



DESIGN & ACCESS STATEMENT INCLUDING SUSTAINABILITY & LANDSCAPING STABLES, LONDON ROAD, ST IPPOLYTS SG4 7NE

PROPOSAL:

A small scale low energy development of 9 new dwellings around a shared communal garden, comprising of a mix of 4-bed family homes and 3-bed units

SUFFOLK OFFICE:

A: The Forge, Main Road, Ipswich, IP9 1AX
T: +44 (0)207 043 0727

HERTFORDSHIRE OFFICE:

A: D-Lab Studios, 8-12 Clarence Rd Depot, Berkhamsted, HP4 3AS
T: +44 (0)207 043 0727

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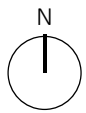
2.0 INTRODUCTION

This Design and Access Statement has been prepared by TAS Architects to support an application for planning permission at Stables, London Rd, St Ippolyts, SG4 7NE. The proposal seeks permission from North Herts Council for the demolition of the existing stable buildings to be replaced by 9 new homes. It demonstrates the context and considerations relating to the site and should be read in conjunction with Graham + Sibbald documents and the rest documents submitted along with this application.

2.1 LOCATION

The site is located at St Ippolyts which is a village and civil parish on the southern edge of Hitchin in North Hertfordshire, England. St Ippolyts is well-connected to neighbouring areas with a short drive from Junction 8 of the A1(M) as well as regular train & bus services. Ippollitts Brook, which is a tributary of the River Purwell, crosses the village forming a few ponds. The primary school, village hall and church are all in close proximity.

The application site lies on the east side of London Rd within Green Belt area. It is not within a Conservation Area nor flood risk area.



KEY:  **POUND FARM**
OWNERSHIP BOUNDARY

2.2 PRE-APP RESPONSE & OTHER PLANNING APPLICATIONS

The Council’s pre-application response confirms that the site is relatively well contained, with existing boundary vegetation helping to limit wider landscape and visual impacts. It raises no in-principle objection to the indicative layout and considers the overall design approach to be acceptable, noting that the form, scale and materiality are of a high quality. The response also highlights that the proposal can be supported in design and landscape terms, subject to further consideration of heritage impacts, access arrangements, and the delivery of a comprehensive landscaping strategy and sustainability measures.

KEY:

POUND FARM PROPERTY OWNERSHIP

PROPOSED APPROX SITE



2.3 SITE CONTEXT



KEY:

— POUND FARM PROPERTY OWNERSHIP

— PROPOSED APPROX SITE

AERIAL VIEW (INDICATIVE ONLY)

