



Design and Access Statement



Location: Land Adjacent to 3 Truemans Road, Hitchin, SG5 2TA

Proposal: Erection of a new semi-detached 2-bedroom dwelling.

Date: April 2025

SUMMARY

1. Introduction

2. Site Context and Design Approach

3. Sustainability Integration

4. Access and Movement

5. Compliance with Local Planning Policies

6. Materials and Appearance

7. Conclusion

1. Introduction

This document supports the planning application for the proposed 2-bedroom residential dwelling at 3 Truemans Road. It is a resubmission following the expiration of previous planning approval for a 3-bedroom dwelling (ref: 21/00381/FP). As a self-build project, the design reflects the owner's personal aspirations while aligning with the North Hertfordshire Local Plan (NHLP) 2011-2031 and the Sustainability Supplementary Planning Document (SPD). It emphasises sustainable, high-quality development that integrates with the local context and meets contemporary housing needs.

2. Site Context and Design Approach

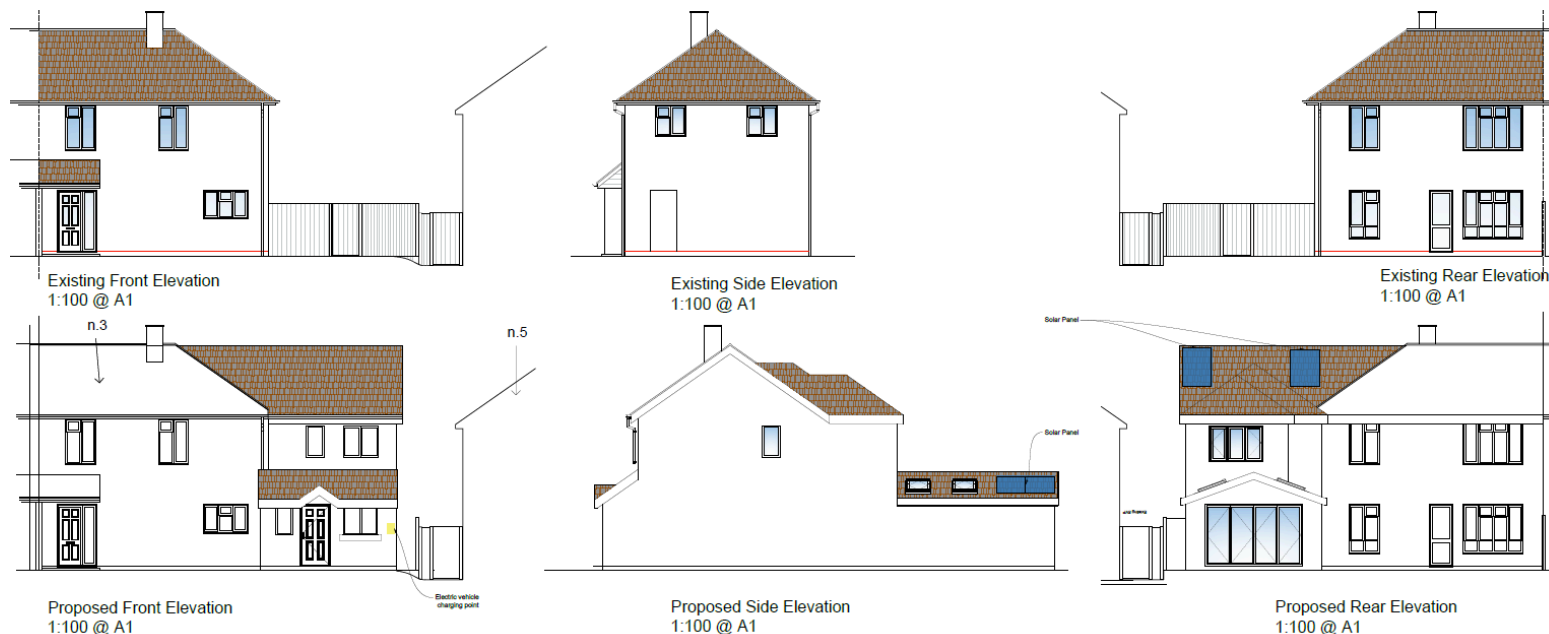
Site Context: The site is located in a predominantly residential area within the settlement boundary of Hitchin, where new residential development is acceptable in principle. The plot, formerly part of the curtilage of No. 3 Truemans Road, benefits from a wide frontage and proximity to established infrastructure, public transport links, and local amenities.

