

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

DESIGN & ACCESS STATEMENT
PLANNING APPLICATION



Figure 1. Visualisation of the proposed dwelling.

PREPARED BY
CRAWSHAW ARCHITECTS
JULY 2025

SUBMITTED DRAWINGS LIST

178 OS 00 revA LOCATION PLAN

178 SVY 01 SITE PLAN AS EXISTING

178 SKD 01 revA SITE PLAN AS PROPOSED

178 SKD 02 revA BLOCK PLAN AS PROPOSED

178 SKD 03 revA SITE SECTIONS AS PROPOSED

178 SKD 05 revA FLOOR PLANS AS PROPOSED

178 SKD 10 revA ELEVATIONS AS PROPOSED

178 SKD 20 revA SECTIONS AS PROPOSED

178 SKD 30 revA LANDSCAPE DESIGN

178 SKD 31 revA ORCHARD AREAS

CONTENTS

1.0	INTRODUCTION
2.0	LOCATION
3.0	PLANNING HISTORY
4.0	SITING, ORIENTATION & OUTLOOK OF THE PROPOSAL
5.0	DESIGN AND MATERIALS
6.0	BIODIVERSITY
7.0	ACCESS

1.0 INTRODUCTION

This document seeks planning permission for a proposed new single dwellinghouse on a vacant parcel of land located to the rear of Scarp Close, positioned at the southern extremity of Ashwell village, adjacent to Ashwell Street.



Figure 2. Location Plan

2.0 LOCATION

The site resides within the defined boundaries of Ashwell village, bordering the North Baldock Chalk Uplands, a large expanse of agricultural land- while remaining outside the jurisdiction of the Ashwell Conservation Area. To the west, it is bordered by No. 2 Scarp Close, and to the north and east it flanks a decommissioned chalk quarry, where three detached dwellings, inclusive of garages and out-buildings, have been constructed in recent years (Broadchalke Copse). The currently vacant site features a gentle upward slope towards the south and is predominantly grass-covered. The land is under the same ownership as the adjacent Scarp Close properties, and it benefits from an existing vehicular ingress from Ashwell Street.



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

3.0 PLANNING HISTORY

The application site has no planning history. Below is a summary of the most recent planning applications for nearby developments.

21/02650/FP – PERMITTED

Land to the west Of 35 Ashwell Street Ashwell Hertfordshire SG7 5QR

Erection of two detached 4-bedroom dwellings and garages, including alterations to existing vehicular access.

21/01825/FP – PERMITTED

Land East Of 35 Ashwell Street Ashwell Hertfordshire SG7 5QR

Erection of one detached 4-bed dwelling (revision of previously approved planning application 20/01712/FP)

20/02309/FP – PERMITTED

Land East Of 35 Ashwell Street Ashwell Hertfordshire SG7 5QR

Erection of 1 x 3 bed detached single storey dwelling including basement and light-well

23/02355/FP - REFUSED

Properties 1 And 2 Scarp Close Ashwell Street Ashwell Hertfordshire SG7 5FP

Erection of two detached double garages.

21/00282/FP - PERMITTED

40 Kingsland Way Ashwell Baldock Hertfordshire SG7 5QB

Erection of one detached 3-bed dwelling following demolition of existing bungalow.

23/00894/FPH - PERMITTED

40 Kingsland Way Ashwell Hertfordshire SG7 5QB

Erection of detached double garage.

4.0 SITING, ORIENTATION & OUTLOOK OF THE PROPOSAL

The proposed dwelling is located near the southern boundary of Ashwell village where the development density diminishes towards the chalk up-lands and surrounding countryside.

Care has therefore been taken to place the proposal no further south than the recently approved developments (21/02650/FP) in the locality and well within the southern boundary of the village limits.



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

The proposed dwelling is centrally positioned within its plot, 25 meters from both the rear elevation of No. 2 Broadchalke Copse and the side elevation of No.2 Scarp Close.

To preserve privacy no windows are proposed on the north and west elevations, facing No.2 Broadchalke Copse and No.2 Scarp Close. The principal façade, characterized by larger openings, faces southward, thereby maximizing the scenic countryside views while ensuring no overlooking of neighbouring residences. Furthermore, the topography and distance of No. 2 Broadchalke Copse to the former quarry cliff render the proposal inconspicuous from their first-floor windows, mitigating any concerns regarding privacy, outlook, or overshadowing in the lower quarry area, as shown in Figure 8.