2.4 EXISTING SITE PHOTOS



EXISTING STABLES AND VIEW TOWARDS POUND FARM. PHOTO ALSO SHOWS TOPOGRAPHY LEVEL DIFFERENCE



VIEW TOWARDS PUMPING STATION & IPPOLLITTS BROOK



EXISTING STABLES - DARK TIMBER



EXISTING SITE ENTRANCE AT THE SOUTH



EXISTING TREES ALONG LONDON ROAD



EXISTING ACCESS TO PUMPING STATION AT THE NORTH

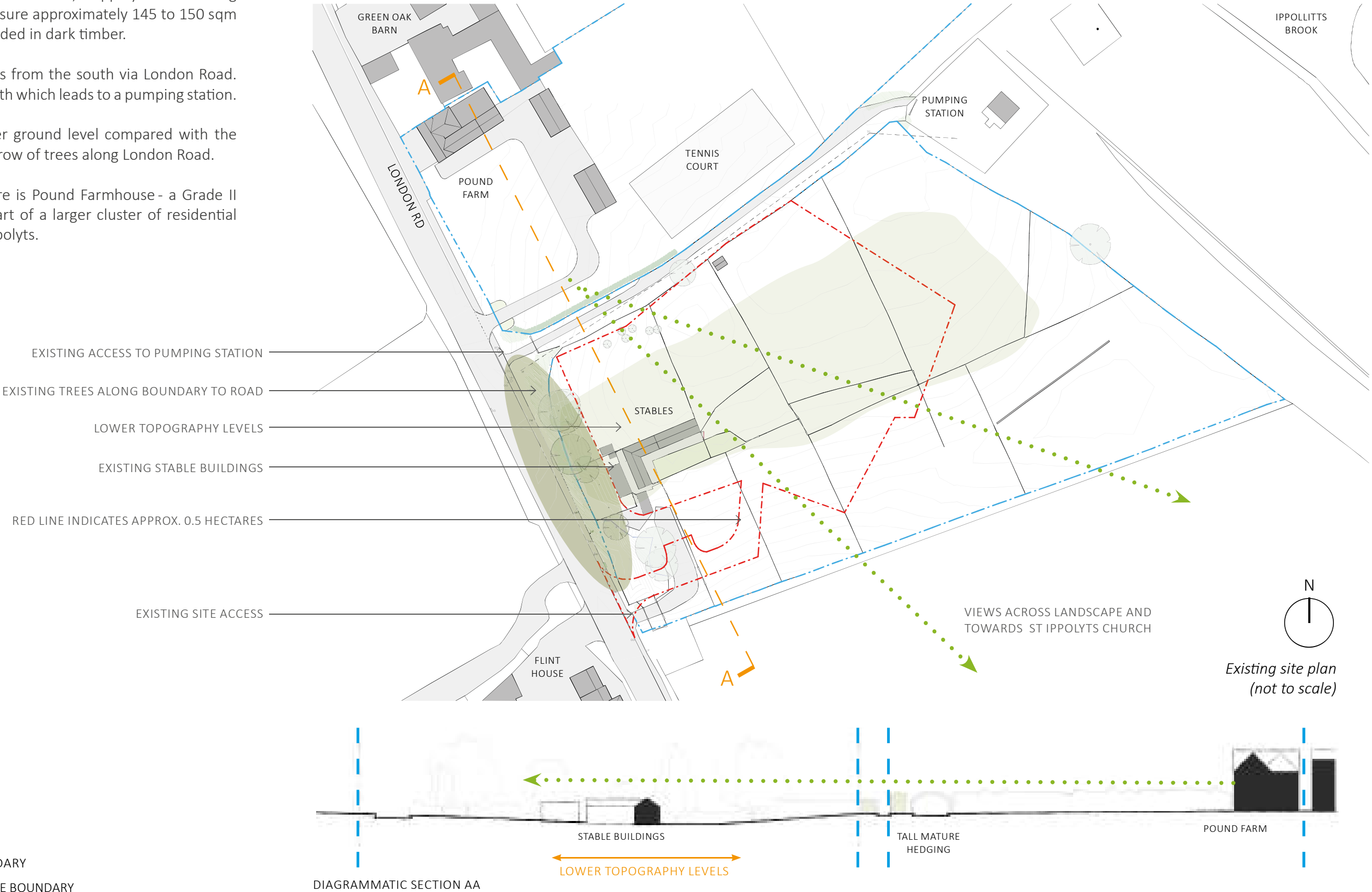
2.5 EXISTING SITE ANALYSIS

The site is an established equestrian complex and associated field located on the east side of London Road, St Ippolyts. The existing stable blocks on the site measure approximately 145 to 150 sqm in footprint and they are clad in dark timber.

Vehicular access to the site is from the south via London Road. There is a side road at the north which leads to a pumping station.

The site is largely on a lower ground level compared with the roadway/footway. There is a row of trees along London Road.

To the north of the site there is Pound Farmhouse - a Grade II Listed Building that forms part of a larger cluster of residential dwellings in this part of St Ippolyts.



2.6 SURROUNDING BUILDINGS

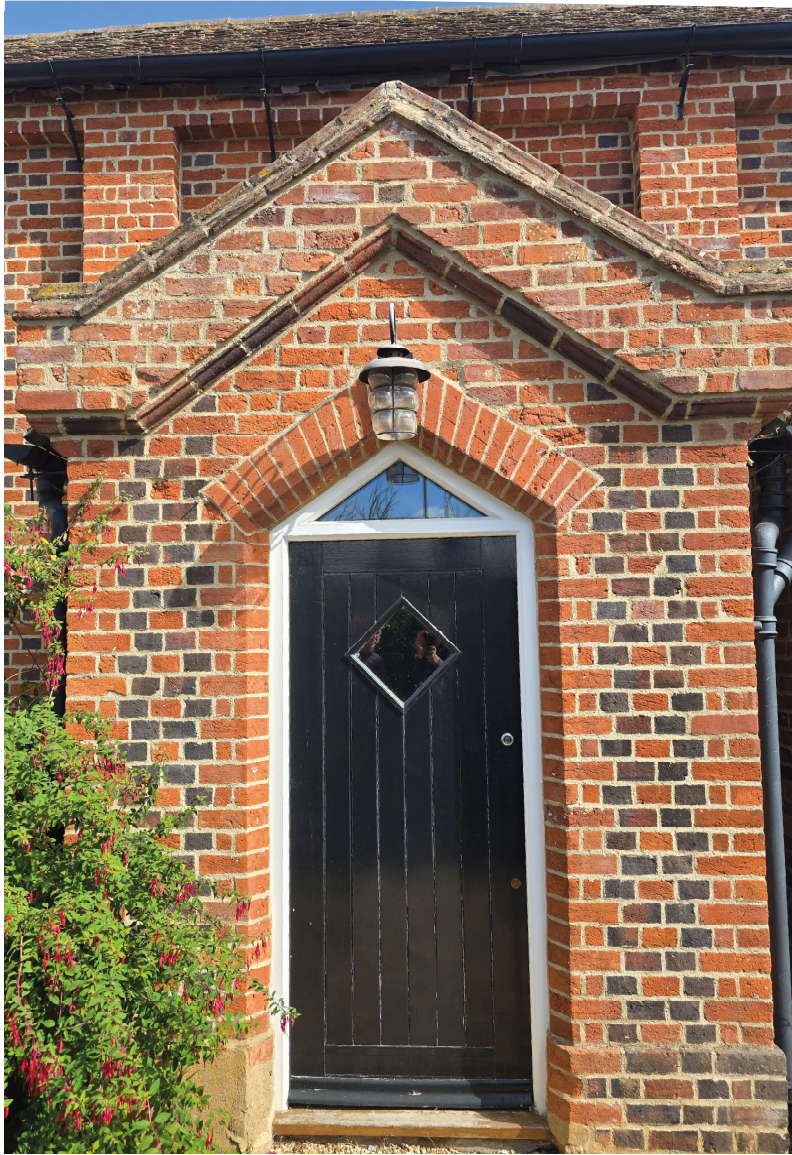
Pound Farmhouse is a Grade II Listed building (listing date 1987) located north of the application site within the same ownership boundary.

It is an early–mid 19th century farmhouse, possibly incorporating an older structure with 2 rear wings, one gabled at SE and one hipped at NE. It is built of red brick with steep tiled roof. It has 2 storeys with symmetrical front featuring a central gabled porch with fine craftsmanship, decorative brick work including pilasters to corners, patterned panels, plinth and fancy brick eaves band. It has mixed window styles (both casements and sash windows).

There are 2 outbuildings, a tennis court and a large lawned garden facing south.



THE GREEN OAK BARN



ORIGINAL HOUSE AT POUND FARM



HOUSE AT POUND FARM AND OUTBUILDINGS

2.7 SURROUNDING BUILDINGS

St Ippolyts consists of many charming period properties including 17th century gabled houses and 16th century timber-framed homes. London Rd consists mainly of detached properties, which are largely brick and render with pitched clay tile or slate roofs. There are also new extensions mainly expressed with dark timber cladding.

Rows of semi-detached white-rendered houses with gables to the front or brick houses with clay tile roofs run along adjacent streets, following more regular street patterns.

There are a number of roof forms with low eaves, and distinctive chimneys. There are also numerous brick walls to road boundaries that create a sense of walled gardens.



