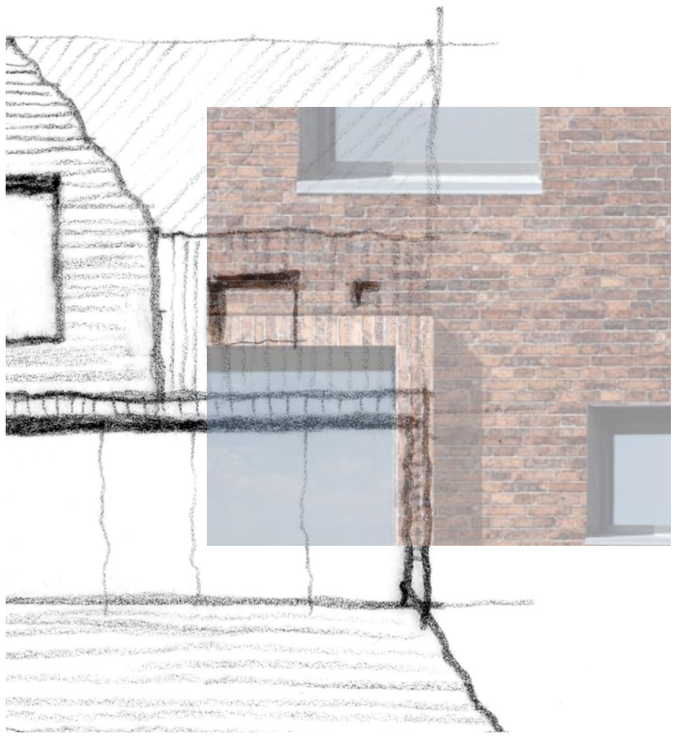


81 HIGH STREET

KIMPTON, HERTS, SG4 8PU

DESIGN & ACCESS STATEMENT

A3 DOCUMENT

FOR PLANNING APPLICATION
INCLUDING & TO BE READ
ALONGSIDE DRAWINGS

REV A - MAY 2018

FIONA SHEPPARD ARCHITECTURE

FOR & ON BEHALF OF CLIENTS

MR & MRS S DAVIS

“YOU CAN DESIGN AND CREATE, AND BUILD THE MOST WONDERFUL PLACE IN THE WORLD. BUT IT TAKES PEOPLE TO MAKE THE DREAM A REALITY.”

WALT DISNEY

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02 EXISTING SITE & FLOOR PLANS

