



RIBA STAGE 1-3

Design & Access
Statement

Tuthill's Yard, Therfield
// Client name

1549

This document has been designed to be a record of key objectives, decisions and outcomes from each stage of the RIBA Plan of Work, building to provide you with a complete narrative of the life of your project.

Whilst we have made every effort to ensure that all of the principle criteria are covered with the document, it should not be regarded as exhaustive and must be read in conjunction with all drawings, schedules, specifications, reports and other project documentation.

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Revision Notes

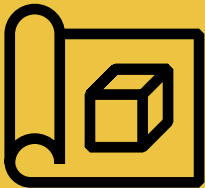
PL01	OBL	Proposed Amendments
PL02	OBL	Red Line Amendment

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RIBA STAGE 1-3

Design & Access Statement



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Introduction

1.1

Summary

This Design and Access Statement has been prepared in support of the following application:

‘Land West of Tuthill House, Kelshall Tops, Therfield, Hertfordshire’

A design & access statement provides a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. This design & access statement follows the following statement:



// Stage 1 - Site Analysis

This document highlights and summarises the features, context and unique conditions of the site and surrounding area to consider, as part of the design process.



// Stage 2 - Concept Design

This document demonstrates how the evidence from the previous stage has been pulled together and considered to help inform a concept for the development.



// Stage 3 - Spatial Co-ordination

This document explains the final design and provides further information relating to use, amount, layout, scale, appearance, landscape and access.

This Design and Access Statement should be read in conjunction with the submitted plans and drawings as well as associated technical reports.

The Applicant

The applicant for this site is Quanta Homes. Scene Architects have been appointed by Quanta Homes to complete the following Design and Access Statement relating to the full planning application for the erection of 3 dwellings and associated amenity, parking and landscaping at Tuthill’s Yard, Therfield.



Fig 1.1.1 // Site title plan

Map Key

— Site boundary ●●●▶ PRoW

Planning History

1.2

Planning History

21/03533/FP

This application proposed three detached dwellings (1 x 4-bed, 1 x 5-bed and 1x 6-bed) with associated infrastructure and landscaping.

Validated - 23/12/2021

Refused - 10/02/2023

The reason for refusal was due to the application site being outside of the settlement envelope of Therfield in a location designed as rural area beyond the Green Belt.

Appeal

AP/23/00022/REF

Dismissed - 22/02/2024

The reasons for dismissal were as follows:

- Application is close to a Grade II listed building (Tuthill Manor) as well as adjacent Thurfield Conservation Area and nearby Scheduled Monument
- Proposed Plot 3 being too large will cause the development to be diminishing between the settlement and the countryside beyond
- The site is outside of the defined settlement boundary
- Needs a higher standard of design

Based on the inspectors comments the applicant is seeking permission by making amends that are believed to address said issues.

Appeal Decision

Site visit made on 7 February 2024

by Michael Boniface MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 February 2024

Appeal Ref: APP/X1925/W/23/3324095

Land West of Tuthill House, Kelshall Tops, Therfield, Hertfordshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Quanta Homes 6 Ltd and Mr and Mrs G Bullard against the decision of North Hertfordshire District Council.
- The application Ref. 21/03533/FP, dated 23 December 2021, was refused by notice dated 10 February 2023.
- The development proposed is three detached dwellings (1 x 4-bed, 1 x 5-bed and 1 x 6-bed) with associated infrastructure and landscaping.

Decision

1. The appeal is dismissed.

Application for costs

2. Applications for costs were made by an interested party, Lynne Bogie, against North Hertfordshire District Council and the appellants, Quanta Homes 6 Ltd and Mr and Mrs Bullard. These applications are the subject of separate Decisions.

Preliminary Matters

3. As the application is close to a Grade II listed building, Tuthill Manor, I have had special regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). I have also had particular regard to the adjacent Thurfield Conservation Area and nearby Scheduled Monument (Motte and bailey castle and associated earthworks 100m south of Tuthill Farm).
4. The Government recently published a revised National Planning Policy Framework (December 2023) (the Framework). I have had regard to this document in reaching my conclusions.
5. The appeal documents included a new drawing, Urban Grain Plan (311.00), which was not before the Council at the time of its decision. The drawing does not alter the proposals but provides contextual information. The Council had the opportunity to consider the plan during the appeal process and I am satisfied that no party would be prejudiced by accepting it at the appeal stage. As such, I have had regard to the drawing in reaching my decision.