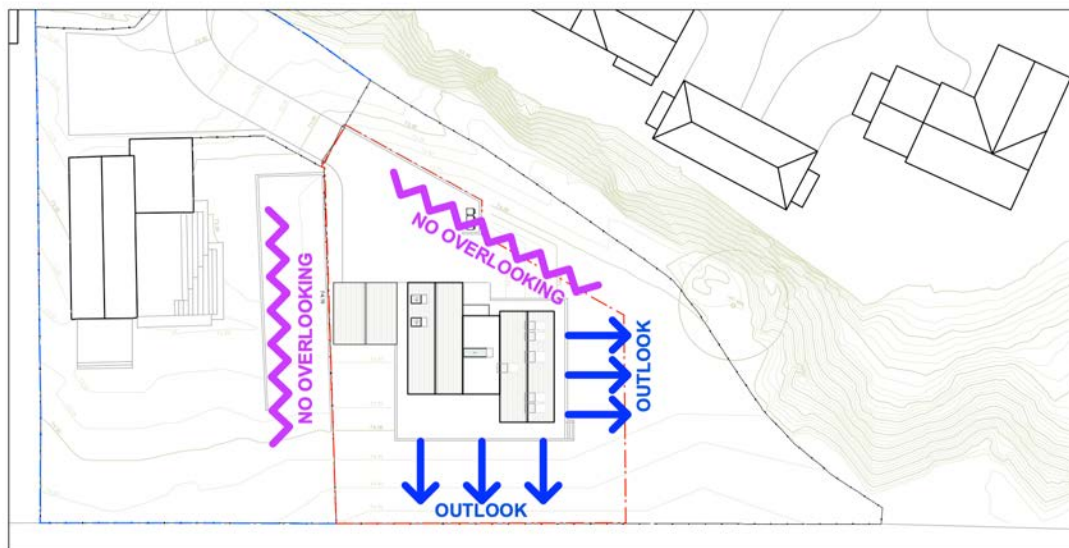


Figure 5. Scheme showing the outlook of the proposal.



Figure 6. View of the proposal from the open countryside.



Figure 7. View of the proposal from Ashwell Street.

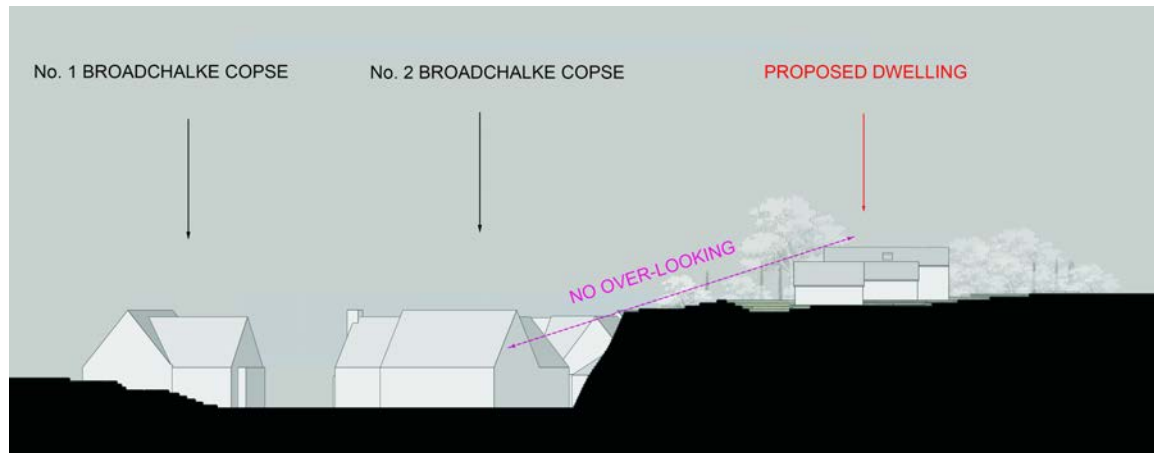


Figure 8. View of the proposal in relation to No.2 Broadchalke Copse.