Semi-detached dwellings with a mix of hipped and gable roof designs define the area's character. The proposed subdivision respects the existing pattern and grain of development in the neighbourhood.

Design Philosophy: The proposed 2-bedroom house maximises efficient use of space while adhering to the local character and architectural styles. As a self-build, the design offers a personalised approach while meeting key sustainability and accessibility objectives.

Key design considerations include:

- Maintaining compatibility with the surrounding semi-detached homes.
- Introducing a gable-end roof that complements nearby dwellings and aligns with potential permitted developments.
- Incorporating energy efficiency technologies
- Ensuring adequate separation and privacy from adjacent properties.



3. Sustainability Integration

Low-Carbon Energy Solutions: The development prioritises renewable energy and low-carbon technologies:

- Solar photovoltaic (PV) panels will be installed on the south-facing roof.
- An air-source heat pump is used for space heating and hot water.
- Incorporating provisions for an Electric Vehicle (EV) charging point in compliance with planning conditions.

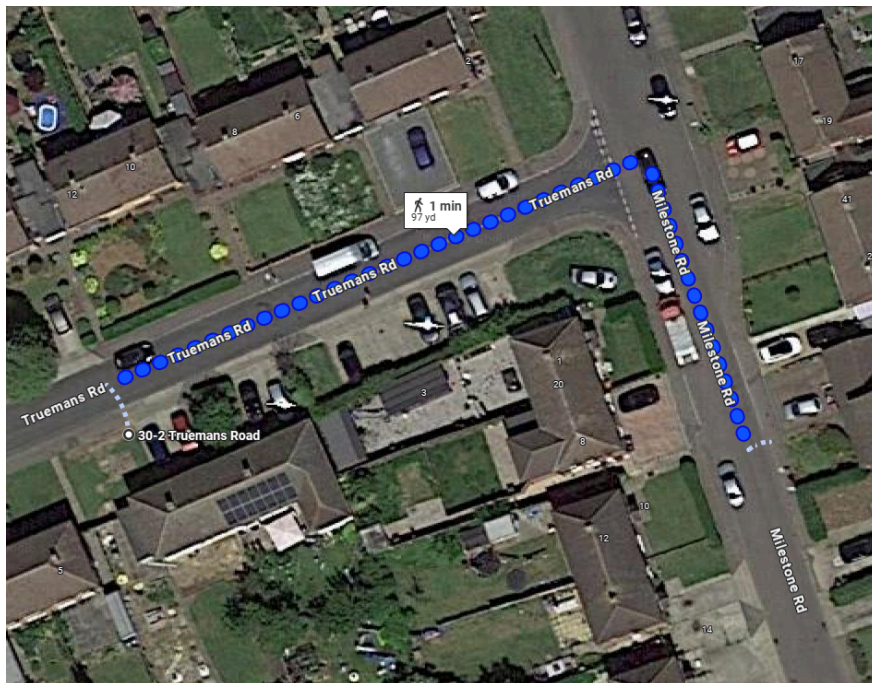


Water Conservation: Water-efficient fixtures, fittings, and rainwater harvesting systems are incorporated to minimise water consumption in line with the NHLP policies.

4. Access and Movement

Site Access: Vehicular and pedestrian access will be provided via Truemans Road. The proposed design includes two parking spaces at the front of the property, accessed via a new dropped kerb and crossover. This complies with local parking standards and ensures minimal impact on traffic flow.

Sustainable Transport: The property is well-connected to public transport and includes measures to encourage active travel, such as secure cycle storage and pedestrian-friendly pathways.



5. Compliance with Local Planning Policies

Alignment with the NHLP: The proposal aligns with the strategic objectives of the NHLP, including:

- **SP1 Sustainable Development:** The project integrates sustainable construction techniques and minimises environmental impact.
- **SP9 Design and Sustainability:** High-quality design that reflects the local character and incorporates energy-efficient measures.
- **SP12 Green Infrastructure, Landscape, and Biodiversity:** The design respects and enhances green infrastructure where relevant.

Planning Conditions and Approvals: The design adheres to conditions established in the previous approval, including:

- External materials match those of No. 3 Truemans Road to ensure consistency with the street scene.
- Hard surfacing material should be provided for the first 4.8 meters of access to prevent surface water discharge onto the highway.
- Landscaping is to be implemented during the first planting season following construction.

