

# Planning Design & Access Statement

Land Adjacent to Ashley Lodge, AL6 9UB

Construction of a new stable block

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## 1.0 Introduction



This Design & Access statement has been prepared by Nucleus Design Studio on behalf of our Client Mr A. Jennings.

This statement has been written in accordance with the 2004 Commission for Architecture and the Built Environment (CABE) document, *Design and Access statements; How to Write, Read and use them*.

The Client owns the property and adjacent land, which obtained previous planning permission for front and rear extensions. See application No. 19/02341/FPH

The proposed application is seeking planning permission for a single storey stable block on a plot of land designated for the use of grazing.

### **1.1 Supporting Documentation**

See list below of supporting documentation, which accompanies this application;

#### **Drawings**

24-01-01

24-01-10

24-01-11

24-01-12

Design and Access Statement

### **1.2 Relevant Planning Policy**

Below is a list of the relevant national and local planning policy & guidance and any relevant development plans and supplementary planning guidance.

#### **North Hertfordshire Local Plan 2011-2031**

SP1 - Sustainable Development in North Herts

SP5 - Countryside and Green Belt

SP9 - Design & Sustainability

CGB1 - Rural Area Beyond the Green Belt

T1 - Assessment of transport impact

T2 - Parking

D1 - Sustainable Design

D2 - House Extensions and Replacement Dwellings

NE2 - Landscape

NE8 - Sustainable Drainage Design

#### **Supplementary Planning Document**

Draft SPD Document

#### **National Planning Policy Framework**

Chapter 11 - Making effective use of the land

Chapter 12 - Achieving well-designed places

Chapter 13 - Protecting Green Belt Land

Chapter 15 - Conserving and enhancing the natural environment

### **1.3 Planning History**

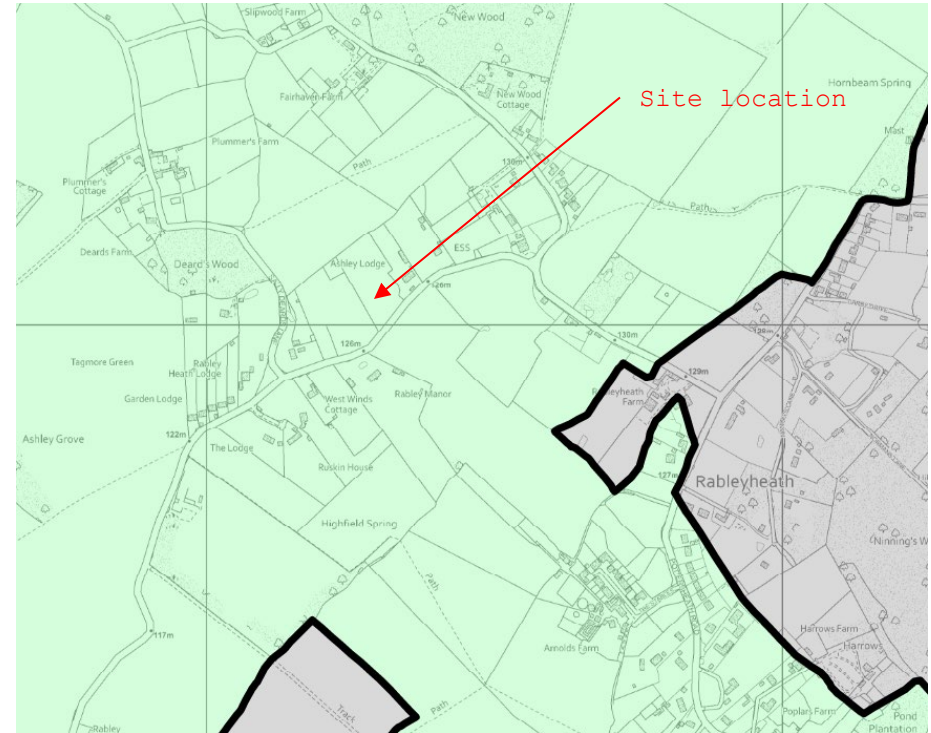
There are no relevant planning applications listed on the North Hertfordshire website

## 2.0 Proposed Development

### 2.1 Site and Surrounding Area



Extract from google maps



Extract of Map C Knebworth and Southern Areas.

### Location Description

The application site is a 2.4-acre green field site with the designated use of grazing. It is located in the middle of Rabley Heath. Rabley Heath road runs along the entire south boundary; to the east is the property of Ashley Lodge and the North & west boundaries' farmland/grazing fields. There is an existing double gate access off the road, and minor gravel landscaping to the south east corner of the site used as access for the horses. There is a roughly 2m high hedgerow running along the road with a number of mature trees also along the boundary. As you can see from the map above the site has been designated as a green field site.

