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DESIGN AND ACCESS STATEMENT

**To accompany application under Town & Country Planning at
Land adjacent to Gosmore End House, Hitchin Road, Gosmore**

The Proposal

The proposal is to erect two detached three bedroom dwellings with open cart shed type parking.

The Site

The site is a totally enclosed parcel of land adjacent to Hitchin Road in the centre of Gosmore village. There are established fenced and hedged boundaries and an existing vehicular access directly to Hitchin Road. The site is virtually level. There are two over mature London Plane trees to the rear of the site.

Justification

The site is totally enclosed. It is not overlooked and is screened by a high timber fence above a lower brick wall to the highway. Two dwellings would sit very discreetly within the site and have little impact on immediate surroundings. The proposal would add two medium sized dwellings to a sustainable location in the village centre.

The Scale

The scale of the proposal is appropriate in both footprint and volume for the village centre site.

The Design

A traditional vernacular design is proposed one and a half storeys in height with steep gables and gabled dormers reflecting details around Gosmore. Attention has been given to the detailing of the north east elevation of House 1 which faces Hitchin Road



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DESIGN AND ACCESS STATEMENT (2)

**To accompany application under Town & Country Planning at
Land adjacent to Gosmore End House, Hitchin Road, Gosmore**

The Layout

The layout provides comfortable three bedroom family accommodation with the ground floor arranged for easy disabled access. The layout would have low impact on the surrounding buildings.

Materials

The roof would be of plain brown clay tiles with walls of soft red brickwork. There would be traditional sash windows in the main ground floor rooms with side hung small pane casements to other openings and all of the first floor. There would be stone sub cills, flat cut brick arched lintels and brick dentil details to gables. The entrance doors would have six fielded panels with timber canopy and brackets. Dormer cheeks would be lead clad. The open parking would also have plain clay tiled roofs and stained feather-edged boarding to the walls.

Landscaping

The over large Cypress hedges to the front of the site would be removed and replaced with yew hedging closer to the driveway. The layout respects the location of the two London Plane trees. Protective fencing around the trees will be located during construction works.

Ecology

Swift bricks will be located on both dwellings together with built-in nest boxes. Nest boxes will also be located in both of the London Plane trees. The area of scrub planting at the entrance will enhance bio-diversity.

Parking and Access

There is an established vehicular access onto Hitchin Road. There is covered parking for four vehicles and adjoining parking for a further four vehicles. Vehicles can easily enter and exit to the highway in forward gear. There would be E.V. points for each dwelling and stores for garden equipment and cycles as well as two wall mounted cycle stands for visitors.