HOUSES ALONG STEVENAGE ROAD



'THE FLINT HOUSE' AT LONDON ROAD



HOUSE ALONG STEVENAGE ROAD



CENTRAL STORE AT WATERDELL STREET



HOUSES ALONG WATERDELL STREET



HOUSE ALONG FOLLY LANE



NEW RESIDENTIAL DEVELOPMENT AT BROOKEND LANE



SKETCH FROM COMMUNAL GARDEN

3.1 PROPOSED SITE STRATEGY

9 new dwellings are proposed as a mix of 3 and 4-bed homes within a 0.49 hectare site (red line). The houses are proposed to be located around a communal garden with private amenity gardens facing south and east. The houses will be broadly located where the original structures were located, within the 'natural lower topography' to reduce visual impact. They are also set back from London road to minimise their prominence, with the smallest (3-bed) dwellings closer and the larger (4-bed) dwellings further back.

The communal garden is proposed to be located between Pound Farm and the new dwellings to act as a buffer. The new dwellings are located in this way that they allow unobstructed views from Pound Farm towards St Ippolyts church and the fields.

There would be 2 typologies of houses to be in-keeping with the village vernacular and retain a variety of house styles and mix of sizes and user types.

The existing trees along the main road will be retained as a natural buffer and provide further privacy.

ACCESS

The existing site access will be retained and improved, in order to use the same site gradient which has the smallest drop at this point. Detailed plans are prepared by Rapport in terms of visibility splays and refuse/ emergency vehicles movement, and are included in this submission.

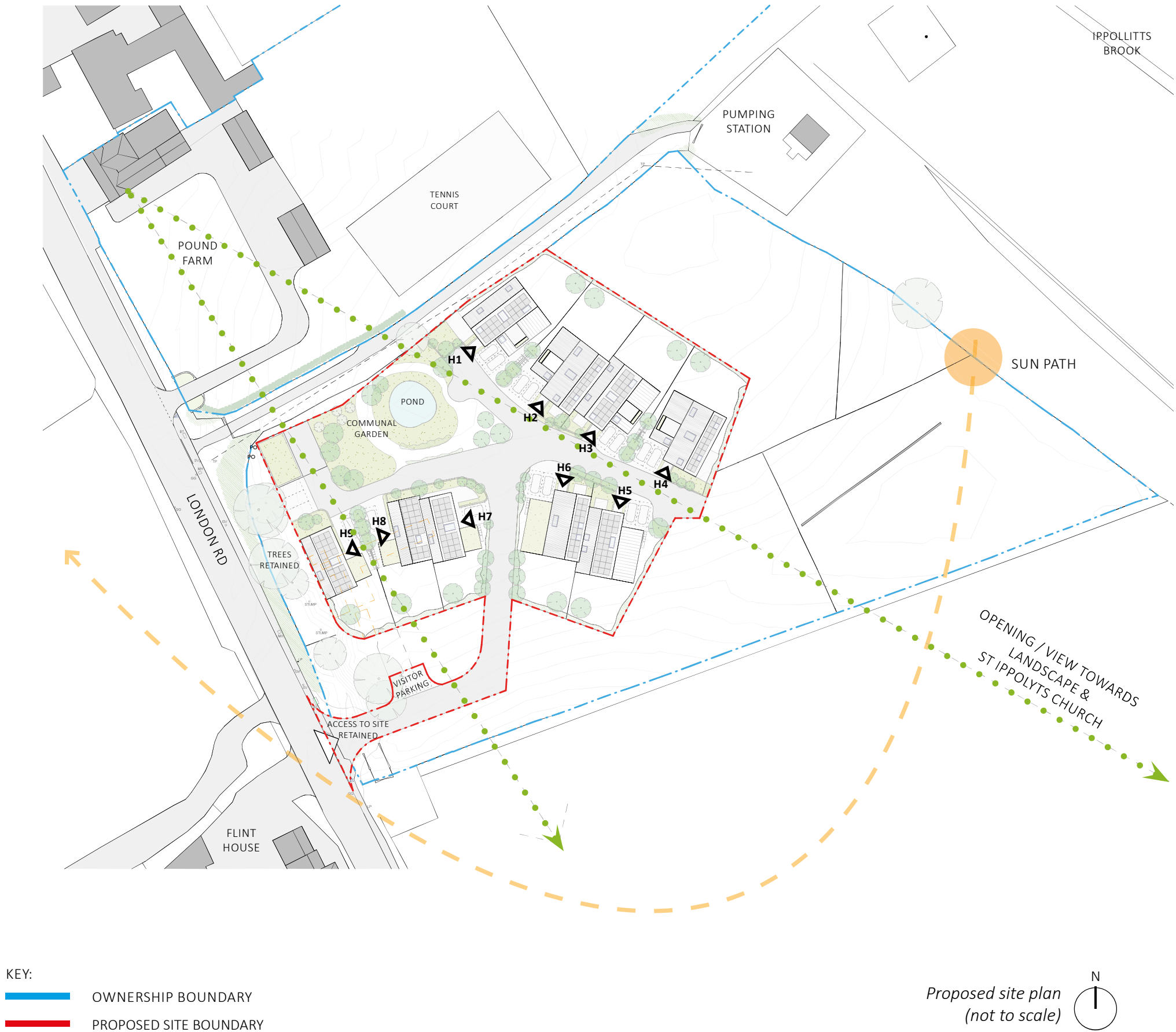
There is a step free access at main entrance with a permanent living space and WC at entrance level.

GARDENS

Each house benefits from a good size private south and east facing garden. Each house will also has additional external amenity space at the front.

A cobbled pedestrian mews sits between the houses and the communal garden.

The communal garden can be shared and used by all occupants adding vibrancy and a stronger sense of community spirit in the scheme.



3.2 DESIGN CONCEPT

Figures 1-6 outline the driven conceptual forces for the development of the proposal.



