



# Land Adjacent to Greenleas, Bygrave Road

Design & Access Statement

22 AUGUST 2024

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**A:** Harwood Mansions, Fulham, SW6 1TB **T:** +44(0)7415021853 **E:** [Studio@dobsonjames.com](mailto:Studio@dobsonjames.com)

**DOBSONJAMES 2024**



Land Adjacent to Greenleas, Bygrave Road,  
Baldock, Hertfordshire, SG7 5DS

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# Land Adjacent to Greenleas, Bygrave Road, Baldock, Hertfordshire, SG7 5DS

This Design & Access Statement has been prepared in support of the proposed development of land adjacent to Greenleas Road to construct two new build detached dwellings. The purpose of this document is to outline the design principles and access considerations that underpin the development, ensuring that it aligns with local planning policies, meets the needs of future residents, and integrates seamlessly with the existing community and infrastructure.

## 1.0 General Introduction

This Design and Access Statement has been meticulously prepared by DobsonJames Architecture & Interiors. It is presented to support a planning application for the envisioned development of 2 detached residential units situated on the site adjacent to Greenleas, Bygrave Road, Baldock, Hertfordshire, SG7 5DS.

At present, the site is flat grassland joined to the Greenleas plot separated by a hedge line and trees. The proposed site itself is enclosed by a hedge line surrounding all sides, access via a gate located in the south west corner.

This document thoroughly explores the potential opportunities and limitations presented by the site. It also delves into the architectural vision, addressing both the design philosophy and the technical aspects of the proposed development, ensuring a comprehensive understanding of the project's scope and ambition.

## 1.1 Description of Proposal

The proposed development is distinguished by several principal characteristics designed to prioritise sustainability, efficiency, and modern living standards:

- **Sustainable Construction Materials & Methods:** The project is committed to utilising eco-friendly materials and construction techniques that minimise environmental impact and enhance durability.
- **Environmentally Proficient Building Performance:** Advanced design principles are applied to ensure that the buildings operate with high efficiency, reducing energy consumption and carbon footprint.
- **Proposed Residential Units:** The development plans to introduce a set of spacious homes to cater to local family needs and preferences, including:
  - **2 x 4 Bedroom Units**
  - **Private & Communal Amenity Space:** Thoughtfully designed spaces will provide residents with both private and shared areas to relax and engage with the community with a private rear garden and communal forecourt parking to the front.
- **Sustainable Drainage Systems:** Innovative drainage solutions will manage rainfall and surface water sustainably, reducing the risk of flooding and environmental strain.
- **Electric Car Charging Points:** In support of green transportation, the development will include facilities for electric vehicle charging.
- **External Landscaping Work:** Professional landscaping will enhance the site's aesthetic and ecological value, creating a pleasant environment for residents and local wildlife.
- **Environmentally Proficient Building Performance:** Reiterating the commitment to sustainability, the buildings will be designed to operate with utmost environmental efficiency.
- **Integrated Communal Waste & Refuse Storage:** Efficient and hygienic waste management facilities will be seamlessly integrated into the development.
- **Integrated Communal Secure Cycle Storage:** To encourage cycling and active lifestyles, secure storage solutions for bicycles will be provided.
- **Secure by Design Standards Integrated:** Safety and security are paramount, with design features adhering to the recognised 'Secure by Design' standards to ensure a safe living environment.

This comprehensive approach aims to create a development that is not only sustainable and efficient but also enriches the community and environment.

## 1.2 Document Overview

This Design and Access Statement should be considered an integral part of the full planning application, to be read alongside the application form and the suite of documents and drawings submitted.

Crafted in accordance with the stipulations of The Town and Country Planning (Development Management Procedure) (England) Order 2015, this statement comprehensively addresses the criteria outlined in the CABE document "Design and Access Statements: How to Write, Read, and Use Them" (2006). It elaborately discusses the considerations of Use, Amount, Layout, Scale, Landscaping, and Appearance, offering a detailed narrative of the project's vision and its architectural embodiment.

The document systematically unfolds the proposed development, starting from its inception. It is organised into the following sections for clarity and thoroughness:

- **Section 1.0 Introduction:** Offers an overview of the document's purpose and the project's objectives.
- **Section 2.0 Context + Scheme Development:** Analyses the site's context and the evolution of the scheme, outlining the rationale behind design decisions.
- **Section 3.0 Design Proposal:** Details the proposed design, elucidating on the architectural approach, materials, and methodologies.
- **Section 4.0 Landscape + Amenity:** Explores the landscape design and the integration of amenity spaces, emphasising sustainability and biodiversity.



## 2.0

### Existing Site Context

The site is located along Bygrave Road, near Baldock Town Centre in Hertfordshire, within a rural setting. It is conveniently positioned with residential towns just a two-minute drive along the access road.

Bygrave Road is characterised by a scattering of two-story detached dwellings, often linked to farmsteads given the rural nature of the area. The traditional material palette includes red brick, off-white painted render, and clay tile roofs, with more modern additions such as black painted timber boarding on barn-style conversions and grey slate tile roofing.

The site itself covers an area of 807m<sup>2</sup> (0.0807 hectares), measuring 31.7m in length and 28.2m in width. The land is relatively flat, currently consisting of grassland adjoining the Greenleas site, with hedges and trees marking the boundaries.

This site is adjacent to land designated as a 'Strategic Housing Site' under the North Hertfordshire Local Plan 2011-2031, per Policy SP14. This policy anticipates approximately 2,800 new homes in the area, leading to the removal of this land from the Green Belt and its incorporation into Baldock's expanded urban area, extending to the southwestern edge of Bygrave.

Baldock train station is a short walk southwest of the site, with the vibrant town centre just beyond. Baldock, one of the four principal towns in the area, offers a wide range of local amenities, services, and public transport options. The nearest bus stop is also within walking distance, served by route 90, which connects Letchworth Broadway to Ashwell & Morden Station.

1. Baldock Train Station



2. View looking to the site from the front



3. View looking to the site from the back



#### Map of Site Area & Surrounding Context

##### KEY

- Site Development Boundary
- Ownership Boundary



1. View looking to the site from the front



2. View looking to the site from the back



3. View looking to the site from the back



4. View looking along Bygrave Road approaching site in front



5. View looking towards the current site entrance



6. View looking to the site from the back



## 2.1

### Site Photographs

1. View looking to the site from the front - showing the existing hedge line surrounding the site providing a natural privacy screen.

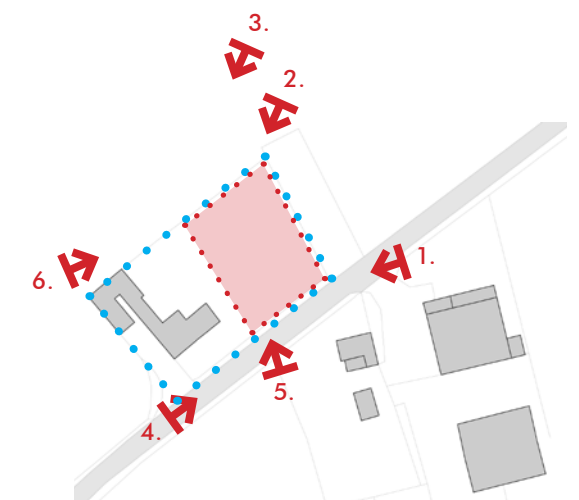
2. View looking to the site from the back - showing the continued hedge line around the site with the adjacent property Greenleas in view.

3. View looking to the site from the back - showing the back corner of the site where an existing access gate is located.

4. View looking along Bygrave Road approaching site in front - showing the access road to the site from both directions coming from Baldock (behind) and Bygrave (In front).

5. View looking towards the current site entrance - showing the current access gate, fixed fencing and surrounding hedge line.

