



DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

**A FULL APPLICATION TO DEMOLISH FIRE DAMAGED
DWELLING AND ERECT REPLACEMENT SINGLE
DWELLING**

AT

2 PLEDGERS PLACE, BARKWAY, ROYSTON SG8 8DQ



Plate 1 – fire damage

Date: 4 October 2024

Our Ref: 242028 rev A



Glaston Hall
Spring Lane
Glaston, Rutland
LE15 9BZ

01572 822000
glaston@gateleymitherspurslow.com

Coverage across the UK from offices in London, Reading, Exeter, Rutland, Nottingham, Llandudno, Chester, Manchester, Leeds and Newcastle.

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1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by Gateley Smithers Purslow in support of a planning application to demolish the existing fire damaged property and erect a replacement dwelling. On Monday 22nd July 2024 a neighbouring outbuilding caught fire and spread to the property causing significant damage to the timber frame dwelling.
- 1.2 Our structural engineer has visited the property and due to the amount of damage to the timber frame structure it is recommended that the property be demolished and rebuilt.
- 1.3 Gateley Smithers Purslow are a national multi-disciplinary consultancy consisting of Architectural, Planning, Heritage, Engineering and Surveying Professionals.
- 1.3 This statement should be read together with all existing and proposed drawings and supplemental building reports. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABI publication ‘Design and Access Statements – How to write, read and use them’. Where required it also takes guidance from Historic England advice Note 12 ‘Statements of Heritage Significance in Heritage Assets’.

2.0 PLANNING HISTORY

- 2.1 The site was developed under application 14/02467/1 ‘2x4 bed detached dwellings, cart shed providing parking for two cars for each dwelling and associated amenity areas following demolition of existing industrial buildings (as amended by plans received 26 November 2014).
- 2.2 Planning consent was granted for roller shutter doors to the existing cart lodge in 2017.

3.0 HERITAGE AND SETTING

- 3.1 Barkway, south east of Royston was made a conservation area in 1970. The village is situated off the A10 on an historic route from Cambridge to London. There are a number of listed buildings, non designated heritage assets and key views within the conservation area (see map overleaf).
- 3.2 The site was formerly occupied by industrial buildings which were demolished to make way for the two detached black timber clad dwellings on site. They are accessed via a narrow shared surface known as Pledgers Place which connects



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to the High Street. Immediately to the east is the Grade II listed 96 High Street a timber frame red brick fronted dwelling with half hip tiled roof dating from the mid 17th Century.

- 3.3 It is considered the like for like replacement dwelling will not impact negatively on the nearby heritage assets, the site or the wider conservation area.



Plate 2 – Barkway Conservation Area Map



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4.0 USE

- 4.1 The proposal is for a single replacement dwelling.

5.0 LAYOUT

- 5.1 The layout of the property will be slightly amended. Currently the timber clad property is hard up against neighbouring boundaries making access for maintenance problematic. It is therefore proposed to adjust the position of the dwelling by moving it further into the site to allow free access around the perimeter. This has necessitated some minor amendments to the internal layout to accommodate a similar form on site.

6.0 AMOUNTS

- 6.1 There will be no change to amount of development. The revised layout occupies a matching GIA. The existing property was 120sqm GIA and the proposed

7.0 SCALE

- 7.1 Scale will be like for like. The rear outrigger has a matching width to the front facing part of the house. Ridge heights are therefore matching. It is considered that this will not have any impact on the site, the surroundings or the wider conservation area.

8.0 LANDSCAPING

- 8.1 Will be reinstated to match the previous arrangement including boundary fencing. Where the damaged outbuildings flank the site it is proposed to continue the fencing across this area to enclose the garden. There will be no impact on existing trees.

9.0 APPEARANCE

- 9.1 The replacement dwelling will not change in appearance with matching black timber cladding and slate roofing used. Fenestration will all be to match to include rainwater goods and the metal flue pipe. There will be some modest changes to the position and number of windows to suit internal changes in the replacement



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dwelling. None of these windows will alter the character of the building or impact upon the setting or present loss of amenity to adjacent properties.

10.0 ACCESS

10.1 Will remain unchanged.

11.0 PHOTOS

11.1 The following are photos of the property following fire damage.



Plate 3 – front elevation – note garage to remain in situ.



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Plate 4 – rear elevation



Plate 5 – aerial image



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Plate 6 – front elevation



Plate 7 – rear elevation