FIG 1: RETAIN (& ENLARGE) THE EXISTING SITE ACCESS



FIG 2: RETAIN EXISTING TREES & GREENERY ALONG LONDON ROAD WHICH ACTS AS A BUFFER BETWEEN THE ROAD AND THE NEW DWELLINGS



FIG 3: LOCATE THE 3-BED DWELLINGS WHERE THE EXISTING STRUCTURES USED TO BE



FIG 4: PROPOSE A COMMUNAL GARDEN BETWEEN POUND FARM AND THE NEW DWELLINGS WHICH ACTS AS A BUFFER IN BETWEEN THEM



FIG 5: CREATE OPENINGS TO ALLOW FOR UNOBSTRUCTED VIEWS FROM POUND FARM TOWARDS THE CHURCH AND THE LANDSCAPE. USE ROOF SLOPES & GREEN ROOFS IN SUCH A WAY TO MINIMISE VISUAL IMPACT



FIG 6: LOCATE THE HOUSES IN CLUSTERS: THE LARGER HOUSES FURTHER BACK AND THE SMALLER ONES CLOSER TO THE ROAD AND AT THE LOWEST TOPOGRAPHY, TO MINIMISE VISUAL IMPACT

3.3 IMPACT ON NEIGHBOURING PROPERTIES

RELATIONSHIP WITH POUND FARM

The proposed layout has been designed to respond sensitively to the site’s rural setting, existing topography, and the nearby heritage asset which is the Grade II listed Pound Farm. The houses have been placed in a way that they are consistent with each other as well as Pound Farm with their scale, position and orientation to respond to Pound Farm’s views and spatial context. Specifically, the 3-bed dwellings which are the smallest in scale, are placed at a lower natural topography level at the nearest proximity to Pound Farm. They are placed in a way that they create a sense of openness in between them to allow unobstructed views from Pound Farm across the landscape. The 4-bed dwellings have been predominantly placed behind Pound Farm’s outbuilding and the large existing trees, hence, they are well hidden from Pound Farm’s view. The design intentionally allows for an opening towards St Ippolyts church which can be viewed from Pound Farm’s first floor windows. The proposed communal garden is intentionally placed between Pound Farm and the new dwellings to act as a buffer and somehow extend Pound Farm’s amenity space.

Hence, it is not anticipated that the proposal would result in any level of harm to Pound Farm amenity, given the distance between the site/dwellings and the neighbouring property as well as their orientation, position and scale.



ST IPPOLYTS CHURCH



EXISTING VIEW OF CHURCH FROM POUND FARM



EXISTING POUND FARM OUTBUILDING & EXISTING TREES



EXISTING VIEW OF LANDSCAPE & SITE FROM POUND FARM

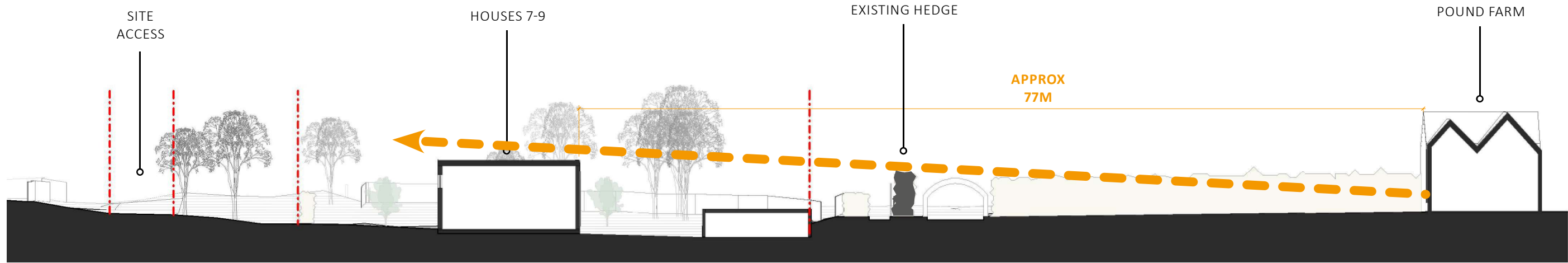


KEY SITE PLAN

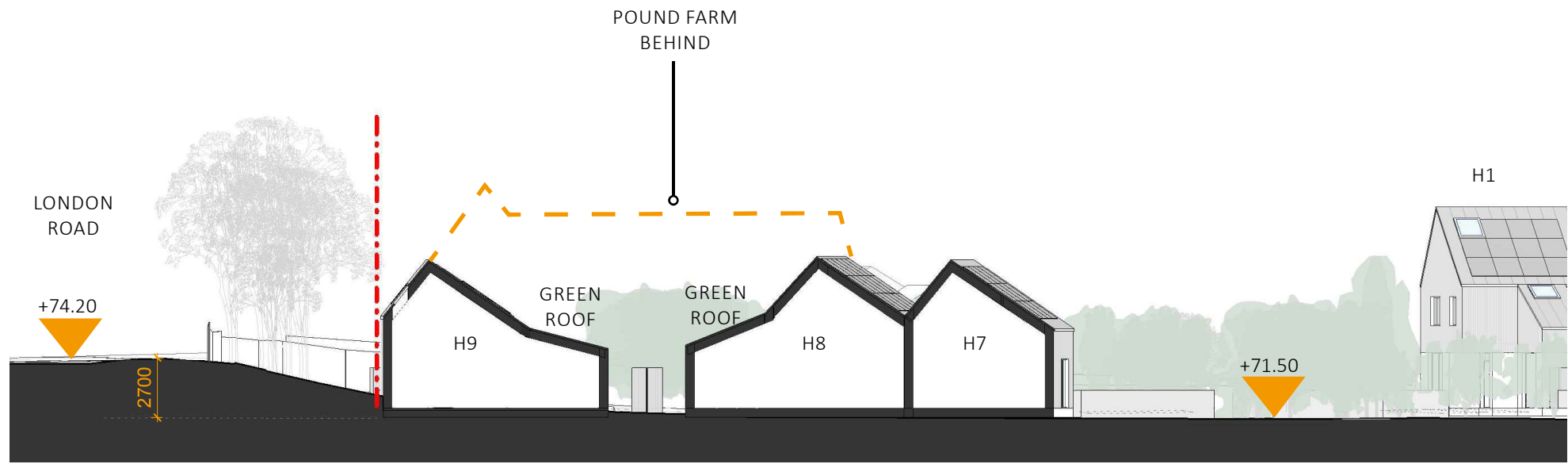
3.4 LEVELS STRATEGY

The site is largely in a lower ground level than the roadway/ footwalk. Hence, the new dwellings are predominantly positioned within the naturally lower ground levels of the site where the original stables were located, to minimise visual impact when viewed from Pound Farm and London Road.