6. View looking to the site from the back - showing the sites surrounding hedge line and fix fencing to Greenleas boundary.



Map of Site Area & Surrounding Context

#### KEY

- Site Development Boundary
- Ownership Boundary



1. Greenleas Site - Rear view



2. Greenleas Site - Rear view



3. Greenleas Site - Side view



4. Dairy Farm - Front view



5. Dairy Farm - Front view



6. Freeland Farm - Side view



## 2.2

### Local Context & Character

1. View looking to the rear of Greenleas property showing the boundary fence, existing trees, variation of materials and finishes in facing multi brick, painted render, cladding board, red clay and grey slate tile with pitch and flat roofing including dormers and sky lanterns.

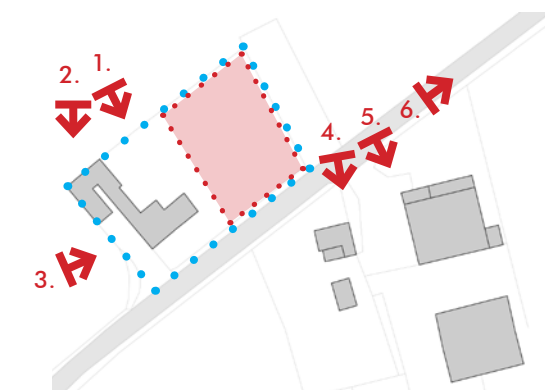
2. View looking to the rear corner of Greenleas property showing the black cladding board horizontally fixed, black guttering and soffit board, grey slate tiles on a pitched roof with lead valley and black windows and door framing.

3. View looking to the west side elevation of Greenleas property showing the original house's building materials and finishes joint with modern additions to the rear.

4. View looking to the neighbouring site along Bygrave Road of the Dairy Farm showing similar if not exact replication of Greenleas original building materials and finishes with no new additions.

5. View looking towards the Dairy Farm's agricultural units situated to the left of the original farm house. Materials and finishes of a typical industrial unit.

6. View looking to the neighbouring unit further long Bygrave Road past the Dairy Farm called Freeland Farm where the units are similar if not exact to Greenleas and the Dairy Farm.



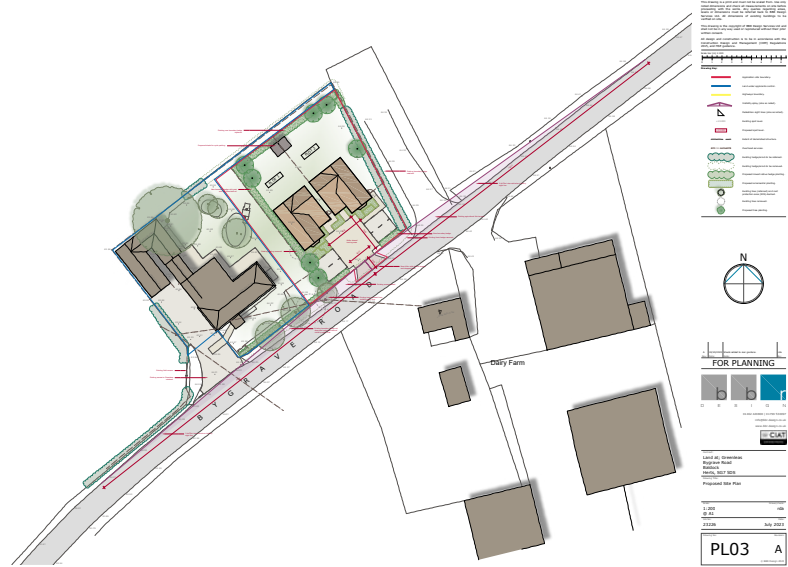
Map of Site Area & Surrounding Context

#### KEY

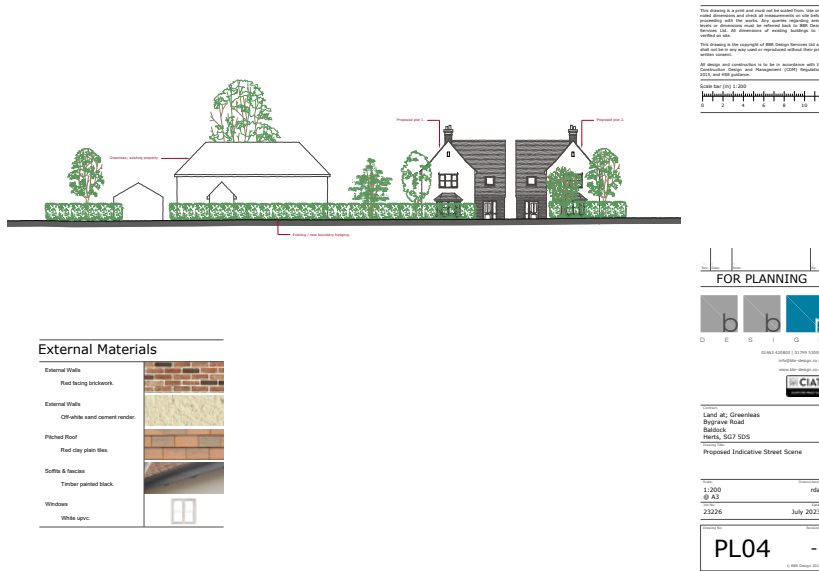
- Site Development Boundary
- Ownership Boundary



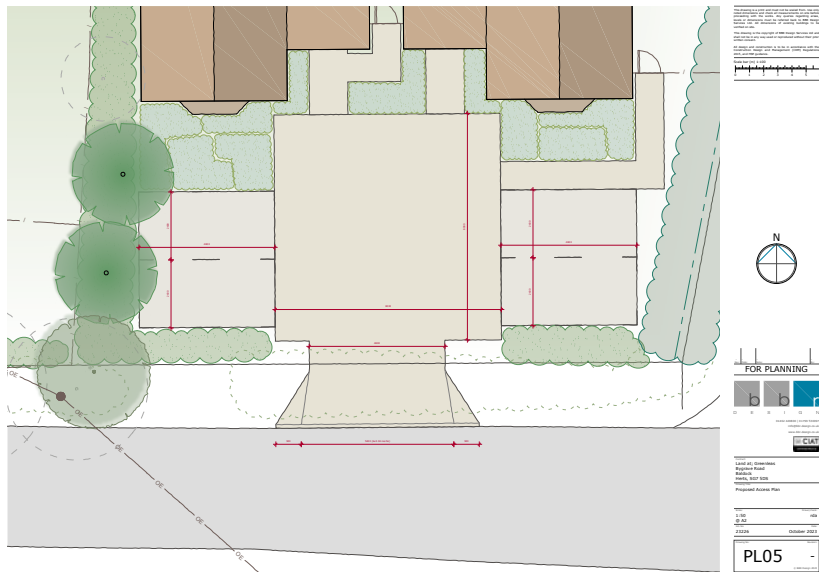
1. Proposed Site Plan - REF: 23/02113/OP



2. Proposed Street Scene - REF: 23/02113/OP



3. Proposed Access Plan - REF: 23/02113/OP



2.3

Site History

REF: 23/02113/OP

Outline application for two detached dwellings with associated vehicular access and proposed parking area (all matters reserved except means of access). (Amended plans received 10.10.23).

Conditional Approval - 02/11/2023

REF: 20/03000/FPH

Single storey rear extension

Granted - 23/02/2021

REF: 10/02092/FPH

Two storey rear extension and first floor rear extension

Granted - 30/09/2010

REF: 10/00887/FPH

Two storey rear extension and first floor rear extension

Refused - 02/07/2010

REF: 04/00984/1HH

Single storey rear extension. Insertion of dormer windows in rear roof slope.