03 EXISTING ELEVATIONS

04 EXISTING SITE CONSTRAINTS

05 PROPOSED SITE PLAN & IMPACT

06 DESIGN PROPOSALS

07 ELEVATIONS & MATERIALITY

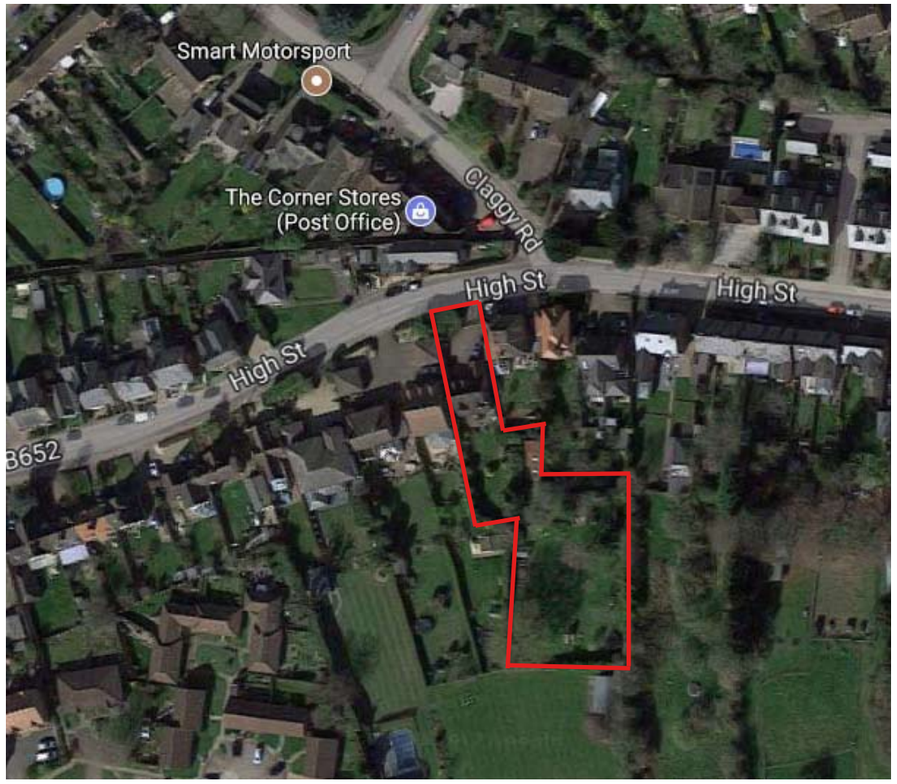
08 SKETCH 1:50 MODEL IMAGES

09 CONSULTATION STATEMENT & PROJECT SUMMARY

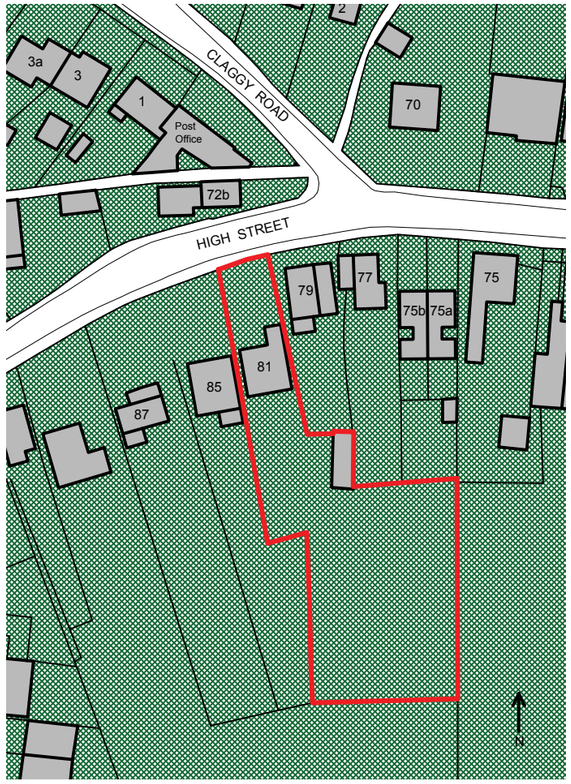
REFER ALSO TO DRAWINGS:

81HST_L_01	SITE LOCATION PLAN
81HST_S_01	EXISTING & PROPOSED SITE BLOCK PLANS
81HST_P_01	PROPOSED GROUND FLOOR PLAN
81HST_P_02	PROPOSED FIRST FLOOR PLAN
81HST_P_03	PROPOSED SECOND FLOOR PLAN
81HST_E_01	EXISTING & PROPOSED NORTH (FRONT) ELEVATION
81HST_E_02	EXISTING & PROPOSED SOUTH (REAR) ELEVATION
81HST_E_03	EXISTING & PROPOSED EAST (SIDE) ELEVATION
81HST_E_04	EXISTING & PROPOSED WEST (SIDE) ELEVATION
81HST_E_05	EXISTING & PROPOSED STREET ELEVATIONS

01_LOCATION AND SITE ANALYSIS



AERIAL VIEW OF SITE (BOUNDED IN RED)



EXISTING SITE PLAN (BASED ON OS) 1:1250

81 HIGH STREET IS SITUATED ON THE SOUTHERN SIDE OF THE HIGH STREET IN THE HERTFORDSHIRE VILLAGE OF KIMPTON.

THE EXISTING HOUSE ON THE SITE WAS BUILT IN 1981 AND IS A TWO STOREY HOUSE CLAD IN RED BRICK WITH A STEEPLY PITCHED BROWN TILED ROOF AND DORMER WINDOWS. THE HOUSE FACES NORTH-WEST TOWARDS THE HIGH STREET AND SOUTH-EAST TOWARDS THE SUBSTANTIAL GARDEN.

THE SITE HAS A 10.5 METRE WIDE STREET FRONTAGE WITH VEHICULAR ACCESS VIA A LARGE GATE TO THE DRIVEWAY, AND A ROW OF SCREENING CONIFERS ALONG THE PAVEMENT EDGE. THE FRONT DRIVEWAY IS HARD SURFACED AND PROVIDES PARKING FOR 3 CARS AND ACCESS TO THE GARAGE. DUE TO THE LOCATION OF THE PROPERTY ON THE CURVE OF THE STREET AND THE SET-BACK POSITION OF THE DWELLING WITHIN THE PLOT, THE HOUSE OCCUPIES A RELATIVELY DISCREET LOCATION FOR A STREET-FRONTING PROPERTY.

THE EXISTING HOUSE PROVIDES ~135 SQ M OF FLOOR AREA OVER 2 STORIES. THE HOUSE PLOT IS APPROXIMATELY 9 x 12.5 METRES. THE WIDTH OF THE SITE AT THIS POINT IS 11 METRES WIDE.

THE GARDEN IS EXTREMELY LARGE, OPENING OUT TOWARDS THE SOUTHERN END OF THE SITE. THERE ARE EXISTING SINGLE STOREY SHEDS ALONG THE MID-WESTERN BOUNDARY.