Additionally, houses 8 & 9 are placed in that way that they create an open frame in between them, with low green roofs, in order to allow for unobstructed views from Pound Farm towards the landscape.



S1_PROPOSED SITE SECTION THROUGH POUND FARM



S2_PROPOSED SITE SECTION THROUGH LONDON ROAD

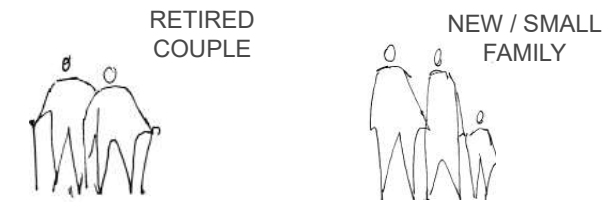


KEY PLAN

4.0 HOUSING TYPES

A mix of 3 and 4-bed dwellings are proposed to accommodate the identified different user groups and local demand. These can be found sometimes mirrored and located in clusters to create a varied and vibrant language.

4.1 TYPE 1: 3-BED HOUSES

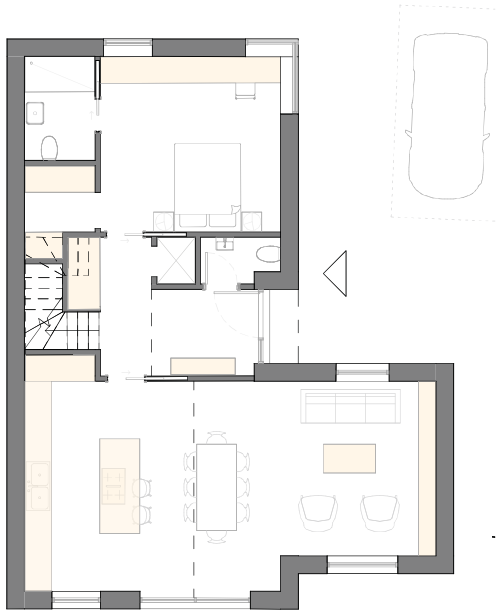


These dwellings will be 3 in total, with two of them following Type 1A layout and one of them following 1B layout. All 3 dwellings have similar footprints, they are double-storey and they all feature a single storey living space with green roof. They all have 3 bedrooms, one on ground floor and two on first floor which is nestled within the roof form to keep the eaves line relatively low. They have been located in the southwest side of the site where the ground is lower to further minimise visual impact from both Pound Farm and London road.