Front porch

Granted - 06/08/2004

REF: 03/02020/1HH

Single storey rear extension and front porch (as amended by ground floor plan received on 29/01/04)

Granted - 01/03/2004

REF: 87/00877/1

Erection of two storey side extension

Granted - 03/07/1987



1. Proposed Ground Floor Site Plan



## 3.0

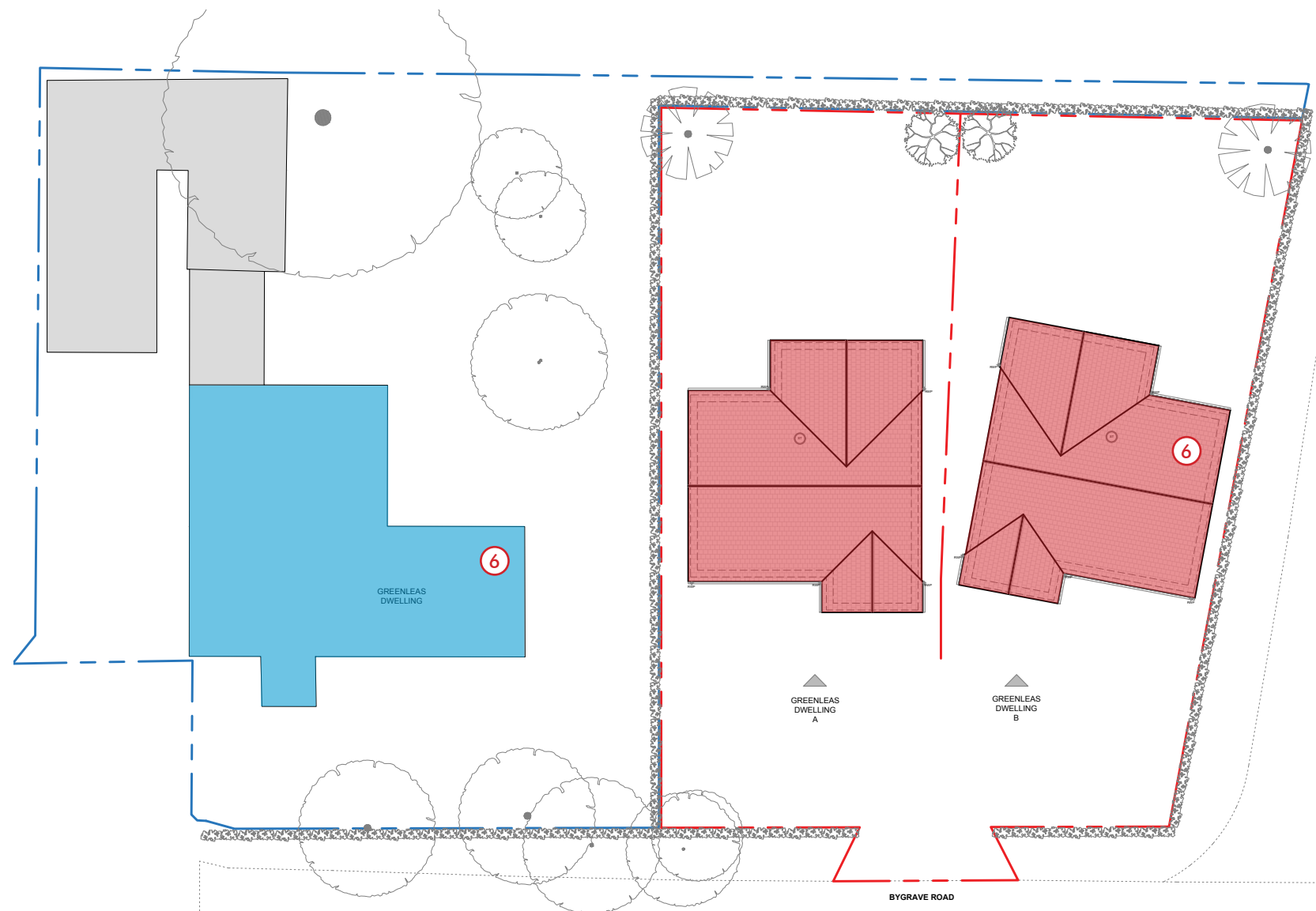
### Site Strategy

1. Site Development Boundary - Indicating the area of land this application relates to facilitating 2 x proposed detached dwellings.
2. Ownership Boundary - Indicating the area to remain to the original site.
3. Proposed Unit Area - Depth of proposed units can be seen to be similar to Greenleas and further stepped back from the highway.
4. Neighbouring Unit - Greenleas neighbouring unit area.
5. Existing Tree & Hedge Line - Showing the existing vegetation that is to remain and form part of the proposed application.
6. Proposed Tree & Hedge Line - Showing the proposed vegetation to support the application in providing privacy, quality of life and environmental benefits.
7. Bin Store - Proposed area to facilitate 1 x 240L waste & 1 x 240L recycling waste bins.
8. Bicycle Store - Proposed area of garden shed / cycle storage accommodating 3 x bicycle spaces.
9. Water Collection - Proposed area where water collection boxes will collect and store rainwater from the rain water pipes for landscaping reuse.
10. Site & Unit Access Locations - Showing the site entrance and further unit entrances to proposed A & B units.
11. Forecourt & Parking - Proposed shared forecourt and parking for both units providing a min of 2 x spaces each unit with a max of 3 spaces.
12. Landscaping - Hard surface landscaping to form part of the front access path, bin storage area, side access path, and rear amenity patio.
13. Charging Point - Proposed location providing 1 x electric car charging point of each proposed unit.
14. Ecological Enhancements - Areas improving biodiversity on the site with bird huts, insect huts, bee huts, water rock pool & hedgehog highways.
15. Privacy Fence - Proposed area of privacy fence to enclose the proposed units and create private rear amenity space to each.

## Form & Scale



1. Proposed Site Elevation



2. Proposed Ground Floor Site Plan



- ① 1. The proposed units are aligned with a slight variation in ridge height—within 100mm—compared to the adjacent Greenleas property, maintaining harmony with the surrounding architectural form and scale.
- ② 2. The proposed units have eaves approximately 700mm higher than those of Greenleas, reflecting modern floor-to-ceiling height standards, which are expected in contemporary designs.
- ③ 3. Both the existing Greenleas and the proposed units feature porches with pitched roofs, with heights aligned to ensure consistency with the architectural form of the surrounding area.
- ④ 4. The proposed units incorporate front-facing bay windows with pitched gable end roofs, matching the pitch of Greenleas, thereby continuing an architectural feature prevalent in the neighbouring properties.
- ⑤ 5. The proposed units occupy two-thirds of the total width of the Greenleas footprint, ensuring the development is not overly dense. This design allows for adequate separation between the units, creating open spaces and preserving sight-lines.
- ⑥ 6. Although the proposed units are noticeably narrower than Greenleas, they share a similar front-to-back depth, ensuring that the overall scale and proportions remain in keeping with the neighbouring context.