THE SITE IS BOUNDED TO THE EAST BY 79 HIGH STREET, A RED BRICK EDWARDIAN TWO STOREY HOUSE WHICH IS SITUATED AT PAVEMENT EDGE; AND TO THE WEST BY 85 HIGH STREET, A MODERN TWO STOREY RED BRICK HOUSE SET BACK FROM THE STREET IN A SIMILAR POSITION TO 81. TO THE NORTH, ACROSS THE HIGH STREET IS 72 HIGH STREET WHICH IS BLACK TIMBER AND RENDER PROPERTY. TO THE SOUTH, BEYOND THE GARDEN, ARE FIELDS AND OPEN COUNTRYSIDE.



VIEW FROM HIGH STREET



81 HIGH STREET, NORTH ELEVATION



BOUNDARY WITH 85



SOUTHERN AREA OF REAR GARDEN



BOUNDARY WITH 85



81 HIGH STREET, NORTH ELEVATION



BOUNDARY WITH 79



REAR GARDEN

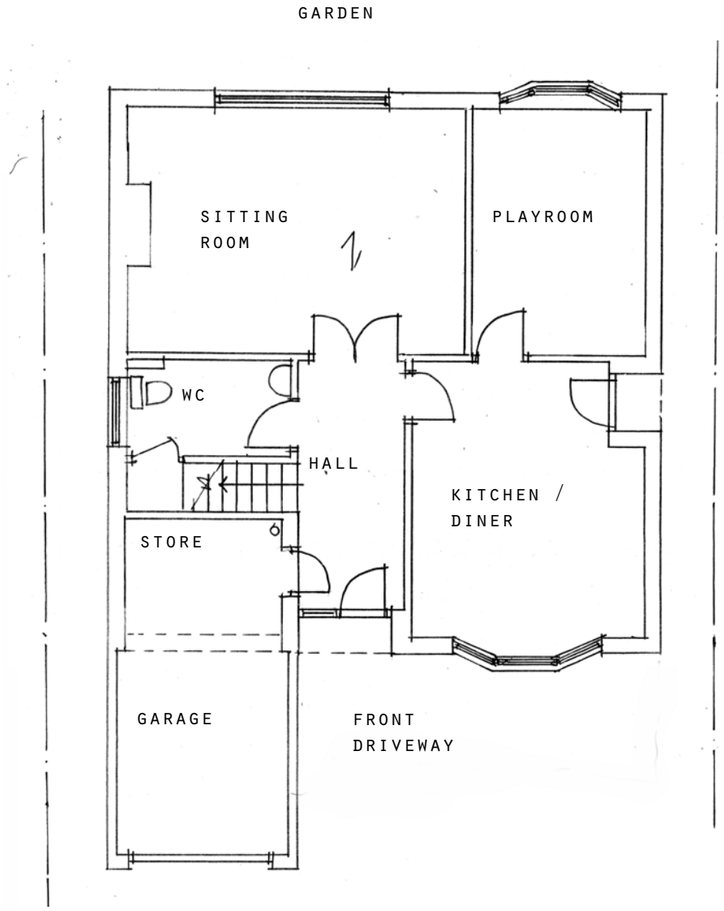


'STREETVIEW' IMAGES

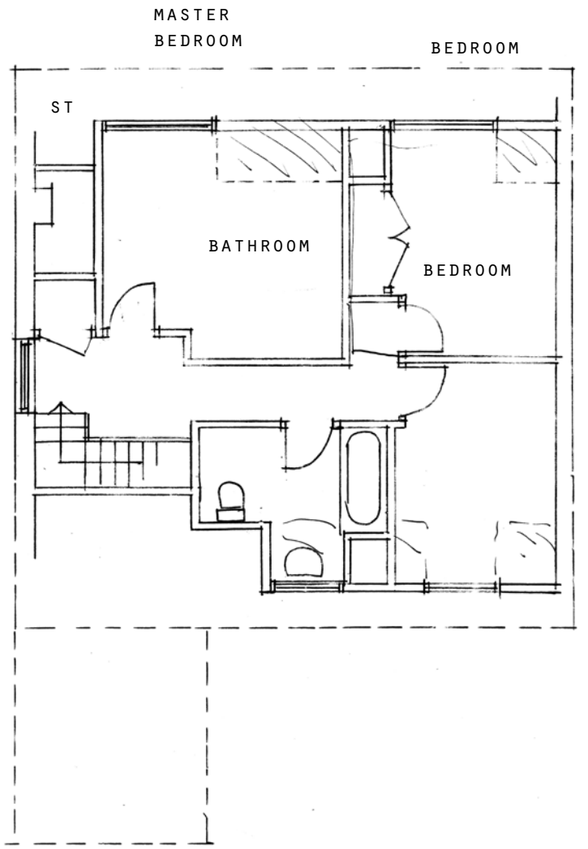
02_EXISTING SITE & FLOOR PLANS



EXISTING SITE PLAN 1:500



EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100

03_EXISTING ELEVATIONS



EXISTING NORTH ELEVATION PHOTO



EXISTING NORTH ELEVATION
@ 1:100



EXISTING WEST ELEVATION
@ 1:100



EXISTING SOUTH ELEVATION PHOTO



EXISTING SOUTH ELEVATION
@ 1:100

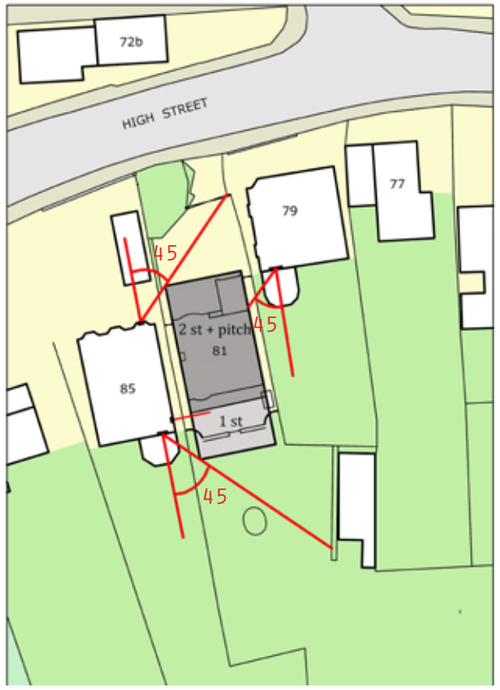


EXISTING EAST ELEVATION
@ 1:100

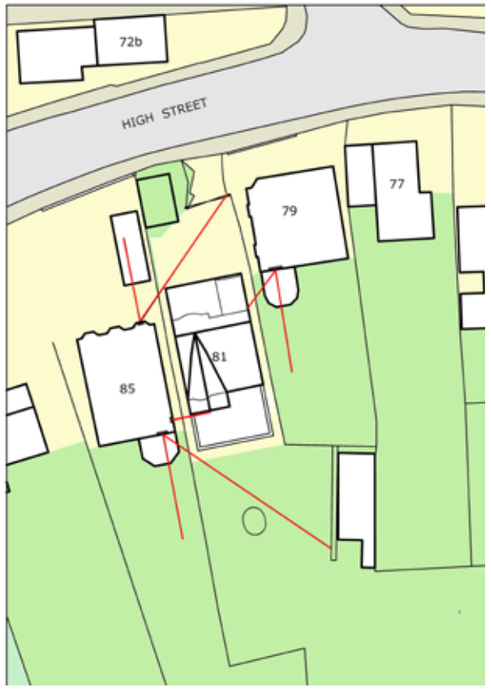
SITE CONSTRAINTS AND DEVELOPABLE FOOTPRINT DIAGRAMS (45 DEGREE RULE)



EXISTING SITE BLOCK PLAN



CONSTRAINTS DIAGRAM