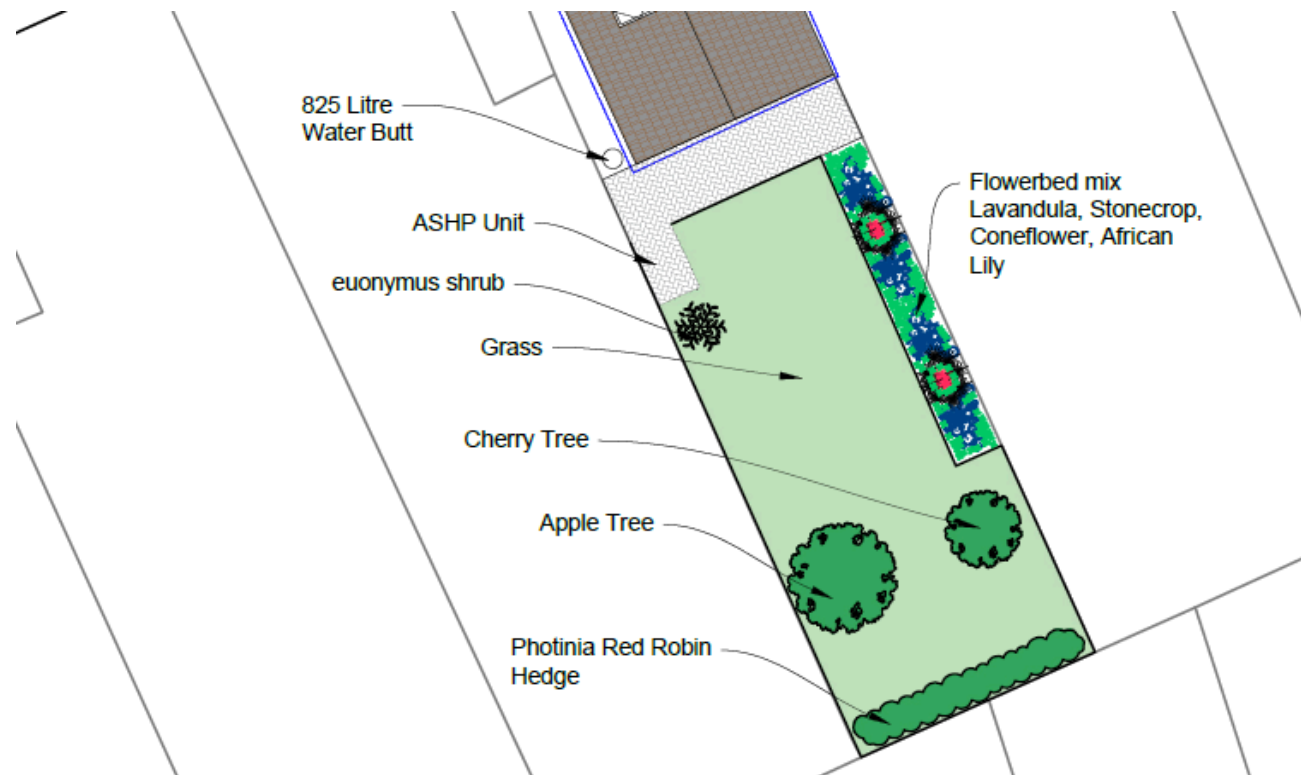
6. Materials and Appearance

Material Palette: The design incorporates materials that are durable, sustainable, and visually cohesive with the surrounding properties:

- The white render matches the existing finish of No. 3 Truemans Road.
- Clay roof tiles to reflect traditional architectural styles and match the existing finish of No. 3 Truemans Road.
- UPVC white windows with double-glazing for energy efficiency.

Landscaping: The landscaping scheme has been simplified to include functional, low-maintenance elements suitable for a self-build project. This includes:

- Permeable paving for driveways and pathways and n.2 rainwater harvesting butt to support sustainable drainage.
- Drought-tolerant planting that minimises maintenance needs, such as Olive Trees, Lavandula angustifolia - English Lavender &



7. Conclusion

This proposal for a 2-bedroom house at 3 Truemans Road demonstrates a commitment to sustainable, high-quality development. As a self-build project and resubmission following the expiration of previous approval for a 3-bedroom dwelling, it reflects the owner's aspirations while aligning with the objectives of the NHLP and Sustainability SPD. The design ensures the delivery of a functional, environmentally conscious, and aesthetically pleasing home tailored to the specific needs and context of the site.