## Materiality & Appearance



1. Visual showing the front facing site elevation of both proposed units looking north across the site



2. Visual showing the front facing site elevation of both proposed units looking north west across the site

- ① 1. The proposed units feature a combination of two cladding variations to enhance the architectural articulation where the main dwelling recedes from the front-facing bay. The facade includes facing red multi-brick in select areas, such as detailed brickwork at the gable peaks and along the base up to 800mm above the damp-proof course (DPC). This red multi-brick is consistent with the material used in surrounding units, including Greenleas.
- ② 2. The roofs of the proposed units will be finished with grey slate aesthetic tiles, complementing the primary cladding material used across the facades. This material choice aligns with the newer sections of the Greenleas development, as highlighted in the 'Local Context & Character' section.
- ③ 3. The proposed units will feature anthracite grey window and door frames throughout, with a heritage-style glass arrangement that complements the 'country house' aesthetic. This anthracite grey finish is also consistent with the newer elements of the Greenleas development, as referenced on the 'Local Context & Character' page.
- ④ 4. As mentioned in point 1, the proposed units utilise two facade materials, with the primary cladding being black timber boards arranged horizontally. This material choice reflects the countryside aesthetic and is commonly associated with barn conversions. It is also present in the more recent developments at Greenleas, as shown in the 'Local Context & Character' section.
- ⑤ 5. The proposed units will feature vertically cladded black timber front doors with glass vision panels integrated into the door leaf and flanking sides, enhancing both aesthetic appeal and natural light entry.

| GF                              | Gross Internal Area | 90m2 |
|---------------------------------|---------------------|------|
| Entrance Hall                   | 9.5m2               |      |
| Lounge                          | 13m2                |      |
| Open Plan Kitchen/Living/Dining | 43m2                |      |
| Utility                         | 3.5m2               |      |
| Store                           | 1.2m2               |      |
| WC                              | 2.9m2               |      |
| Office/Study                    | 11m2                |      |

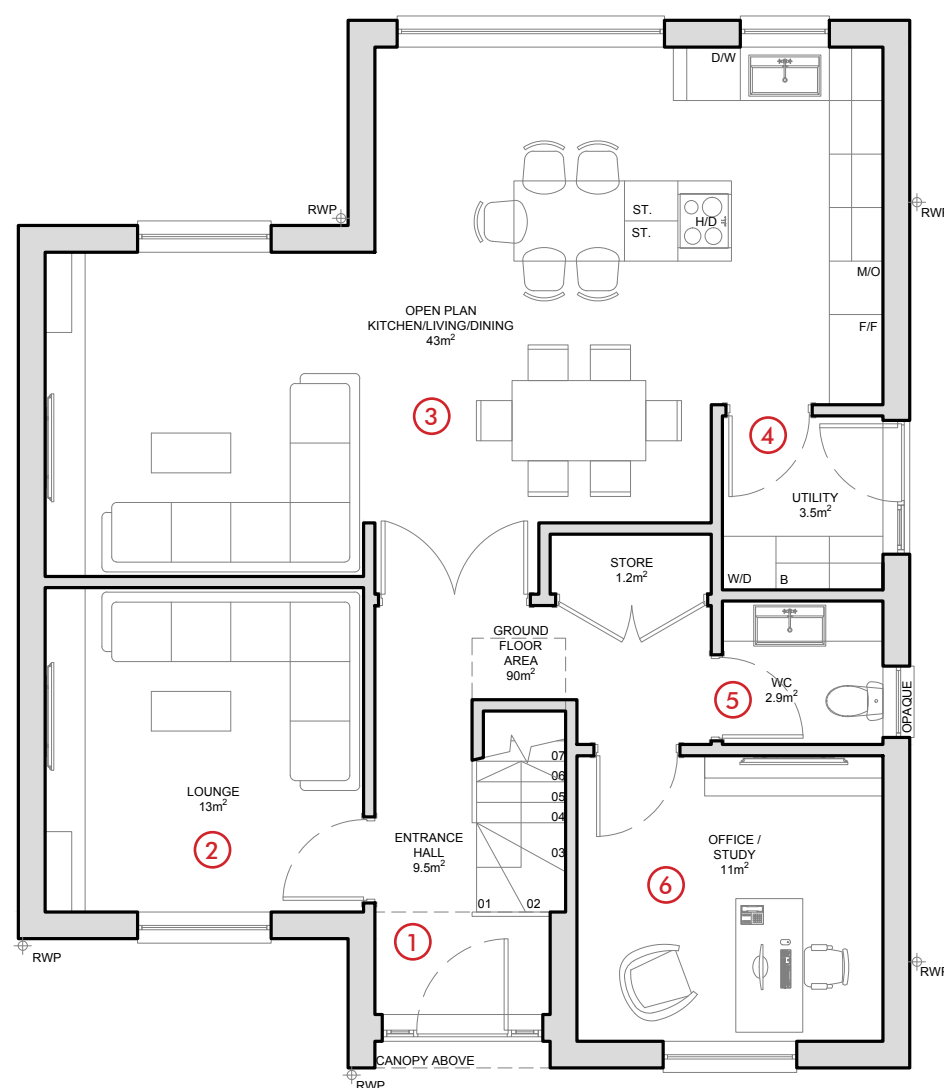
| FF              | Gross Internal Area | 80m2 |
|-----------------|---------------------|------|
| Landing         | 5.6m2               |      |
| Bathroom        | 5.5m2               |      |
| Bedroom 1       | 12.3m2              |      |
| Bedroom 2       | 12.3m2              |      |
| Bedroom 3       | 12.6m2              |      |
| En-Suite        | 3.3m2               |      |
| Store           | 0.5m2               |      |
| Master Bedroom  | 19.9m2              |      |
| Master En-Suite | 4.7m2               |      |