## 2.2 Design Proposal

### Floor Plan

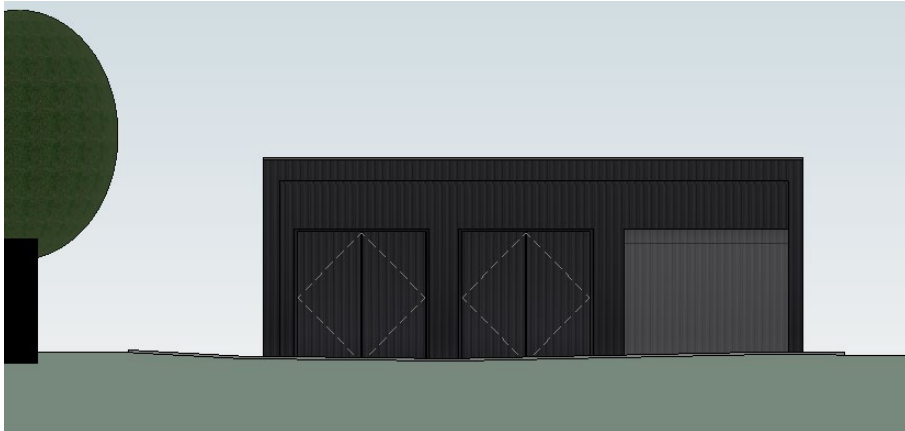
The proposed building has been situated close to the existing access to reduce the impact on the green belt, and it has been set back 4/5m from the hedge to allow this sufficient space to grow, as well as reducing the impact for passersby.

The internal layout has been designed to allow for two horses to be kept, also allowing for hay and food storage.

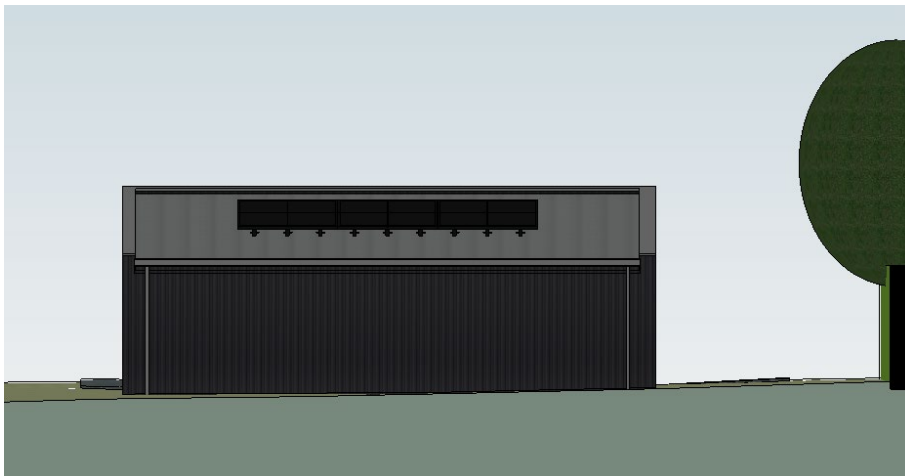
One third of the building has been retained for the storage of the horse box. It has been located at the north end of the building to prevent it from being seen from the road, see visuals later in the document demonstrating this.



### Front Elevation



### Rear Elevation



From the outside, the building has been designed to look like a country barn in keeping with other outbuildings in the local area. It has been finished with a composite timber cladding, which has also been used on the adjacent property.

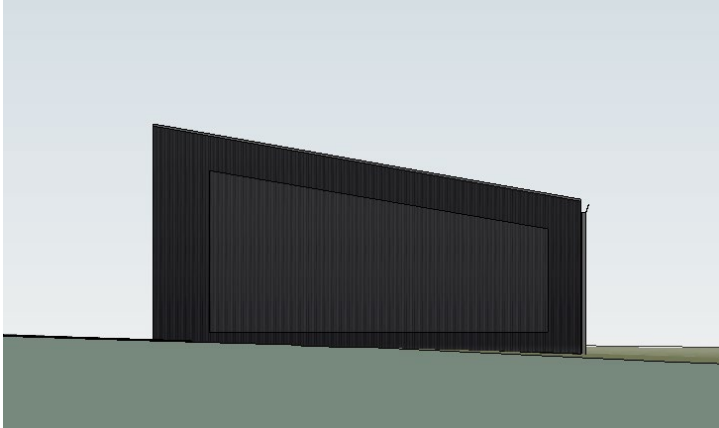
The roof has been designed with a mono pitch to reduce the overall massing and height of the building. The roof has been finished with an aluminium standing seam metal roof, again which has been used on the adjacent building, to ensure that the continuity of materials and design is maintained.