45 DEGREE RULE (PLAN) SHOWN FROM ADJACENT NEIGHBOURS' FIRST FLOOR WINDOWS C/L
45 DEGREE RULE (SECTION) SHOWN FROM 85 HIGH ST LIVING ROOM WINDOW
MAXIMUM DEVELOPABLE FOOTPRINT SHOWN IN DARK GREY



PROPOSED SITE BLOCK PLAN
FOOTPRINT WELL WITHIN DEVELOPABLE AREA. IMPACT ON ADJACENT NEIGHBOURS CONSIDERED & MINIMISED

81 HIGH STREET OCCUPIES A RELATIVELY NARROW PLOT FOR A DETACHED DWELLING. THE EXISTING DWELLING PROVIDES 135 SQ M AND IS ARRANGED IN A PLAN WHICH PROVIDES SMALL SEPARATE ROOMS WITH NARROW CIRCULATORY SPACES. THE FIRST FLOOR PLAN AREA IS COMPROMISED BY THE STEEP PITCHED ROOF / DORMER WINDOWS DESIGN WHICH CREATES VERY SMALL BEDROOMS WITH REDUCED HEAD HEIGHT.

THE DAVIS FAMILY (2 ADULTS, 2 CHILDREN) HAVE OUTGROWN THE HOUSE IN ITS CURRENT FORMAT AND ARE LOOKING TO INCREASE FLOOR AREA WHILST ALSO IMPROVING OUTLOOK, NATURAL LIGHT, FUNCTIONAL SPACE ARRANGEMENT, FLOOR TO CEILING HEIGHTS, ENVIRONMENTAL AND ENERGY PERFORMANCE OF THE DWELLING TO PROVIDE THEM WITH A FAMILY HOME WHICH MEETS THEIR MODERN REQUIREMENTS.

THE TEAM HAVE CONSIDERED THE OPTION OF EXTENDING THE HOUSE, BUT HAVE COME TO THE CONCLUSION THAT THE EXISTING STRUCTURE IS NOT FIT FOR PURPOSE AND WOULD REQUIRE SO EXTENSIVE A REMODELLING, THAT A NEW BUILD OPTION IS THE MORE VIABLE FROM A COST, EFFICIENCY AND DESIGN PERSPECTIVE.