**SITE AREA 807m2**

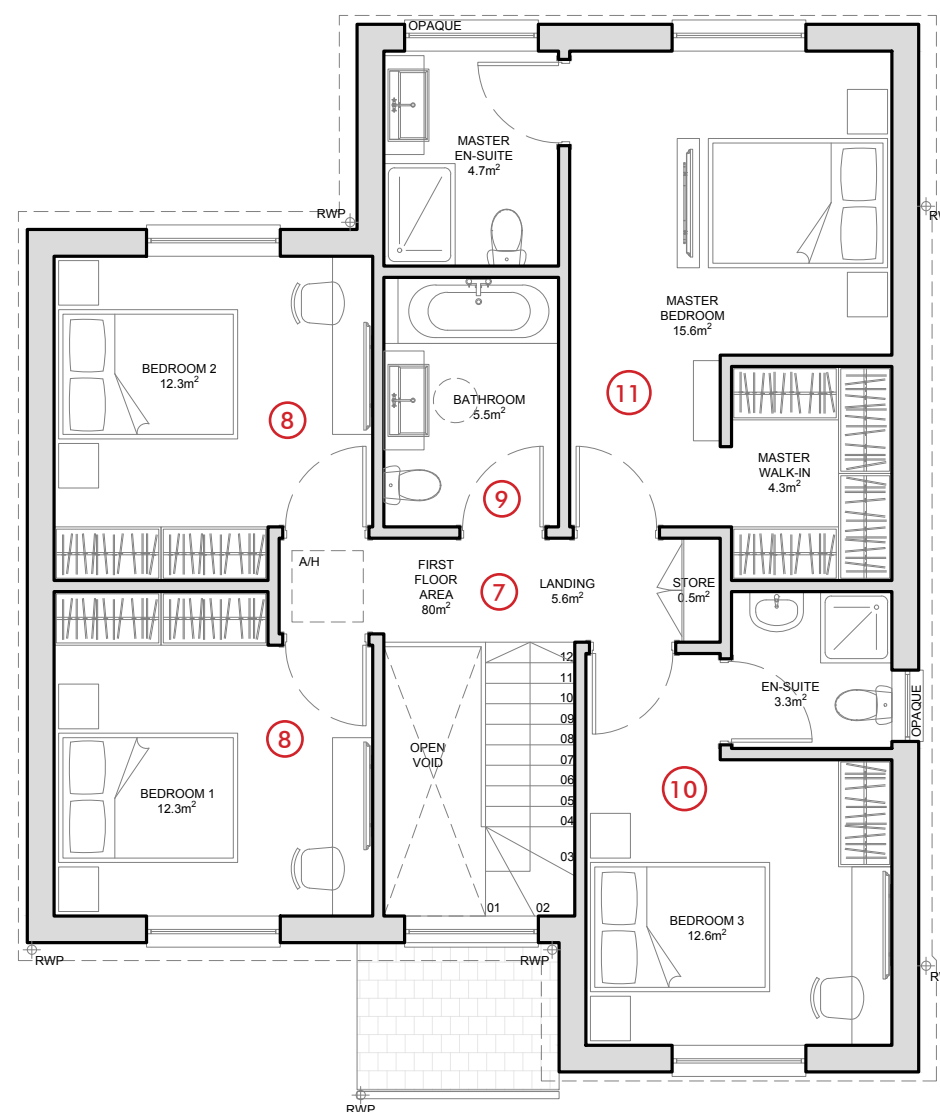
**PROPOSAL: 2 x 170m2 UNITS**

### 3.3

## Layout - Typical Unit



GROUND FLOOR



FIRST FLOOR

- ① 1. Ground floor entrance featuring the focal stairwell to first floor with a line of sight directly through the depth of the unit from front to back allowing a natural passage of daylight to flow through the centre depths.
- ② 2. The front room and secondary living space along the ground floor allowing for two family spaces fit for a growing and diverse family.
- ③ 3. The main open plan living / dining / kitchen space on the ground floor accommodating the primary living space and two areas of dining with a feature island and lower dining table area.
- ④ 4. Ground floor utility space with side door access to the unit providing space for a washer / dryer and storage directly linked to the kitchen.
- ⑤ 5. WC located on the ground floor for easy access to family and guests without disturbing the first floor accommodation floor.
- ⑥ 6. Office / study space located to the ground floor with direct view of the front landscape area providing a more practical approach to work / life balance and meeting the needs of modern family working arrangements.
- ⑦ 7. Open space landing connected to the front first floor central window and ground floor entrance door creating a open and spacious environment within with natural light.
- ⑧ 8. Mirrored layout double bedrooms with work study desks and built in wardrobes including front and rear facing windows.
- ⑨ 9. Central / communal bathroom with sun tunnel to the ceiling to allow for natural light.
- ⑩ 10. Double bedroom featuring an ensuite, study desk and built in joinery wardrobe including a front facing window.
- ⑪ 11. Master bedroom featuring a walk in closet large enough for two, makeup vanity, large double bed and bench with in built TV and adjoining master ensuite.



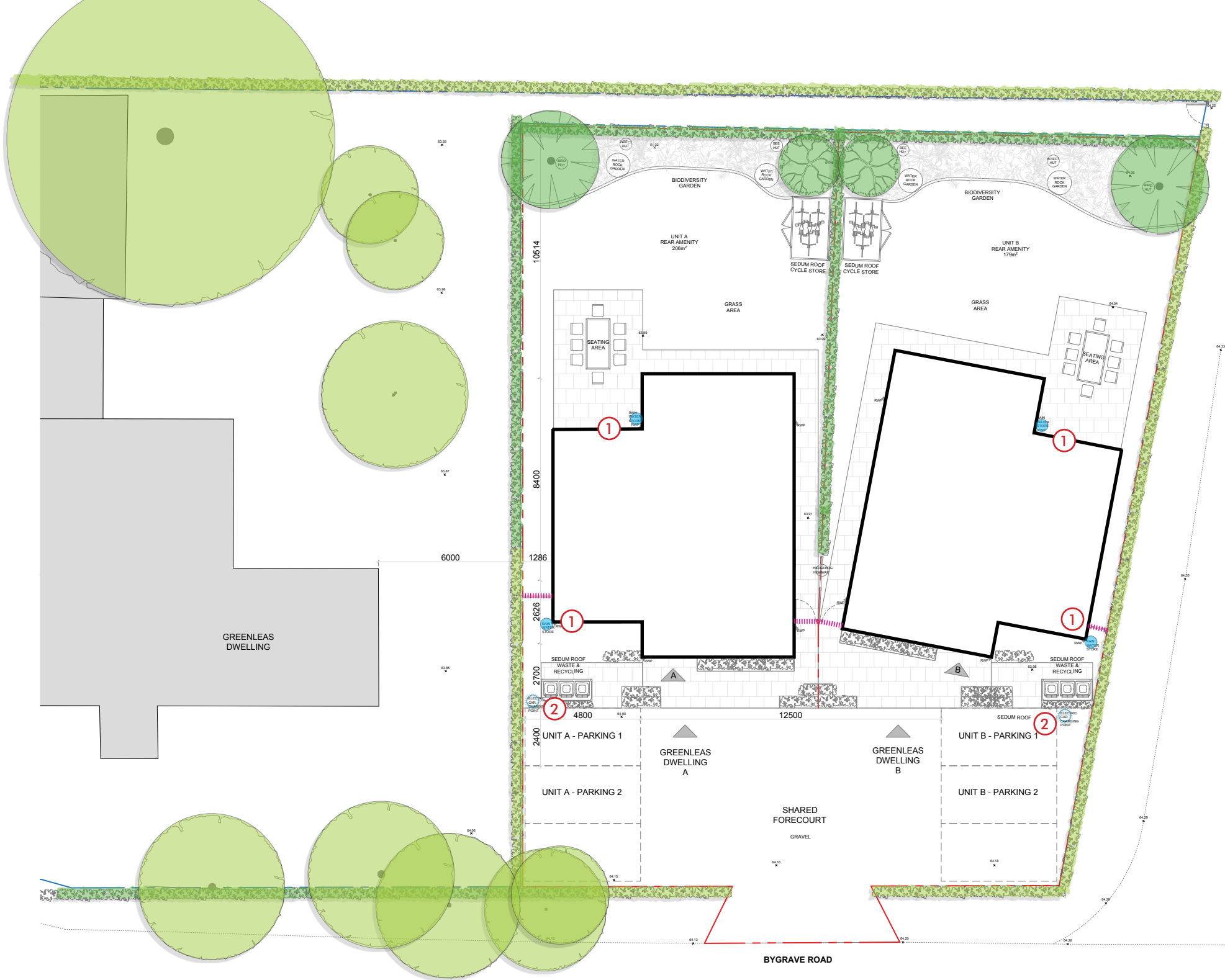
1. Proposed First Floor Site Plan



### 3.4

## Privacy & Overlook

- ① **1. Existing Vegetation:**  
The existing tree and hedge line along Greenleas and surrounding the site varies in height, with the majority exceeding 6 feet, providing natural privacy at ground level across the entire site.
- ② **2. Enhanced Privacy Planting:**  
The proposed tree and hedge line will extend the existing vegetation, enhancing privacy between Greenleas and the proposed units, as well as between the individual units themselves.
- ③ **3. Secure Perimeter:**  
Timber fencing will be installed to separate the front and rear amenity spaces of the proposed dwellings, creating a secure perimeter that ensures both privacy and security for the rear gardens. Access gates will be centrally located between the two dwellings.
- ④ **4. Overlooking Mitigation:**  
The design strategically reduces the number of windows on the flank walls to minimise overlooking. Where windows are necessary, opaque glass will be used to provide natural light to sanitary spaces while maintaining privacy.
- ⑤ **5. Privacy Optimisation:**  
The sanitary space windows in Unit 2 are offset due to the unit's rotation and do not directly face their counterparts in the adjacent unit. This, combined with the use of opaque glass, further enhances privacy.



1. Proposed Ground Floor Site Plan



## 3.5

### Energy & Sustainability

#### 1. Water Collection System:

[www.wilko.com](http://www.wilko.com)

The proposed installation includes 2 Garantia VASO 2In1 Water Tanks (220 litres each) per unit, totaling 4 tanks for the entire development. These water butts will be strategically placed to collect and store rainwater from the downpipes, which will be reused for landscaping purposes.