It is proposed to use a galvanised gutter and downpipe on the rear of the property to maintain the barn feel of the building. This will drain onto the field on which the building sits, to ensure that that the building is as sustainable as possible.

The doors are large barn style doors finished to the same materials as the rest of the building to maintain that seamless barn style look.

PV's have been located on the rear to supply power for lighting, which also enhances the buildings sustainable design.

North Elevation

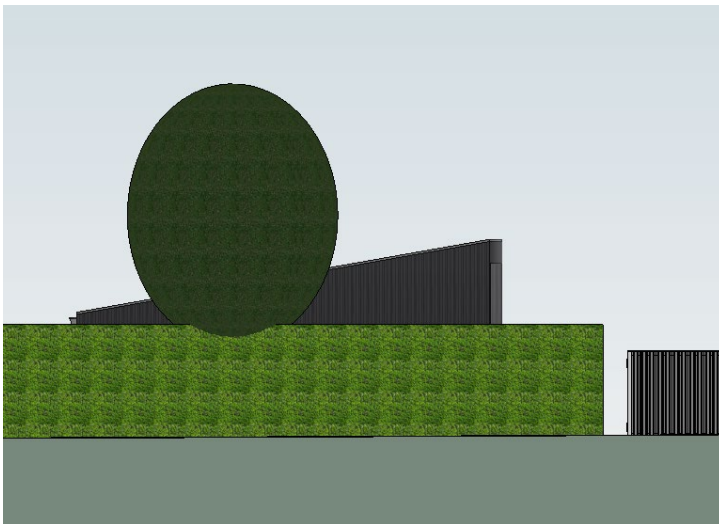


As previously discussed, the north end of the building has been left open for a horse box to be stored. The opening follows the profile of the building to give a strong but simple architectural detail to the building.

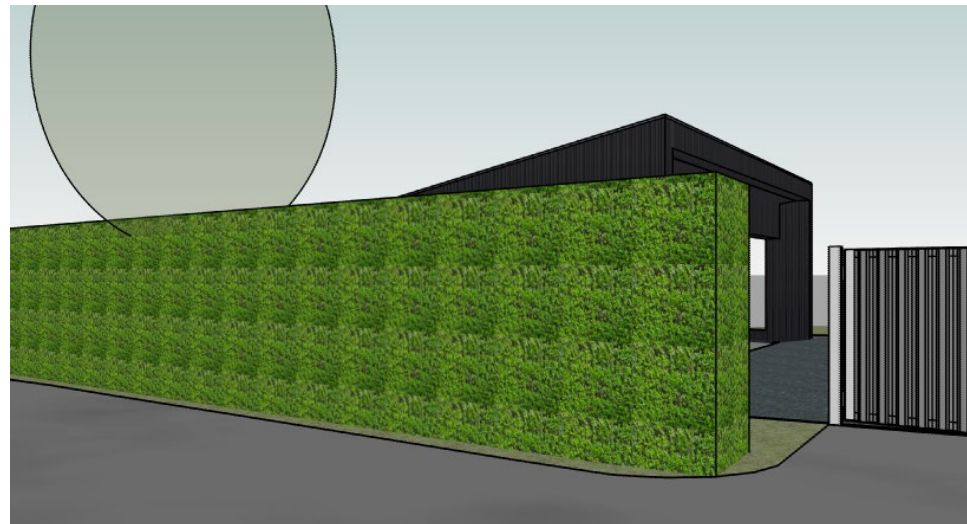
The front of the horse box store has also been left open with the internal surface clad in the same material as the rest of the building.

As you can see from the two images below, there is a 2-2.5m high hedgerow which runs along the boundary of the site, as well as an existing tree. The building has been purposely situated behind them to ensure that it is hidden as much as possible from passing cars and cyclists.

South Elevation



View from the Road



### Existing Site Road Views

The two images below are views looking from both directions along the road of the proposed location of the building. As you can see, there are already well-established hedges and trees all along the narrow lane, which would mean the majority of the building would not be seen by passersby.



### **3.0 Planning Policy**

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan for the District comprises several policies from the North Hertfordshire District Local Plan, which was adopted in November 2022. A significant material consideration is the National Planning Policy Framework (the Framework).

In addition, the legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. This Act places a statutory duty upon the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and to have special regard to preserving the setting of nearby listed buildings.

#### **North Hertfordshire Local Plan 2011-2031**

##### **SP1 – Sustainable Development in North Hertfordshire**

The proposed stable has been located as close as possible to the existing buildings on the adjacent property to ensure that it is adjacent to previously developed land. As outlined in SP1-a.