IN CONSIDERING THE DEMOLITION OF THE EXISTING HOUSE AND REPLACEMENT WITH A NEW BUILD STRUCTURE, WE ARE WORKING WITHIN THE SITE CONSTRAINTS SET BY THE NEIGHBOURING DWELLINGS AND ILLUSTRATED IN THE ADJACENT DIAGRAMS. THE EXISTING DWELLING IS 7.4M HIGH. THE ADJACENT HOUSE, 85 HIGH STREET IS 8.8M HIGH. THE PROPOSED NEW DWELLING WILL BE 9.0M HIGH, SO WILL READ ALMOST LEVEL WITH ITS NEIGHBOUR.

THESE DIAGRAMS ILLUSTRATE THE MAXIMUM DEVELOPABLE FOOTPRINT POSSIBLE, APPLYING THE 45 DEGREE RULE FROM THE ADJACENT PROPERTIES. HOWEVER, THIS FOOTPRINT WOULD GENERATE TOO LARGE A DWELLING FOR THE CLIENT. THE PROPOSED DESIGN SITS WELL WITHIN THESE CONSTRAINTS, AND THUS MINISES IMPACT ON THE ADJACENT OCCUPIERS.



VIEW FROM HIGH STREET



81 HIGH STREET, NORTH ELEVATION



BOUNDARY WITH 85



BOUNDARY WITH 85



81 HIGH STREET, NORTH ELEVATION



BOUNDARY WITH 79



PROPOSED SITE PLAN 1:500













GARDEN PHOTOS

05_PROPOSED SITE PLAN & IMPACT

THE PROPOSED NEW DWELLING HOUSE FOR 81 HIGH STREET, KIMPTON OCCUPIES THE SAME POSITION AND ORIENTATION AS THE EXISTING HOUSE (TO BE DEMOLISHED), ALBEIT WITH A LARGER FOOTPRINT AND HEIGHT. THE MASSING HAS BEEN CAREFULLY CONSIDERED TO ENSURE NO ADVERSE EFFECT ON ANY OF THE ADJACENT NEIGHBOURS. THE PROPORTIONS OF THE SITE ENABLE A LARGER DWELLING TO BE COMFORTABLY ACCOMMODATED WITHOUT ANY SENSE OF OVER-DEVELOPMENT.

THERE IS NO ESTABLISHED BUILDING LINE IN THIS IMMEDIATE AREA. 81 IS THE LAST OF A LINE OF HOUSES SET WELL BACK FROM THE ROAD. 79 IS POSITIONED MUCH FURTHER FORWARD, WITH A SMALL SET-BACK FROM THE PAVEMENT EDGE. THE HOUSES ARE EXTREMELY VARIED IN AGE AND STYLE.

THERE IS SUFFICIENT FRONT DRIVEWAY PARKING SPACE FOR 3 CARS, AND THIS NUMBER OF SPACES WILL BE RETAINED.

AS THIS IS A SINGLE REPLACEMENT DWELLING, THERE IS NO CHANGE TO THE TRANSPORT AMENITIES. THE EXISTING DROPPED KERB WILL REMAIN. THE HIGH STREET HAS MANY LOCAL BUS SERVICES, AND THE PROPERTY IS IN A SHORT WALK OF THE LOCAL PRIMARY SCHOOL, PUB, CHURCH, PUBLIC OPEN SPACES AND THE VILLAGE SHOP IS ALMOST OPPOSITE AT THE END OF CLAGGY ROAD.

THE NEW DWELLING WILL AIM TO MEET, IF NOT EXCEED, CURRENT UK BUILDING REGULATIONS REQUIREMENTS FOR SUSTAINABLE DESIGN WITH RESPECT TO ENERGY USE, MATERIALITY, SUSTAINABLE WATER USAGE, ETC.

THERE IS NO LOSS OF EXISTING TREES OR GREEN SPACE AS A RESULT OF THIS PROPOSAL. THERE ARE NO ADVERSE IMPACTS ON BIODIVERSITY OR ECOLOGY. THE GROUNDS WILL NOT BE RE-LANDSCAPED, ASIDE FROM NEW HARD-SURFACING TO THE FRONT DRIVEWAY (FOLLOWING THE LIKELY DAMAGE DURING BUILD) AND A NEW PATIO AREA TO THE REAR.

THE PROPOSED DWELLING ALSO TAKES INTO CONSIDERATION THE RELEVANT PLANNING POLICY, ESPECIALLY THE *"NORTH HERTFORDSHIRE DISTRICT COUNCIL, LOCAL DEVELOPMENT FRAMEWORK, DESIGN SUPPLEMENTARY PLANNING DOCUMENT (JULY 2011)"*.