#### 2. EV Charging Points:

[www.electricpoint.com](http://www.electricpoint.com)

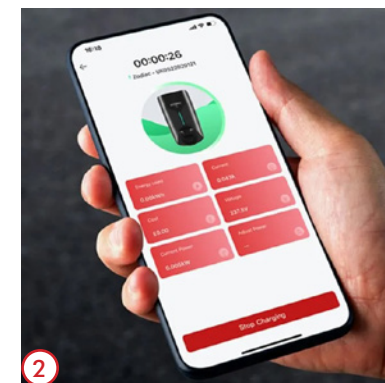
Each unit will be equipped with a Hydra Zodiac 7kW EV Charger (Model HZ-7-T-BLK), with one charging point per unit, resulting in a total of 2 chargers for the overall development.



1



2



2



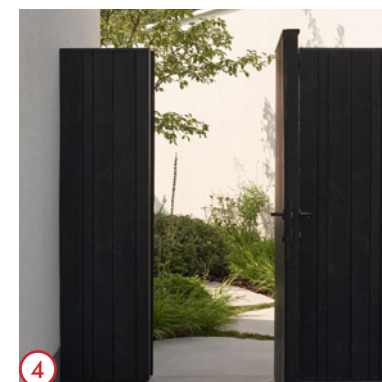
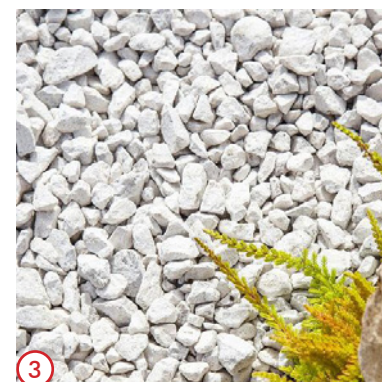
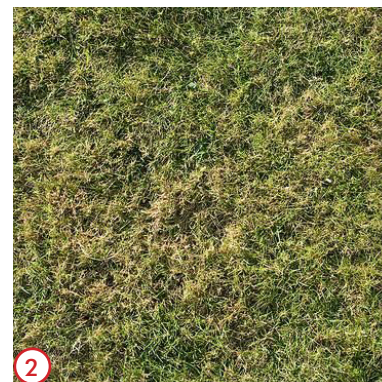
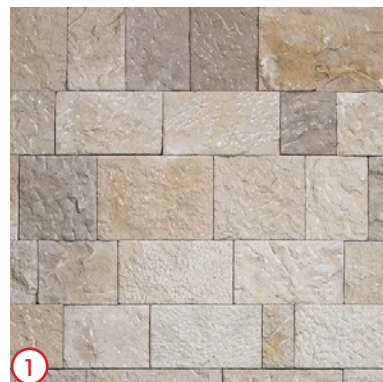
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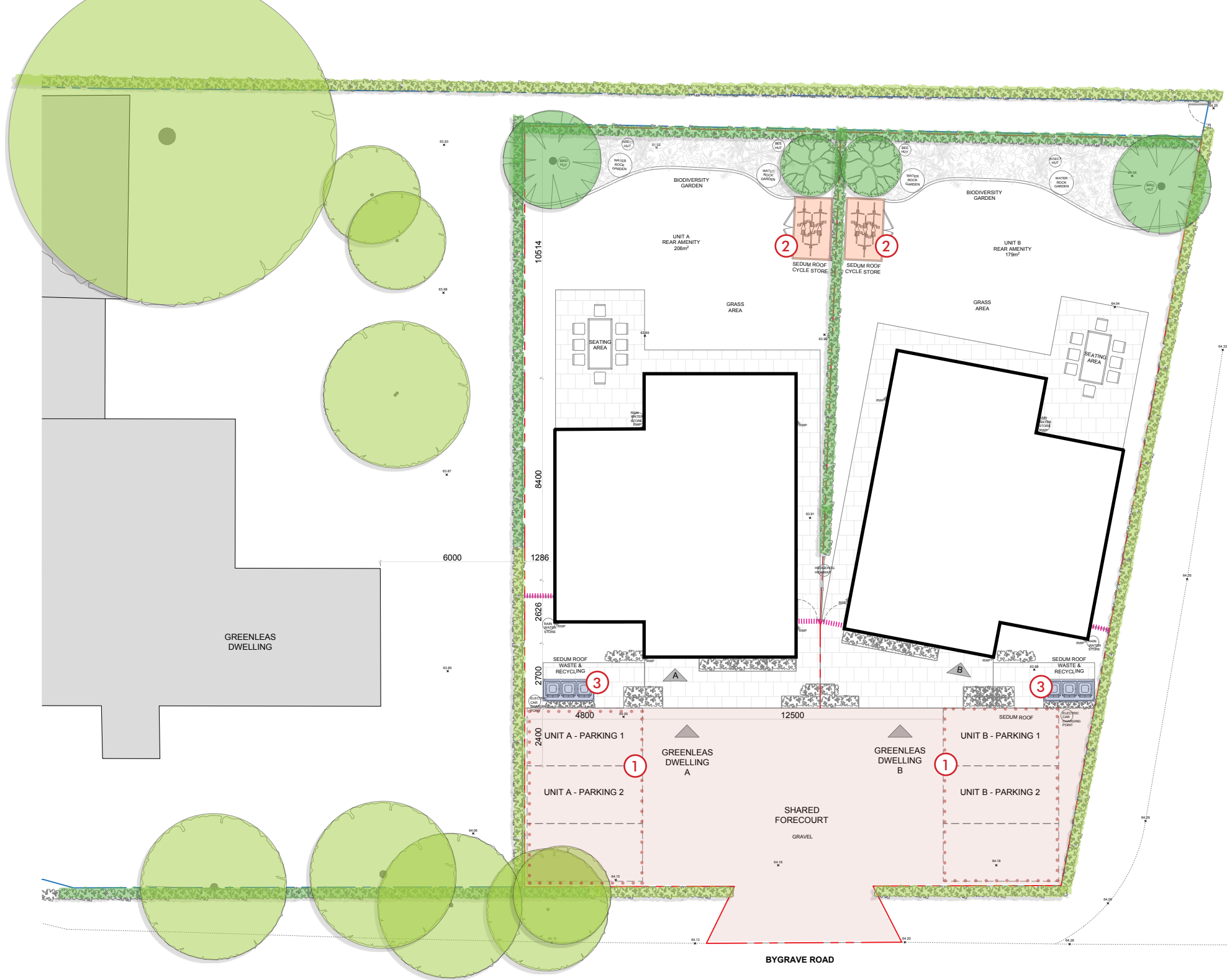
## Landscape & Amenity

-  1. Site Development Boundary - Indicating the area of land this application relates to facilitating 2 x proposed detached dwellings.
-  2. Ownership Boundary - Indicating the area to remain to the original site.
-  3. Existing Tree & Hedge Line - Showing the existing vegetation that is to remain and form part of the proposed application.
-  4. Proposed Tree & Hedge Line - Showing the proposed vegetation to support the application in providing privacy, quality of life and environmental benefits.
-  5. Bin Store - Proposed area to facilitate 1 x 240L waste & 1 x 240L recycling waste bins.
-  6. Bicycle Store - Proposed area of garden shed / cycle storage accommodating 3 x bicycle spaces.
-  7. Water Collection - Proposed area where water collection boxes will collect and store rainwater from the rain water pipes for landscaping reuse.
-  8. Forecourt & Parking - Proposed shared forecourt and parking for both units providing a min of 2 x spaces each unit with a max of 3 spaces.
-  9. Landscaping - Hard surface landscaping to form part of the front access path, bin storage area, side access path, and rear amenity patio.
-  10. Charging Point - Proposed location providing 1 x electric car charging point of each proposed unit.
-  11. Ecological Enhancements - Areas improving biodiversity on the site with bird huts, insect huts, bee huts, water rock pool & hedgehog highways.
-  12. Privacy Fence - Proposed area of privacy fence to enclose the proposed units and create private rear amenity space to each.
-  13. Ecological Planting - Areas improving biodiversity on the site with strategically selected planting and vegetation to promote and enhance biodiversity life.