It also complies with section C)ii, providing an opportunity to promote a healthy outdoor lifestyle choice.

##### **SP5 – Countryside and Green Belt**

Whilst we appreciate the policy is to restrict development in the green belt, there is however scope in the council's policies for some development in special circumstances. As highlighted above, we have located the stable next to existing developed land to minimise the impact on the green belt. We are also making use of the existing access to the proposed site, so there will be no impact on the existing hedgerow or the road. In addition to this, the building has been designed as a flat roof and the footprint kept to a minimum to minimise any impact on the green belt.

## **SP9 - Design & Sustainability**

The proposed stables have been designed in a way to ensure that it minimises the impact on the greenbelt and the surrounding area. It has been located adjacent to the nearest infrastructure, and the massing minimised, so the overall appearance and views from the lane are negligible. The materials used match the adjacent property. It has also been located behind a 2m high hedge row and a mature tree to hide it from passersby.

## **CGB1 - Rural Area Beyond the Green Belt**

The proposal meets the needs of section F of CGB1 by allowing outdoor sport facility on the land to be used for horse riding.

## **T1 - Assessment of transport impact**

The proposal would actually improve the safety on the highway. The road is a small green lane, so it would improve access onto the land for grazing and reduce the need to transport horses on and off the land.

## **T2 - Parking**

The proposal would more than meet the need of this policy providing ample parking for the proposal.

## **D1 - Sustainable Design**

The proposed design is to be built out of timber and clad in timber, enabling to be removed in the future and reused or recycled. It is proposed for the building to drain onto the existing ground, creating a sustainable drainage system resulting in no impact on the existing infrastructure system. The parking area is also finished in loose laid gravel to allow any surface water to freely drain.

## **D2 – House Extensions and Replacement Dwellings**

The proposed outbuilding has been designed in accordance with Council's policy. It has been designed in a sympathetic way in terms of massing and footprint, compared to other outbuildings in the surrounding area. The proposed materials are designed to match the adjacent property, providing continuity of material detail and style of architecture used.

## **NE2 – Landscape**

The Landscaping has been designed to have a minimal impact of the local and surrounding areas. Free draining gravel has been used.

## **NE8 – Sustainable Drainage Design**

As highlighted previously, SUDS have been used by allowing the proposed roof to drain onto the existing soil and a free draining gravel used for the parking area.

## **Supplementary Planning Document – Draft**

The Draft SPD has been considered and implemented where practically possible when designing the proposed stable block.

## **National Planning Policy**

### **Chapter 11 - Making effective use of the land**

The information outlined in this section has been used to help develop, where applicable, the proposed development.

### **Chapter 12 - Achieving well-designed places**

The information outlined in this section has been used to help develop, where applicable, the proposed development.

The overall appearance and layout of the proposed building has been carefully considered. The materials, detailing and style of Architecture used has developed from the adjacent property to ensure the continuity of design for the local area, whilst limiting the visual impact for passersby.

There is no impact on any of the proposed trees surrounding the proposed building. The existing trees and hedge row have been used to shield the proposed development from the road.

### **Chapter 13 - Protecting Green Belt Land**

The information outlined in this section has been used to help develop, where applicable, the proposed development.

The proposed development has taken all possible steps to preserve the green belt, where practically possible, by using the existing road access and locating the building next to this access as well as the surrounding developed land.

### **Chapter 15 - Conserving and enhancing the natural environment**

The information outlined in this section has been used to help develop, where applicable, the proposed development.

As highlighted throughout this document, the proposed design has taken all necessary step to protect the natural environment, for example, by using SUDS for the drainage. This ensures that the proposal does not harm or damage the existing trees and hedgerow. Locating the building where the development would have minimal impact on the local inhabitants ensures that the biodiversity and geological values of the site are maintained.

## **4.0 Accessibility**

The proposed development has no effect on the existing transport links. The building is located in a rural area, so the use of a car is the main form of transport. There are sufficient car parking spaces for the proposal

The design and layout of the proposal has been designed to be an inclusive design.

## **5.0 Conclusions**

Whilst we understand that the council's policy is for no development in the green belt, there are however clauses in the policy and the NPPF framework which do allow for some developments to be allowed. We feel this proposal meets these requirements. No trees or hedgerows would be harmed by the proposed building, but the building would allow for the field to be used on a more regular basis for grazing and keeping horses.

Every effort has been made with carefully detailed design; high-quality materials are proposed to be used and we have minimised the overall massing of the proposed building to ensure that it harmonises with both the greenbelt and the surrounding buildings.