Fig 1.2.1 // Extract of appeal letter

Site Appraisal

1.3

Current Site Use

The 0.79 hectare application site is located on the north western edge of the village of Therfield on the south side of Kelshall Road; a key road into and out of the settlement.

The site is completely covered with concrete hard-standing and has been used for storage. In addition a tall communications mask is located within the eastern corner.

Site Boundaries

The sites northern boundary is defined by Kelshall Road, a country lane that provides access to Therfield from the west. A combination of man-made boundary structures and natural hedging and trees obscure the site from those travelling along Kelshall Road, a natural screen that could be retained/enhanced to further screen any potential development.

The eastern boundary is defined by a low-quality unmade road, that provides access to open space and buildings owned by adjacent neighbours to the east and south.

The south and western boundaries are demarcated by hedges and trees that provide a definitive natural edge between the site and adjacent open spaces.



Fig 1.3.1 // Existing storage structures



Fig 1.3.2 // Existing site entrance



Fig 1.3.3 // Current site condition

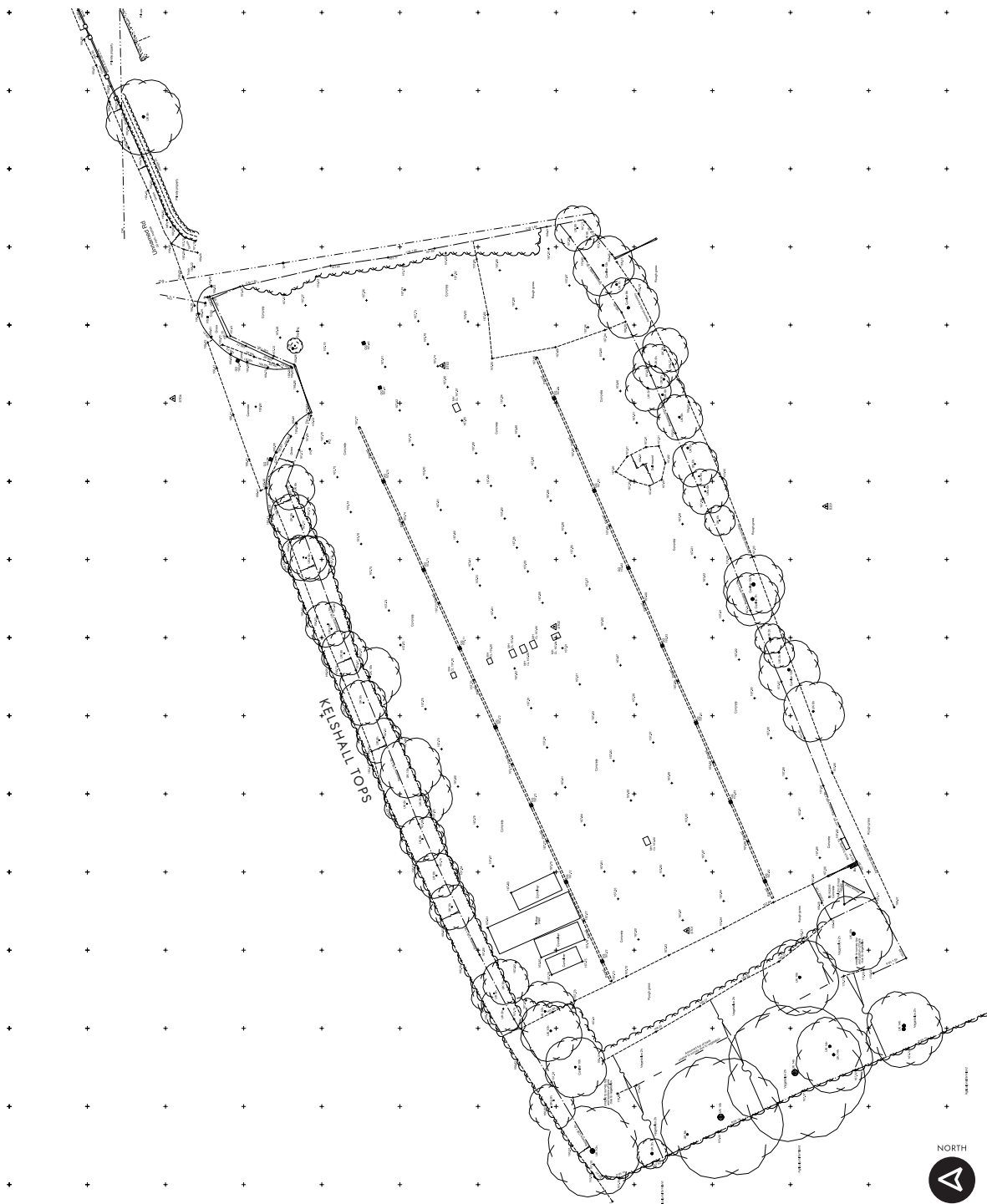


Fig 1.3.4 // Existing topographical survey

Place & Accessibility 1.4

Local Amenities

Therfield is a small, predominantly residential settlement that enjoys reasonable access to local facilities and amenities including shops, and schools by both private and public vehicular transport modes.

Public Transport + Accessibility

The site is reasonably well connected by road with Kelshall Road linking to the A505 to the west and the north, the northern route providing access to Royston from which national rail services can be utilised. The A505 also links the site to Letchworth Garden City or the A1(M) to the south.

