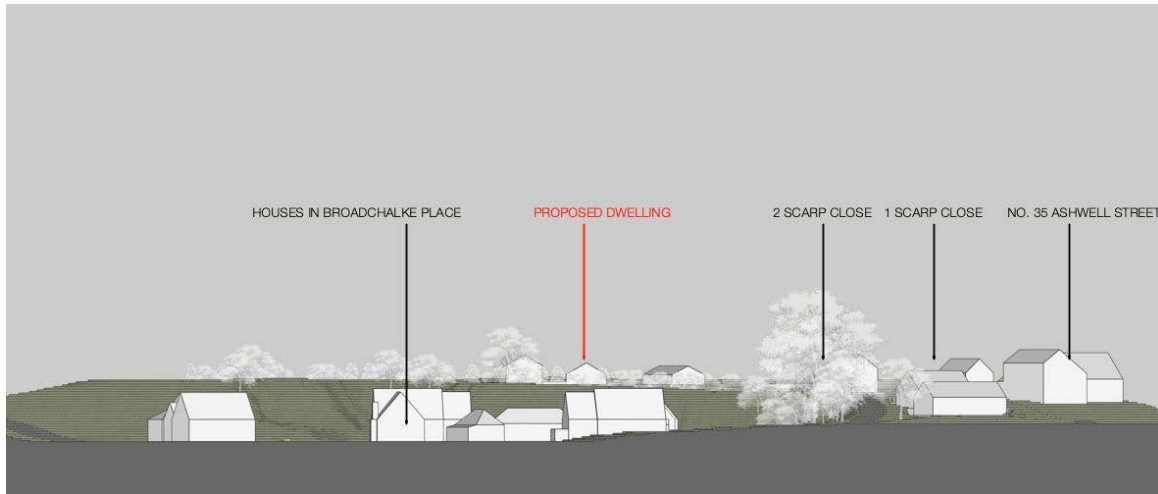


Figure 7. View of the proposal from Ashwell Street.

5.0 DESIGN AND RATIONALE

The design approach has been guided by three key considerations:

Responding to the **edge-of-village landscape**

Minimising visual impact through **landform and scale**

Reflecting the **agricultural character of the surrounding countryside**

The site occupies a transitional position where the village edge meets open countryside. Development in such locations requires a careful architectural approach to ensure that the rural character of the landscape is respected.

Rather than presenting a single dominant building mass, the proposal has therefore been conceived as a **composition of smaller building volumes**, reflecting the informal grouping often found in farmstead buildings and rural outbuildings.

The building is also **partially recessed into the natural slope of the land**, reducing its perceived height when viewed from the surrounding landscape.

Together these strategies allow the development to sit naturally within its setting.

The intention is not to introduce a suburban house form into the landscape, but rather a modest rural building composition that sits naturally within the topography at the edge of the village.

6.0 DESIGN APPROACH AND MATERIALS

The architectural language of the proposed dwelling takes inspiration from the **simple forms of traditional agricultural buildings** found within the rural landscape surrounding Ashwell.

The building is composed as **two distinct volumes connected by a lower linking structure**, breaking down the scale of the development and creating a composition reminiscent of rural outbuildings.

Both volumes are set approximately **one metre into the ground**, allowing the building to integrate naturally into the sloping terrain.

The **western volume** accommodates the principal living spaces and is expressed as a **single-storey structure**, while the **eastern volume** contains bedroom accommodation arranged partly within the roof structure.

The ridge height of the eastern volume broadly aligns with the ridge of the neighbouring dwelling at **No. 2 Scarp Close**, ensuring a consistent relationship with surrounding built form.

The external materials draw upon a **simple rural palette**, including:

natural slate roofing

black timber cladding referencing agricultural buildings

red brickwork to the linking element

The gables are modestly proportioned, measuring approximately **5–6 metres in width**, reflecting the structural spans historically associated with timber-framed agricultural buildings.

Although contemporary in its detailing, the design therefore remains **firmly rooted in the local rural vernacular**.



Figure 8. View of the proposal from the open countryside.



Figure 9. South elevation of the proposal.

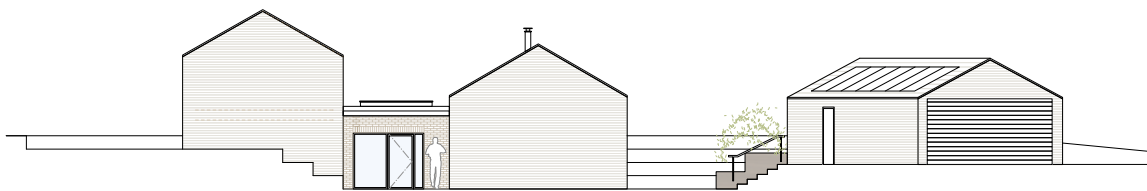


Figure 10. North elevation of the proposal.

7.0 LANDSCAPE AND VISUAL INTEGRATION

The proposal has been carefully developed to integrate with the existing landscape character of the site and its surroundings.

The dwelling is set within a gently sloping grassed plot, with the building partially recessed into the landform. This approach reduces the visual prominence of the building when viewed from both neighbouring properties and the surrounding countryside.

Existing boundary vegetation will be retained wherever possible, while additional planting will further reinforce the rural character of the site.

The broken building form and modest roof heights ensure that the development reads as a small cluster of rural structures rather than a single dominant building.

As a result, the proposal will sit comfortably within the wider landscape and will appear as a natural continuation of the village edge rather than an intrusive extension into open countryside.

8.0 ACCESS

Vehicular and pedestrian access to the site is provided via the **existing private driveway connecting to Ashwell Street**, which currently serves Nos. 1 and 2 Scarp Close.

The proposal therefore does not introduce any new access points onto the public highway.

Parking is provided within the site adjacent to the proposed garage.

The parking area is **set well back from the road and partially screened by existing hedge planting**, ensuring that it remains visually discreet within the street scene.

The development therefore makes use of **existing infrastructure while maintaining the quiet rural character of the site entrance**.

Aidan Crawshaw Architect.