5.0 DESIGN AND MATERIALS

The architectural concept of the proposed three-bedroom dwelling draws inspiration from the simplicity of agricultural outbuildings typical to the vernacular architecture of the region. The design comprises two distinct volumes, each recessed approximately 1 meter into the ground, sharing a common footprint yet differing in height and interconnected by a linking structure. The western volume, designated for communal spaces, is single-storey, while the eastern volume houses the bedrooms, rising to 1½ storeys, with a ridge line matching that of No. 2 Scarp Close.

The integration of first-floor accommodation within the roof structure serves to diminish the overall height, yielding a profile that harmonizes with the surrounding landscape. Both volumes have pitched roofs clad in slate, complemented by black timber cladding, reflecting the regional aesthetic and mirroring the architectural language of No. 1 Scarp Close. The traditionally proportioned gable ends, each measuring 5 meters in width, align with historical timber availability constraints. Access to the residence is facilitated through

the link structure, characterized by a flat roof and red brick walls. The resultant form, with its broken volumes and north-south orientation, ensures that the dwelling is a subordinate presence within its context

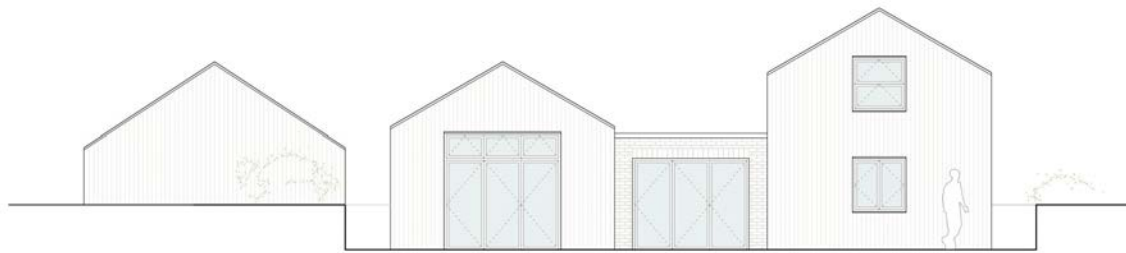


Figure 9. South elevation of the proposal.

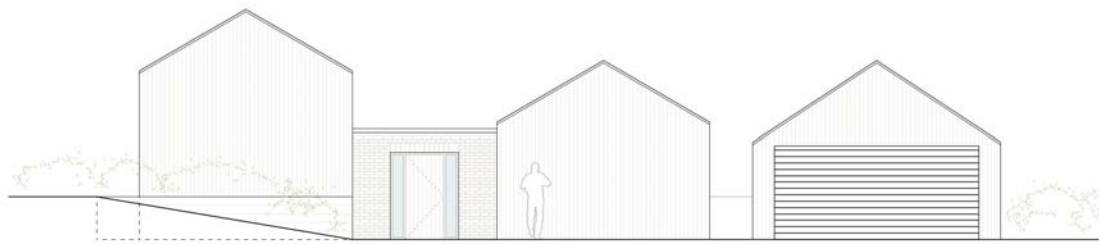


Figure 10. North elevation of the proposal.

6.0 BIODIVERSITY

A Preliminary Ecological Survey and a Biodiversity Net Gain Calculation were carried out and the resulting reports have been submitted with this application.

The baseline biodiversity calculation was calculated at 0.98 habitat units (consisting of neutral grassland) and the proposals were calculated to result in 0.17 habitat units, or a net loss of -82.97%, requiring significant offsetting measures.

To meet these requirements the scheme has been modified in order to provide two areas of good quality traditional orchard outside the domestic curtilage of the proposed dwelling and connected to surrounding wild-life supporting habitats (field hedge-row network and species rich field margin).

This has resulted in the development site being reduced to an area of 760 sqm and the creation of 962 sqm of good quality traditional orchard on the adjacent land to offset the loss of moderate quality grassland on the site (see drawing 178 SKD 31).

7.0 ACCESS

Vehicular and pedestrian access to the proposed dwelling is provided directly from Ashwell Street via an existing private driveway that serves No.1 and No.2 Scarp Close.

The proposed parking area is not conspicuous from the road and is partially screened by the existing hedge planting along the north boundary.