Local Facilities

Following Kelshall Road eastwards and onto Pedlars Lane will enable access to the centre of Therfield where there is a village green and a local pub; 'The Fox & Duck.'

In terms of education provision there is a local Primary School within the village; the Therfield First School. For Primary and Secondary level education, there are a number of schools available including Academy's and Colleges in Royston, which is approximately 3-4 miles from the application site.



Fig 1.4.1 // Historic terrace properties along Kelshall Road



Fig 1.4.2 // Tuthill Manor



Fig 1.4.3 // Neighbouring property along Kelshall Road



Fig 1.4.4 // The Fox & Duck public house



Fig 1.4.5 // Therfield First School



Fig 1.4.6 // Local context & amenities plan

Map Key

- 1 Character Images
- A Facility Images

Design Development 2.1

Previous Application

Following previous applications, informal pre-application consultation and the input from professional consultants the layout shown in fig. 2.1.2 was prepared.

In summary, the application proposed;

- Reduction in proposed number of dwellings
- Three bespoke family-sized dwellings, informally located around a central courtyard to emulate a historic Manor House with associated converted barn/ stable outbuildings.
- Landscape-led development responded to existing landforms, creating quality green infrastructure.
- Existing mature trees to be retained to soften impact of development while acting as an ecological corridor along boundaries.
- Attenuation pond acts as part of SuDs strategy while creating attractive landscaped feature upon site's entrance.