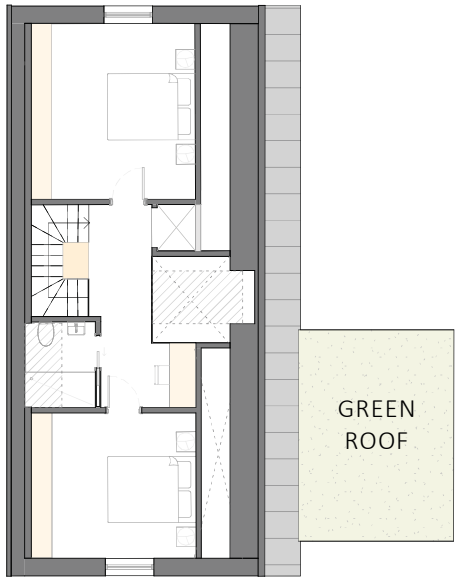


LOCATION KEY

TYPE 1A

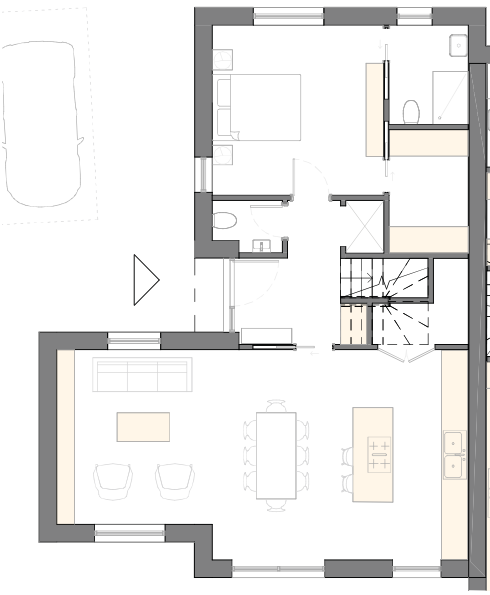


GROUND FLOOR PLAN

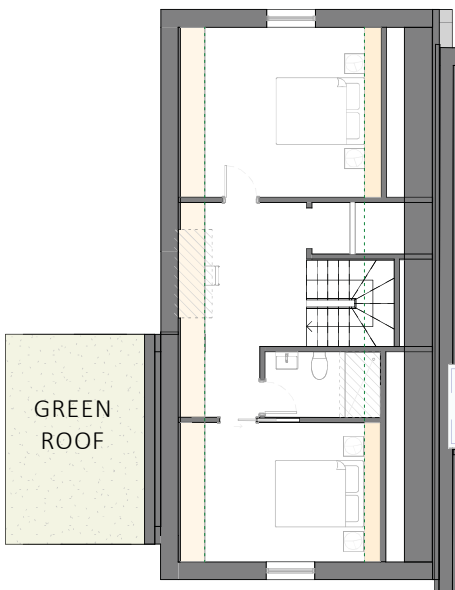


FIRST FLOOR PLAN

TYPE 1B



GROUND FLOOR PLAN



FIRST FLOOR PLAN

4.2 TYPE 2: 4-BED HOUSES



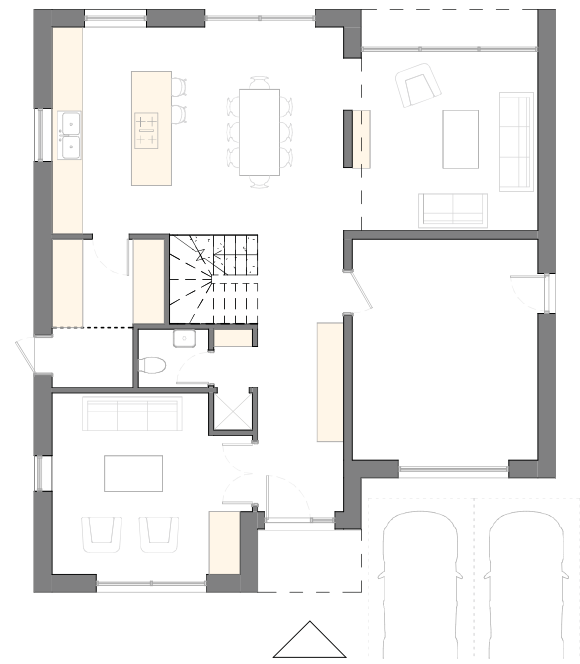
The design intention is to suit a more modern open-plan style of living with flexibility to suit larger families.

These dwellings will be 6 in total, with four of them following Type 2A layout and two of them following 2B layout. All 6 dwellings have similar footprints. Type 2A houses feature a loft whereas type 2B does not.

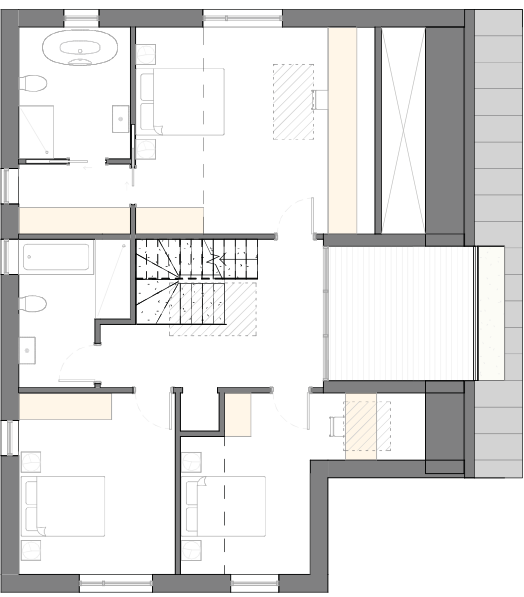
These dwellings are larger and are comprised of 4 bedrooms. 4 x houses have the bedrooms on first and loft floor and 2 x houses have the bedrooms on first floor. They all feature a separate garage/ cycle storage with direct access. The houses would still have plenty of flexibility to suit evolving needs of the families.

They have been located at the east side of the site where they are less visible from Pound Farm and further back from London road.