THE NEW DWELLING WILL BE A HIGH-QUALITY ARCHITECTURAL DESIGN, WITH SENSITIVE CHOICE OF MATERIALS. THIS IS A ONCE IN A LIFETIME OPPORTUNITY TO REPLACE AN EXISTING OUTDATED AND POOR QUALITY DWELLING WITH A DELIGHTFUL NEW HOME WHICH WILL POSITIVELY ENHANCE THE KIMPTON ARCHITECTURAL STREETSCAPE.

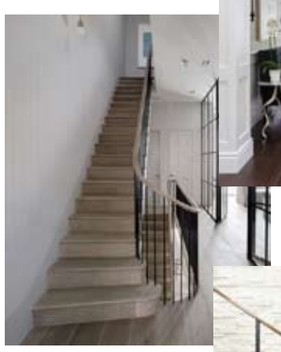
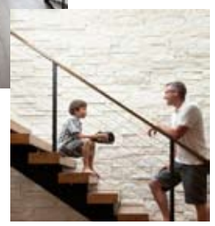














06_DESIGN PROPOSALS

81 HIGH STREET IS A DELIGHTFUL, PICTURESQUE NEW COTTAGE LOCATED IN THE CHARMING VILLAGE OF KIMPTON. THE COTTAGE IS CLAD IN RUSTIC RED BRICK WITH CLAY ROOF TILES, USING TRADITIONAL LOCAL RURAL MATERIALS TOGETHER WITH CRISP MODERN DETAILING AND DARK FRAMED ALUMINIUM WINDOWS TO CREATE A CONTEMPORARY YET SENSITIVE NEW ADDITION TO THE HIGH STREET.

THE FRONT (NORTH) AND REAR (SOUTH) ELEVATIONS HAVE LARGE PRIMARY WINDOWS AND GLAZING, WHILST THE SIDE ELEVATIONS HAVE A SCATTERING OF TINY WINDOWS WHICH PROVIDE A PLAYFUL SENSE OF LIGHT & OCCUPATION INTERNALLY, WHILST NOT COMPROMISING ANY PRIVACY FOR THE ADJACENT NEIGHBOURS. ALL BATHROOM WINDOWS WILL HAVE OBSCURED GLAZING.

THE COTTAGE IS SET BACK FROM THE STREET EDGE AND IS ACCESSED VIA A LARGE FRONT DRIVEWAY AND GARDEN AREA.

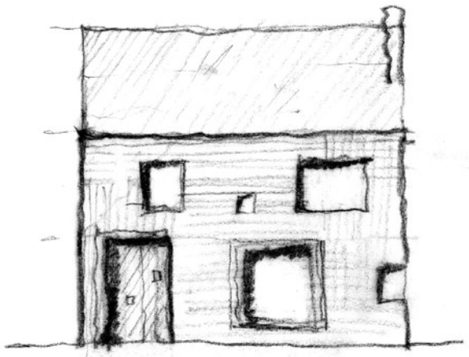
THE LARGE BARN-STYLE FRONT DOORS LEAD INTO A BRIGHT, SPACIOUS ENTRANCE AREA WITH A DRAMATIC STAIRCASE LEADING UP THE FLOOR ABOVE. A FEATURE WALL DRAWS THE EYE IMMEDIATELY THROUGH THE PROPERTY TO GLIMPSES OF THE SPACES AND GARDEN BEYOND WHILST ADDING VISUAL INTEREST WITH CUT OUTS FOR DOORS, STORAGE AND FEATURE REVEALS. FOLLOWING THE WALL ALONG, WE ARE LED INTO A GENEROUS OPEN-PLAN KITCHEN, DINING, FAMILY ROOM WITH FLOOR TO CEILING GLAZING LOOKING SOUTHWARDS TO THE BEAUTIFUL MATURE GARDENS. ADDITIONAL NATURAL LIGHT IS BROUGHT IN WITH ROOF-LIGHTS, ENHANCING THE UPLIFTING SENSE OF SPACE. A UTILITY / MUD ROOM CONNECTS THE KITCHEN TO A USEFUL BACK ENTRANCE DOOR. THERE IS A LARGE GROUND FLOOR WC AND WETROOM. FACING BACK TOWARDS THE FRONT GARDEN THERE IS A SITTING ROOM WITH AN OPEN FIREPLACE PROVIDING A COSY FAMILY SPACE. DOUBLE DOORS ENABLE IT TO BE CONNECTED TO THE CHILDREN'S PLAYROOM, WHICH PROVIDES A FUN SPECIAL SPACE FOR THE LITTLE ONES.