1. Proposed Ground Floor Site Plan





1. Proposed Ground Floor Site Plan



## 4.1

### Parking & Bicycle Storage

- ① **1. Parking** - The proposed shared forecourt will provide parking for both units, offering a minimum of 2 spaces per unit, with the potential for up to 3 spaces each, pending the final tree assessment. The forecourt dimensions are 12.5m in width by 7.2m in depth.
- ② **2. Bicycle Storage** - Proposed area of garden shed / cycle storage accommodating 3 x bicycle spaces. Flat roof bicycle storage to feature a sedum roof finish in keeping with the close relationship to the biodiversity garden directly adjacent.

## 4.2

### Waste & Refuse

- ③ **3. Bin Storage** - Each new dwelling is required to provide storage for three 240-litre bins—general waste, recycling, and garden waste (where applicable). The bin store will be integrated into the overall design, featuring screening or landscaping to minimise visual impact. The storage area will be sheltered from above and ventilated as shown in the reference image.

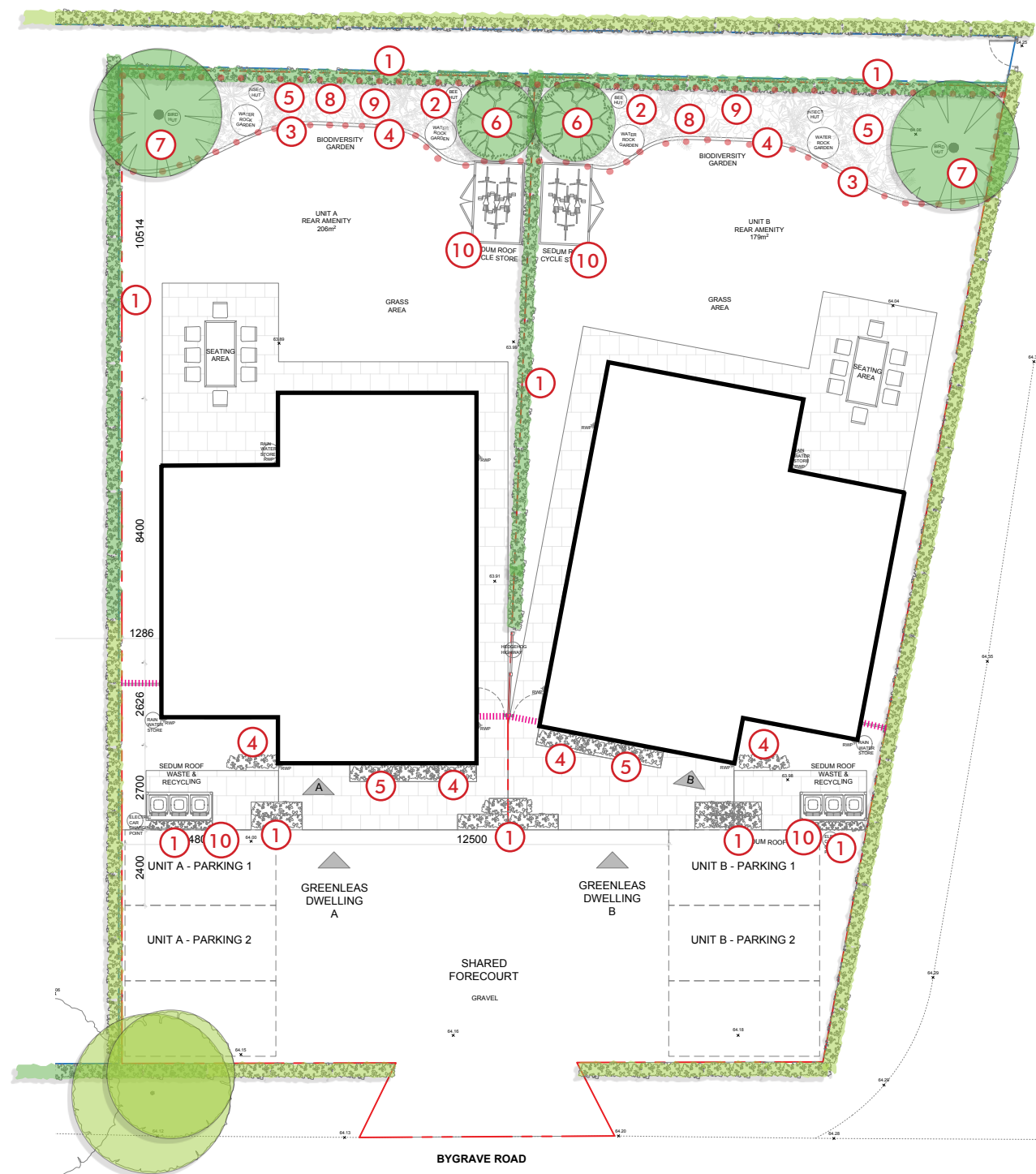
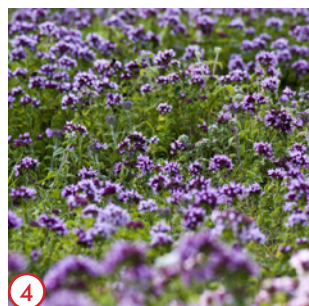


## Biodiversity Enhancement

- ① **1. Water Rock Garden:**  
The Water Rock Garden will feature natural stone and water elements, creating a serene and sustainable landscape. It will serve as a focal point while providing habitat for aquatic plants and small wildlife. The water feature will support local amphibians, insects, and birds, enhancing site biodiversity.
- ② **2. Insect Hut:**  
The Insect Hut will offer a sheltered environment for beneficial insects like ladybugs, bees, and butterflies. Made from natural materials, it will promote pollination and pest control, supporting the garden's ecological health. Its strategic placement will maximise impact on nearby plants.
- ③ **3. Sedum Roof Bin & Bicycle Storage Shelter:**  
The storage shelter will have a sedum roof, adding a green element that supports biodiversity. Sedum roofs attract pollinators like bees and butterflies, improve air quality, and provide insulation. This green roof blends functional design with environmental benefits.
- ④ **4. Bee Hut:**  
The Bee Hut is designed for solitary bees, providing safe nesting sites with sustainable materials that mimic natural habitats. This hut will enhance local pollination, playing a key role in boosting biodiversity.
- ⑤ **5. Bird Hut:**  
The Bird Hut will offer a secure nesting space for local bird species, supporting avian biodiversity. Located in a quiet, elevated area, it will be made from durable materials. Birds will contribute to natural pest control, helping maintain a balanced ecosystem.
- ⑥ **6. Hedge Hog highway:**  
The Hedgehog Highway will include small gaps in fences or walls, allowing hedgehogs to move between gardens. This is vital for their conservation, as it reduces habitat fragmentation and supports their survival by improving access to food and shelter.