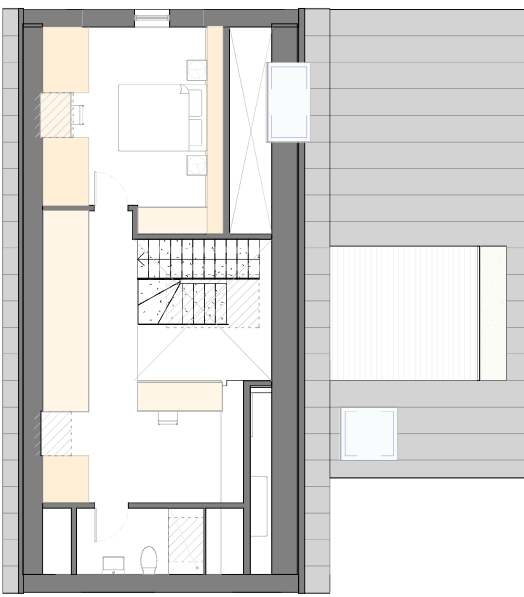
TYPE 2A



GROUND FLOOR PLAN

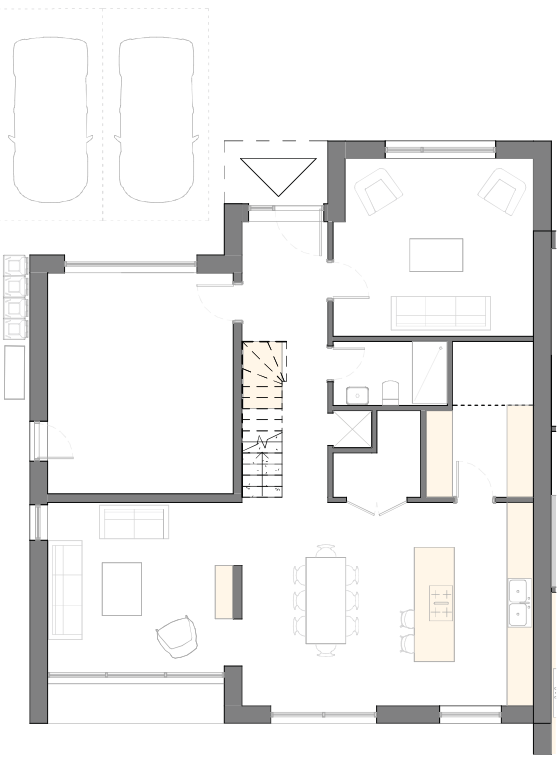


FIRST FLOOR PLAN

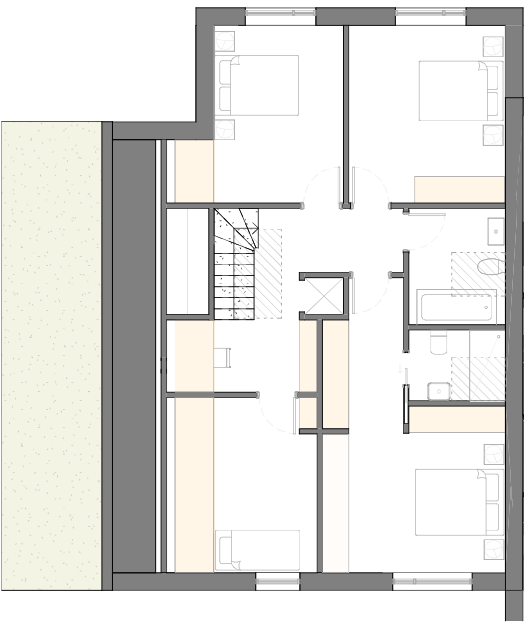


LOFT PLAN

TYPE 2B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION KEY

5.0 ENVIRONMENTAL & SUSTAINABILITY STRATEGY

The houses will all be highly energy efficient, eco-friendly homes using a timber frame, & modern methods of construction, with a ‘fabric first’ approach and an emphasis on minimising heat loss and reducing space heating costs.

It is proposed to reduce the use of concrete, minimise the disturbance of ground conditions, and use timber materials to reduce industrial emissions and offer the biggest opportunity for long-term carbon storage. The intention is therefore to design the houses with a focus upon thermally efficient, fabric-first construction, and adopt close-to-Passivhaus principals to include additional insulation, triple or high performing glazing with insulated frames, and excellent airtightness levels. The orientation and pitch of the main roofs will allow for photovoltaic panels. The orientation and design of the houses enable passive heating in winter while controlling over-heating in summer. Air source heat pumps are proposed in discreet locations and near plant rooms where possible, and electric car charging points are provided to each house. It is currently assumed that the construction will be timber framed, offering an efficient method to minimise the impact on the environment, consolidate carbon, expedite erection time, and minimise disturbance using pre-fabrication. Floor build-ups allow for mechanical ventilation with heat recovery (MVHR). A natural, durable and sustainable palette of materials would be developed and incorporated.

NATURAL CROSS VENTILATION

Openable windows and skylights to both sides of the house to ensure airflow.

SOLAR GAINS

Passive heating in winter and overheating in summer to the south facing facades will be considered.

AMENITY SPACE

The orientation has been considered to create sunny external spaces.

INSULATION / FABRIC

The buildings will be timber framed, highly insulated and at least double glazed to passive standards.

SOLAR PANELS

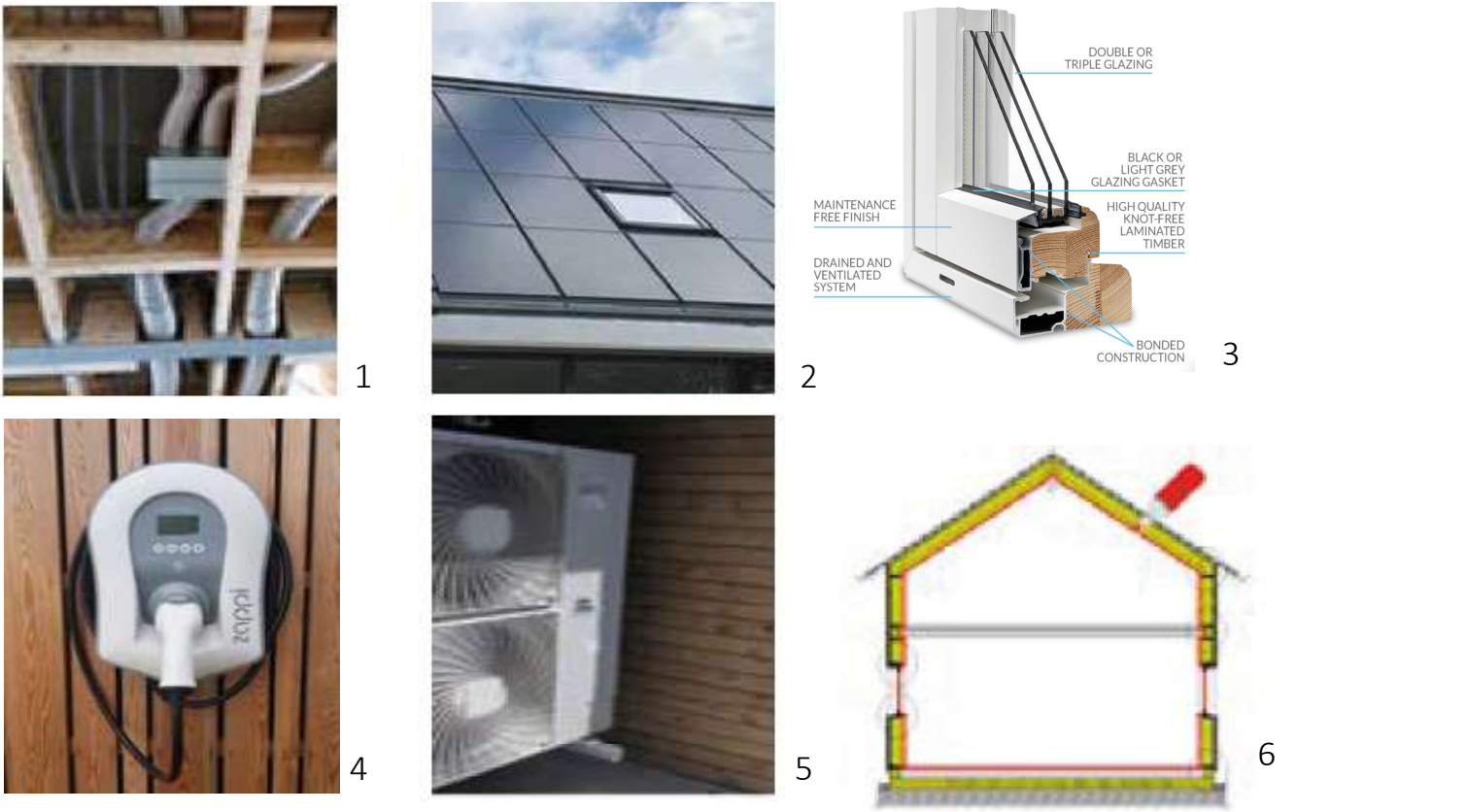
Integrated solar panels on the south, south-east and south-west facing roofs.