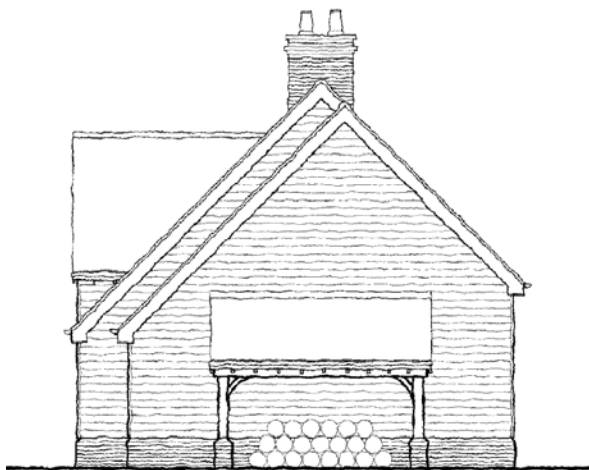


Fig 2.1.1 // Sketch elevations

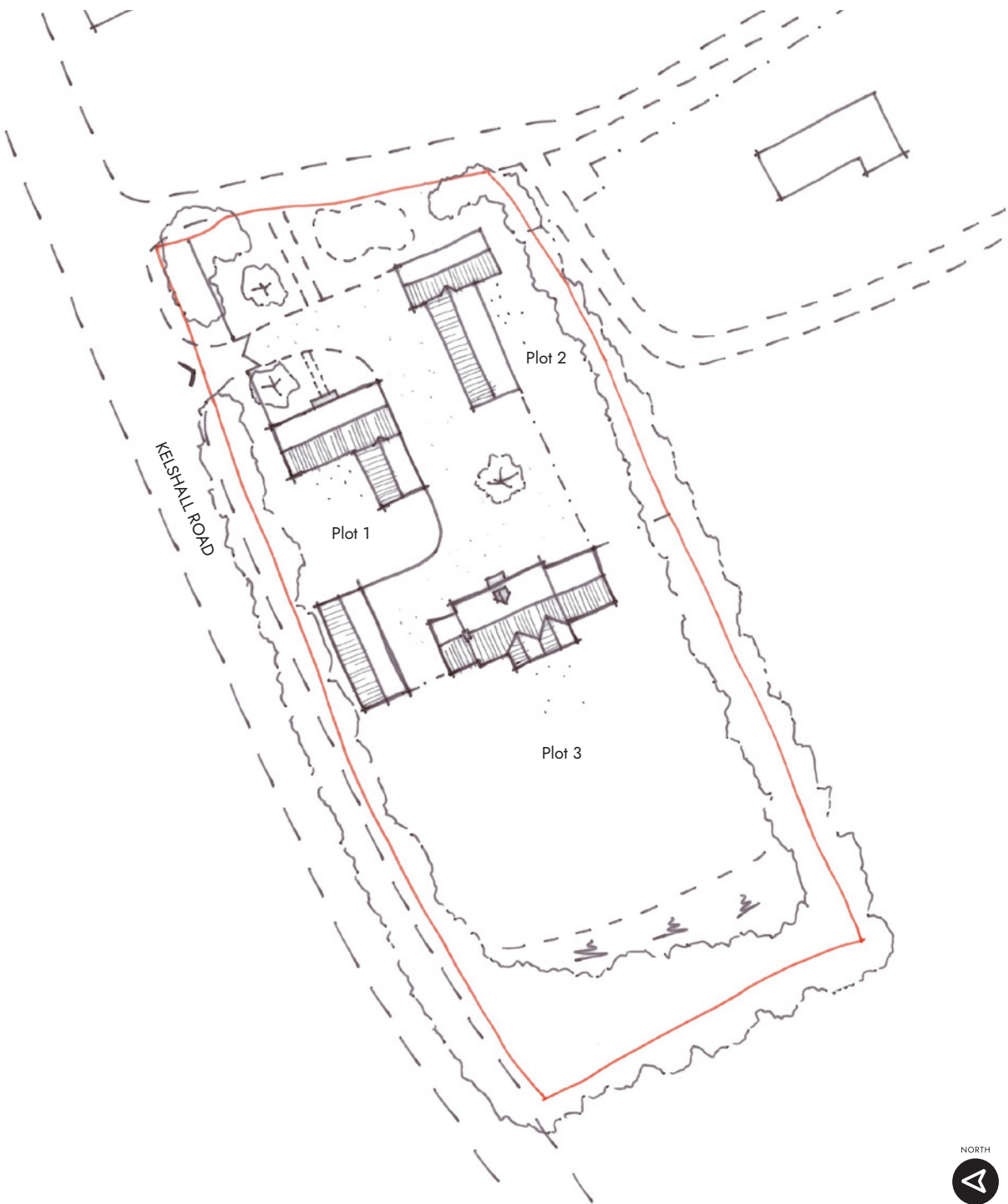


Fig 2.1.2 // Sketch layout plan

Proposed Layout

3.1

Amount

The application site has an area of 0.79ha. The proposal consists of 3 bespoke dwellings of the following mix:

- // Plot 1 5bed/ 9person
- // Plot 2q 4bed/ 8person
- // Plot 3 3bed/ 6person

Layout

The proposed courtyard arrangement remains unchanged from the previous application, with minor amends only made to Plot 3 in accordance with the comments made in the appeal.