THE STAIRCASE IS WELL LIT BY A PLAYFUL ARRANGEMENT OF WINDOWS IN THE SIDE ELEVATION. AT FIRST FLOOR LEVEL A GENEROUS LANDING LEADS INTO THE PRINCIPAL BEDROOMS. FACING THE STREET ARE TWO GENEROUSLY SIZED CHILDENS' BEDROOMS WHICH HAVE IN-BUILT STORAGE IN THEIR CONNECTING WALL AS WELL AS A SECRET PASSAGEWAY BETWEEN THEM. THERE IS A GOOD SIZED FAMILY BATHROOM WITH SHOWER AND BATH. A SPARE ROOM FACES SOUTH, BENEFITING FROM GARDEN VIEWS. AND FINALLY, THE MASTER SUITE IS LOCATED AT THE SOUTH WEST CORNER. A DRESSING AREA AND ENSUITE ARE SEPARATED BY CRITTAL GLASS PARTITIONS LEADING INTO A GLORIOUS SOUTH FACING BEDROOM WITH DOUBLE HEIGHT CEILING UP INTO THE PITCH OF THE ROOF. A LARGE PICTURE WINDOW PROVIDES VIEWS OF THE FANTASTIC LARGE GARDEN, MAKING THE SPACE A JOY TO WAKE UP IN.

A FURTHER GUEST SUITE IS LOCATED UP THE STAIRS IN THE LOFT SPACE, PROVIDING ENSUITE ACCOMMODATION WITH TWO SOUTH FACING ROOFLIGHTS.

REFER TO ACCOMPANYING FLOOR PLANS

07_ELEVATIONS & MATERIALITY



INITIAL SKETCH NORTH ELEV



SKETCH VISUALISATION OF PROPOSED NORTH ELEVATION

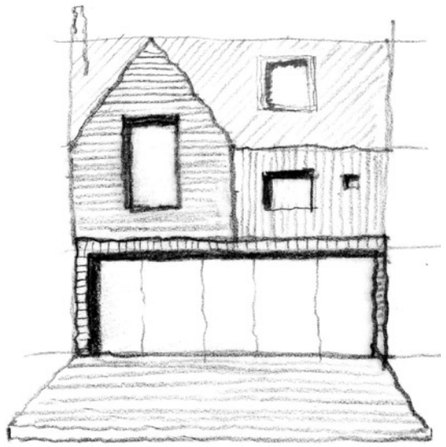
THE HOUSES OF KIMPTON VILLAGE ARE PREDOMINANTLY CLAD IN RED BRICK, OF VARYING TYPES AND STYLES. RED CLAY ROOF TILES ARE ALSO PART OF THE NORTH HERTS RURAL VERNACULAR.

THE RUSTIC RED BRICK CREATES A RICH, VARIED CLADDING MATERIAL WHICH SITS NICELY WITHIN ITS CONTEXT. USING THE COMPLEMENTARY RED CLAY TILES AT ROOF LEVEL GIVES THE COTTAGE THE APPEARANCE OF HAVING BEEN CARVED FROM A CUBE OF SANDSTONE. THIS CREATES A CHARACTERFUL AND PRETTY, CONTEMPORARY COTTAGE.

IN THE NORTH ELEVATION, A BAY WINDOW PROTRUDES TO GIVE A 3-D EFFECT AND A CORNER WINDOW CUTS INTO THE SIDE OF THE ELEVATION, CREATING A STRUCTURAL ILLUSION. DARK FRAMED ALUMINIUM WINDOWS ARE RECESSED INTO THE DEPTH OF THE WALLS. TIMBER BARN STYLE DOORS, SIDE GATES & FENCING COMPLETES THE SCENE, WHICH WILL BE GREATLY SOFTENED BY THE ADDITION OF PLANTING.

AT THE REAR, SOUTH ELEVATION, THE BUILDING STEPS FORWARD IN 3 PLANES. A PITCHED ROOF PROJECTION FOR THE MASTER SUITE, WHICH HAS A LARGE PICTURE WINDOW FACING THE GARDEN. AT GROUND LEVEL, THE ELEVATION OPENS UP TO REVEAL THE LARGE OPEN PLAN SPACE, WITH THE USE OF FLOOR TO CEILING SLIDING WINDOWS.

[NB. AT THIS TIME NO SPECIFIC MATERIALS / MANUFACTURERS HAVE BEEN FIXED UPON, TO BE CONFIRMED AT TENDER STAGE.]



INITIAL SKETCH SOUTH ELEV



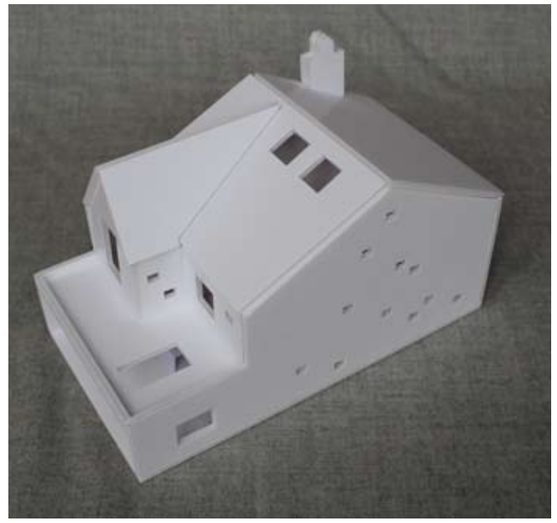
SKETCH VISUALISATION OF PROPOSED SOUTH ELEVATION