1. Proposed Ground Floor Site Plan





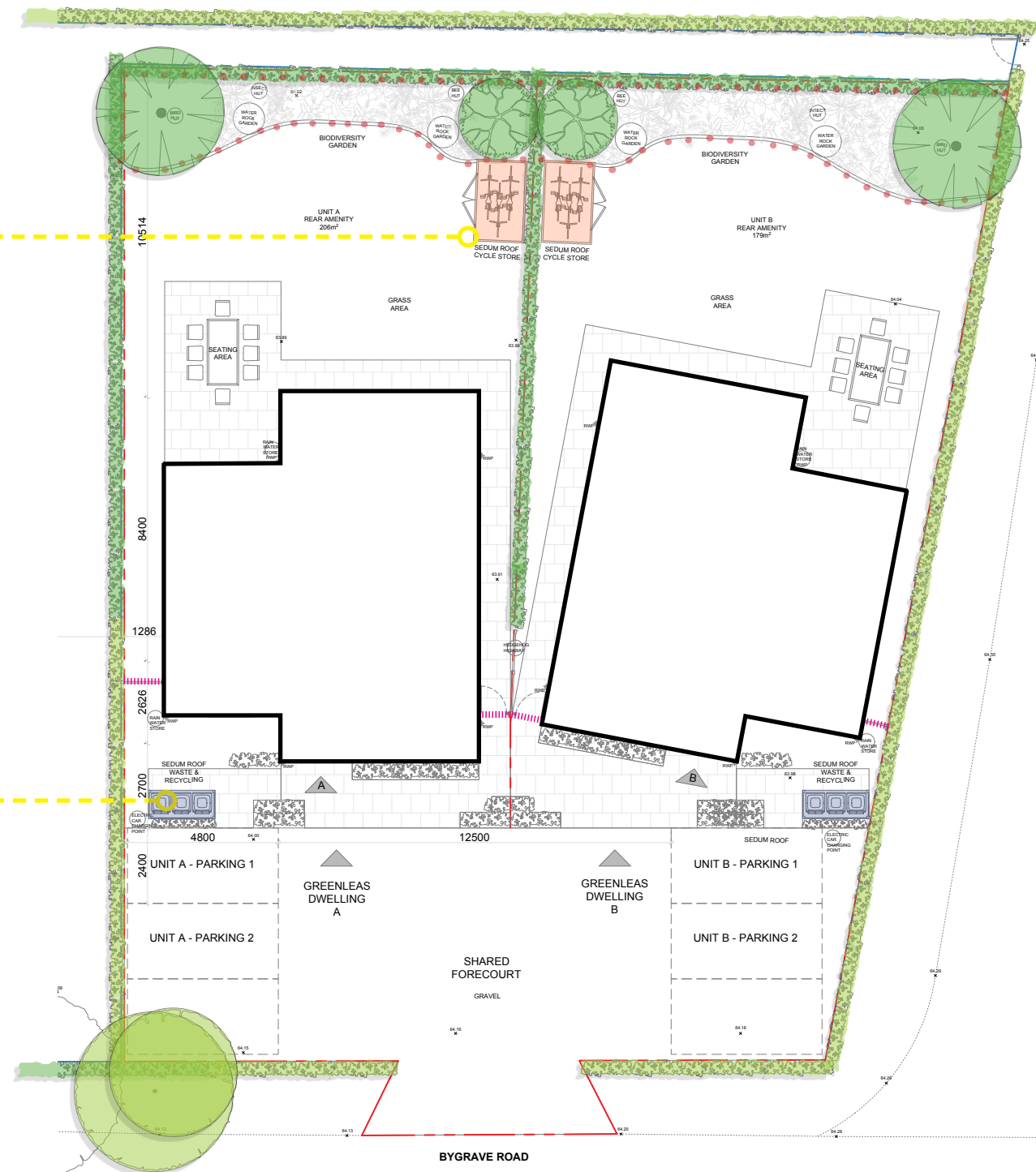
1. Proposed Ground Floor Site Plan



## 4.4

### Planting & Vegetation - Garden

1. **Common Hawthorn (*Crataegus monogyna*):**  
A native hedging plant that provides food and shelter for a variety of birds, insects, and small mammals. Its flowers attract pollinators, and its berries are a food source for birds.
2. **Lavender (*Lavandula angustifolia*):**  
A fragrant herb that attracts bees, butterflies, and other pollinators. Lavender is also a great choice for encouraging beneficial insects like hoverflies.
3. **Foxglove (*Digitalis purpurea*):**  
A striking biennial plant that attracts bees and other pollinators with its tall spires of tubular flowers. It's especially valuable for bumblebees.
4. **Wild Marjoram (*Origanum vulgare*):**  
This aromatic herb is a magnet for bees and butterflies. It produces clusters of pinkish-purple flowers in the summer and is a great addition to wildflower meadows.
5. **Dog Rose (*Rosa canina*):**  
A native climbing rose that provides nectar for bees and other pollinators in the spring, and its hips offer food for birds in the autumn.
6. **Buddleja (*Buddleja davidii*):**  
Often called the butterfly bush, this plant is famous for attracting butterflies, bees, and other pollinators with its fragrant flower clusters.
7. **Rowan (*Sorbus aucuparia*):**  
Also known as Mountain Ash, this small tree produces clusters of white flowers in the spring, which are followed by red berries in the autumn. Both are important food sources for birds and insects.
8. **Red Campion (*Silene dioica*):**  
A native wildflower that provides nectar for bees and other pollinators. It's particularly good for shaded areas of the garden.
9. **Teasel (*Dipsacus fullonum*):**  
This tall, spiky plant attracts bees when in flower, and its seed heads are a valuable food source for birds, especially goldfinches, in the winter.
10. **Honeysuckle (*Lonicera periclymenum*):**  
A native climbing plant that offers nectar to moths and bees. It also provides berries for birds and shelter for small wildlife.



1. Proposed Ground Floor Site Plan



## 4.4

### Planting & Vegetation - Roofing

11. **Sedum acre (Biting Stonecrop):**  
A low-growing, hardy succulent that thrives on green roofs. It produces bright yellow flowers that attract pollinators like bees and butterflies.
12. **Sedum album (White Stonecrop):**  
Another hardy succulent, this plant has white or pinkish flowers that provide nectar for bees and other pollinators. It's drought-tolerant and ideal for shallow soils.
13. **Sedum spurium (Caucasian Stonecrop):**  
This species spreads easily and offers pink or red flowers that attract a variety of insects. It's excellent for adding color and biodiversity to a green roof.
14. **Sempervivum tectorum (Common Houseleek):**  
A rosette-forming succulent that provides year-round interest. Its flowers are particularly attractive to pollinators, and the plant itself is very resilient in green roof environments.
15. **Allium schoenoprasum (Chives):**  
While not a sedum, chives are a great addition to green roofs for biodiversity. They produce purple flowers that are highly attractive to bees, and they can tolerate the shallow, well-drained soil typical of sedum roofs.



Land Adjacent to Greenleas, Bygrave Road,  
Baldock, Hertfordshire, SG7 5DS

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## Conclusion

The proposed two-unit development at the land adjacent to Greenleas, Bygrave Road, exemplifies good modern design that aligns with the character of Baldock. The architectural approach integrates styles and materials reflective of the surrounding context, blending traditional elements like pitched roofing and projecting bays finished with red multi-brick, black timber boarding and grey slate tiles with modern, sustainable construction techniques.

Shared parking is designed to encourage neighbourly interaction, while large private amenity spaces ensure privacy and a high quality of life. The open layout and spacious interiors provide comfortable, adaptable living spaces tailored to modern family needs.

Sustainability is a core aspect of the proposal, with features like water harvesting and electric vehicle charging points supporting environmental responsibility. Additionally, biodiversity and ecological enhancements—including a water rock garden, insect and bee huts, and a hedgehog highway—demonstrate a strong commitment to preserving and enriching the local environment.

Overall, this proposal embodies good design principles, enhancing the rural character of Baldock while offering sustainable, high-quality living spaces. We respectfully request that planning permission be granted, acknowledging the positive impact this development will have on both the community and the environment.