The layout is designed to emulate a collection of barn outbuildings, in an enclosed courtyard. Plot 1 forms a focal point as one enters the site and Plot 3 closes the site to the west. As per the previous application the following layout details remain:

A

Reduced Access

The existing commercial access, is to be replaced with a narrower entrance; this will result in a substantial improvement to the entrance to this part of the conservation area. The industrial urban gate, enclosure, concrete and paraphernalia, would be replaced by something that is a more reflective of the character of the village.

B

Attenuation Pond

The layout embraces the landscape-led approach incorporating an attenuation pond located upon the site’s entrance. Not only providing attractive visual amenity, but also acting as drainage relief.

C

Substantial Planting Improvements

The proposal seeks to provide significant landscape improvements across the site; through new tree planting and augmentation of the existing boundary vegetation.



Fig 3.1.1 // ‘Anglian resin drives: spring haze’



Fig 3.1.2 // Black estate railing



Fig 3.1.3 // Willow hurdle fence



Fig 3.1.4 // Proposed site layout plan

Map Key

- Site boundary
- PRoW

Appearance

3.2

Scale + Setting

With good design and thoughtful planning of the proposed layout and scale, the proposed scheme proposes minimal visual impact. Furthermore, additional landscaping to retain and enhance tree screening and vegetation to boundaries will further reduce visual impact upon Kelshall Road and further views.

In response to the appeal the end plot has been reduced in scale and design to better match the neighbouring character. The streetscene below shows the outline of the previous design for Plot 3 as per 21/03533/FP.

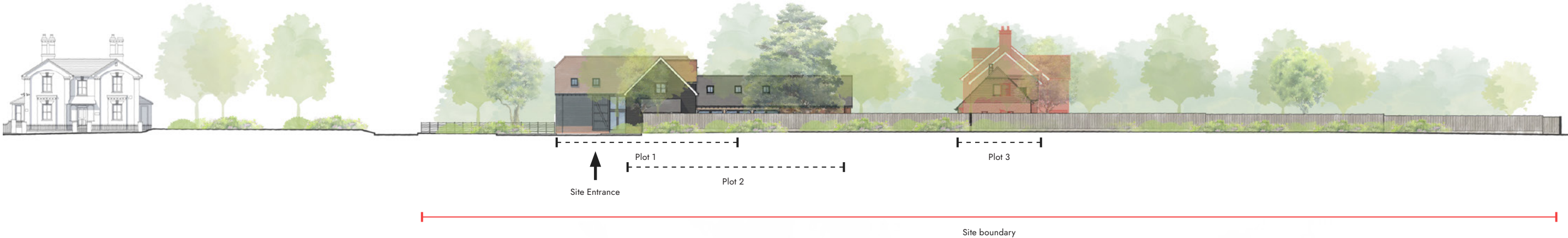


Fig 3.2.1 // Proposed streetscene showing overlay of previous application



Fig 3.2.2 // Proposed streetscene

Appearance

3.2

Plot 1 - Stable House

Each of the proposed dwellings has been thoughtfully designed to emulate a historic Manor House or subservient converted barn/ stable outbuildings which have evolved over time.

Plot 1 successfully emulates a former stable building, converted to residential use. The main building is to be clad with black timber boarding and pantiles roof finish to emulate a barn structure, while a single-storey 'wing' extension is to be red brick with a slate tile finish.

The wing extension screens the garden from the central courtyard, while houses a double-height, open-plan living and kitchen leading onto an external patio.



Fig 3.2.4 // Proposed material palette



Fig 3.2.3 // Architectural Precedent



Fig 3.2.5 // Proposed elevation - Stable House

Appearance3.2

Plot 2 - Barn House

Plot 2 emulates another converted barn-style building, set parallel to Plot 1 to create an informal entrance arrangement. Large timber barn-style double doors reveal a fully-glazed central entrance, opening up onto a double-height galley landing.

An open car-port provides sheltered parking for residents while allocated visitor parking informally lies within the courtyard.