PRECEDENT IMAGES

08_SKETCH 1:50 MODEL IMAGES
















09_CONSULTATION STATEMENT & PROJECT SUMMARY

CONSULTATION STATEMENT

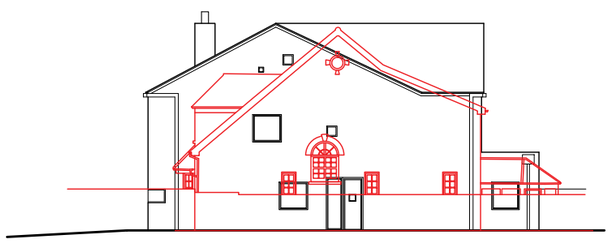
THE PROPOSED DESIGN WAS PRESENTED TO KIMPTON PARISH COUNCIL AT THEIR MEETING ON 28/02/18. THE DESIGNS WERE MET WITH POSITIVE COMMENTS DURING THE MEETING. NO FORMAL COMMENTS WERE ISSUED BY THE PARISH COUNCIL AT THIS STAGE.

A PREVIOUS VERSION OF THE PROPOSED DESIGN WAS PRESENTED TO BOTH ADJACENT NEIGHBOURS - 79 HIGH STREET ON 14/04/18 AND 85 HIGH STREET ON 16/04/18.

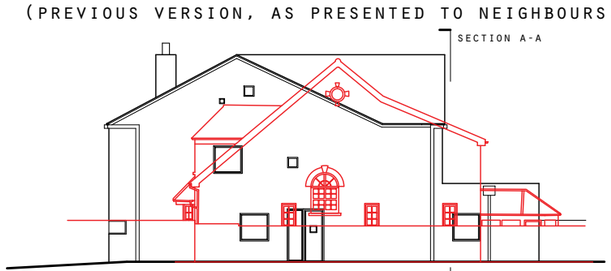
85 HIGH STREET'S OWNERS RAISED CONCERNS REGARDING THE OBSCURED STAINED GLASS WINDOWS ON THEIR EASTERN ELEVATION, FACING THE BOUNDARY WITH 81. THE SOUTHERLY OF THESE WINDOWS, SERVING THEIR LIVING ROOM, CURRENTLY GAINS SOME NATURAL LIGHT AS 81'S WALL DOES NOT EXTEND AS FAR AS THIS WINDOW. IN RESPONSE TO THESE COMMENTS, THE DESIGN HAS BEEN AMENDED, MOVING THE MASSING OF THE BUILDING NORTHWARDS BY 1.7 METRES, THIS ENSURES THAT 85'S WINDOW IS NO LONGER FACING A 2 STOREY WALL (& THUS ADHERES TO THE SECTIONAL 45 DEGREE RULE - SEE DIAGRAM BELOW); MOVING THE MASSING NORTHWARDS ALSO BENEFITS 79 HIGH STREET'S GARDEN - THUS FURTHER REDUCING THE IMPACT ON BOTH NEIGHBOURS.



EXISTING 81 WEST ELEVATION WITH 85 EAST ELEVATION OVERLAID IN RED



PROPOSED 81 WEST ELEVATION WITH 85 EAST ELEVATION OVERLAID IN RED
(PREVIOUS VERSION, AS PRESENTED TO NEIGHBOURS)



PROPOSED 81 WEST ELEVATION WITH 85 EAST ELEVATION
OVERLAID IN RED
(REVISED VERSION, MASSING MOVED NORTHWARDS)



SECTION A-A THROUGH 85'S WINDOW
SHOWING 45 DEGREE RULE



PROJECT SUMMARY

81 HIGH STREET IS A DELIGHTFUL NEW BUILD, 5 BEDROOM HOUSE. IT IS SENSITIVELY DESIGNED TO REPLACE THE EXISTING DORMER BUNGALOW. THE NEW DESIGN PROVIDES A GOOD SIZED FAMILY HOUSE WHICH IMPROVES OUTLOOK, NATURAL LIGHT, FUNCTIONAL SPACE ARRANGEMENT, FLOOR TO CEILING HEIGHTS, ENVIRONMENTAL AND ENERGY PERFORMANCE TO PROVIDE A CONTEMPORARY FAMILY HOME.

SCHEDULE OF ACCOMMODATION
APPROX GROSS INTERNAL AREAS (SQ M)

EXISTING HOUSE:

GROUND = 80
FIRST = 55
TOTAL = 135

PROPOSED HOUSE:

GROUND = 144
FIRST = 103
SECOND = 32
TOTAL = 279