HEAT RECOVERY

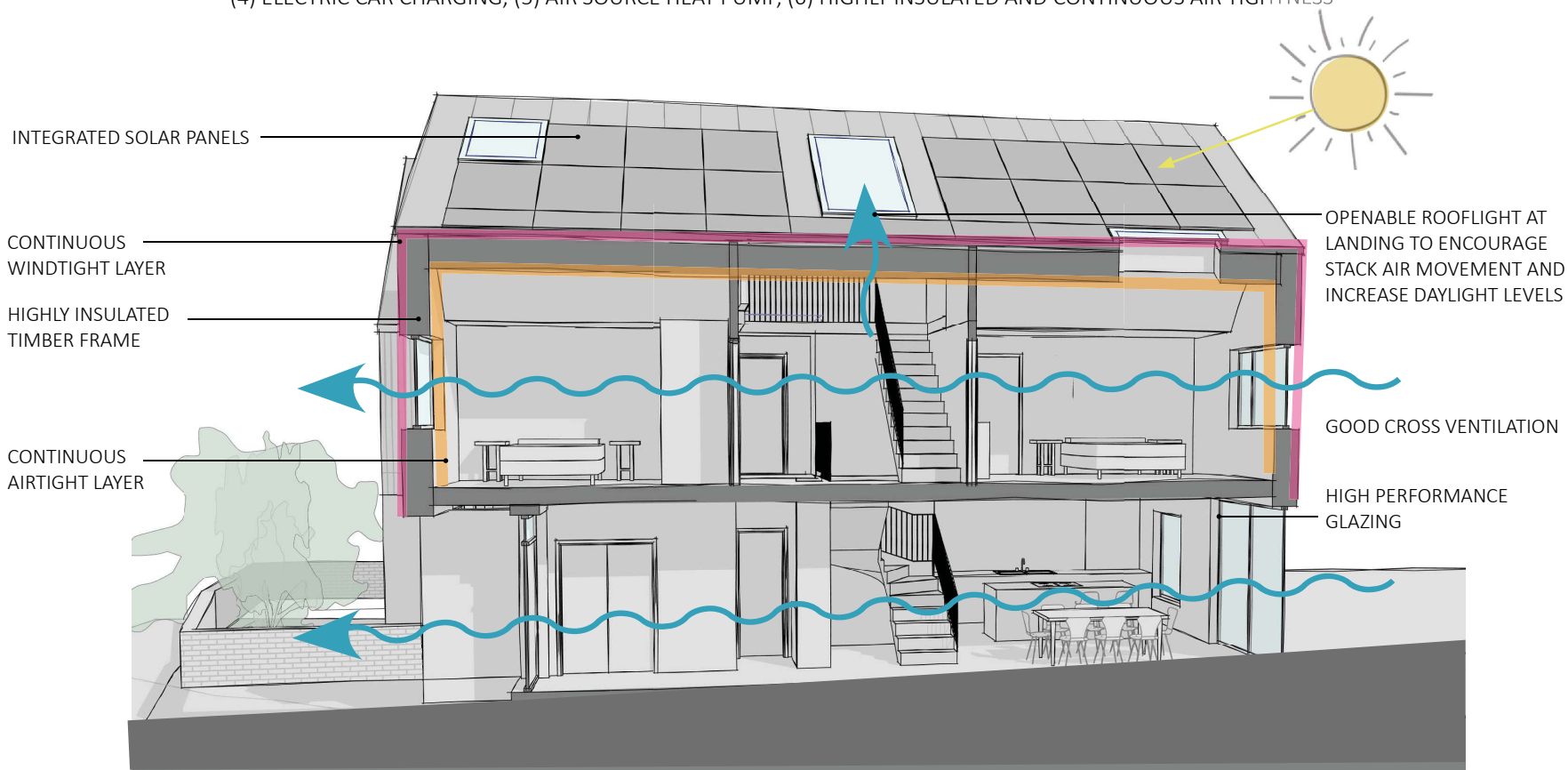
MVHR will retain and re-use the buildings space heating with ventilation for comfortable living spaces. Excellent air tightness, achieved during the construction phase will contribute to low energy loss.

HEAT PUMPS

All houses will have low noise air source heat pumps as shown on the drawings.



(1) HEAT RECOVERY SYSTEM, (2) INTEGRATED PV PANELS, (3) HIGH PERFORMING TIMBER/ALU COMPOSITE WINDOWS, (4) ELECTRIC CAR CHARGING, (5) AIR SOURCE HEAT PUMP, (6) HIGHLY INSULATED AND CONTINUOUS AIR TIGHTNESS



ENVIRONMENTAL STRATEGY DIAGRAM

5.1 PARKING, BINS & BIKES STRATEGY

PARKING

The houses will have their associated parking bays at the front entrance. Each dwelling has 3 x parking spaces. Each 4-bed dwelling has 2 x off street parking spaces and an enclosed garage, whereas each 3-bed dwelling has 1 x parking space, with additional visitor parking spaces and enclosed garages on the west boundary. There are 3 x additional visitor parking spaces next to the site entrance. The number of spaces would meet & exceed the requirements of the Councils Vehicular Parking SPD.

As part of the commitment to a low-energy housing scheme, each property would be provided with an electric vehicle charging point.

CYCLE STORE

Bicycles can be securely stored within the garage/storage room allocated for each house. Additional bike racks can be placed externally.

BIN STORE

A bin store for each dwelling is located next to the house entrance/ car parking for easy access. It is placed behind discreet timber screening.

REFUSE VEHICLE

Refuse accessing / egressing the site and manoeuvring at turning head has been considered. Rapport have prepared detailed drawings using an NHDC refuse vehicle, which are included in this submission.



- KEY:
- PARKING SPACE
 - BIN STORE
 - BICYCLE STORAGE