Fig 3.2.7 // Proposed material palette



Fig 3.2.6 // Architectural Precedent



Fig 3.2.8 // Proposed Front Elevation

Appearance 3.2

Plot 3 - Brick House

The design for Brick House places the entrance at the forefront, serving as a central focal point of the house. A striking apex feature window above the entrance floods the interior with natural light, welcoming residents and visitors alike into the hall and living spaces.

Timber windows are proposed throughout, lending a timeless quality to the contemporary design while incorporating traditional detailing for a harmonious blend of styles. To create intimate spaces within the home, narrow full-height windows are proposed for the snug and living space, allowing for both privacy and a connection to the surrounding environment. Inspired by the architectural elements of Plots 01 and 02, our design implements quoin details and arched headers on the windows, providing a sense of continuity and visual interest.

The choice of brick as the primary material mirrors the single and storey-and-a-half wing elements of Plots 01 and 02, ensuring cohesion with the surrounding structures while allowing the primary barn elements to retain their prominence in the overall design. Despite being a single-story building with rooms in the roof space, our design language preserves the integrity of the architectural vision, creating a home that seamlessly integrates with its surroundings while offering modern comfort and functionality.



Fig 3.2.9 // Proposed material palette



Fig 3.2.10 // Proposed architectural precedents



Fig 3.2.11 // Proposed elevation showing overlay of previous proposal



Fig 3.2.12 // Proposed front elevation



Fig 3.2.13 // Proposed rear elevation



Fig 3.0.1 // Aerial sketch to illustrate proposed scheme

Landscape & Drainage 3.3

Landscape Strategy

It is our vision to create a landscape-led development with attractive, well-designed landscaped areas as an integral part of the development, aimed to make a valuable contribution towards enhancing the quality and character of the site.

Soft landscaping will assist the definition of character areas and aimed to soften the overall appearance of the proposal.

Ecology

The scheme offers opportunities for biodiversity improvements to enhance soft landscaping and encourage natural wildlife corridors.

The proposed attenuation pond will act as a safe wildlife corridor leading on to the adjacent public right of way leading into the centre of the Village.

Increased tree and shrub planting across the site will encourage habitat creation and enhance the potential of the pond feature.

Please refer to the ecology assessment for more detail.

Permeable Courtyard Surface

The existing concrete hard-standing will be replaced with lawn and high quality permeable bonded gravel finish, improving surface water drainage and helping to prevent excess run off and flooding.

Sustainable Drainage Systems (SuDs)

A landscaped attenuation basin at the site entrance will collect surface water from all dwellings, slowing down the flow rate, before being naturally filtered back into the ground.

Rainwater Harvesting

Rain harvesting is an effective, eco-friendly way to reuse and slow down the flow rate of the rainwater before it reaches the attenuation pond.

Garden systems are proposed to collect and store rainwater for uses such as plant watering and car washing. This will reduce the nuance on the mains water.



Fig 3.3.1 // Permeable bonded gravel courtyard



Fig 3.3.2 // Rainwater harvesting



Fig 3.3.3 // Natural SUD's features



Fig 3.3.4 // Proposed landscape strategy plan

Map Key

- Site boundary
- PRoW

Highways & Access 3.4

Summary

A detailed Transport Assessment has been prepared by Ardent highways engineers to inform development proposals at the site. For full details, please see the accompanying report submitted as part of this submission.

Accessibility

The existing commercial access, is to be replaced with a narrower entrance, more appropriate for a private residential scheme. An open entrance will aid in the ease of getting into the site for residents, visitors and refuse trucks.

A central courtyard serves all three dwellings. Permeable bonded gravel surface ('Anglian Resin Drives: Spring Haze' or similar), creates an informal shared surface for pedestrians and cyclists to equally share access throughout the site promoting low driving speeds and improving safety.

A proposed pedestrian link provides residents direct access onto the public right of way leading to local amenities and bus stops within the Village centre.

Parking Provision

On-plot parking has been provided with carports, while visitor parking has an informal arrangement within the central courtyard.



Fig 3.4.1 // Existing site entrance

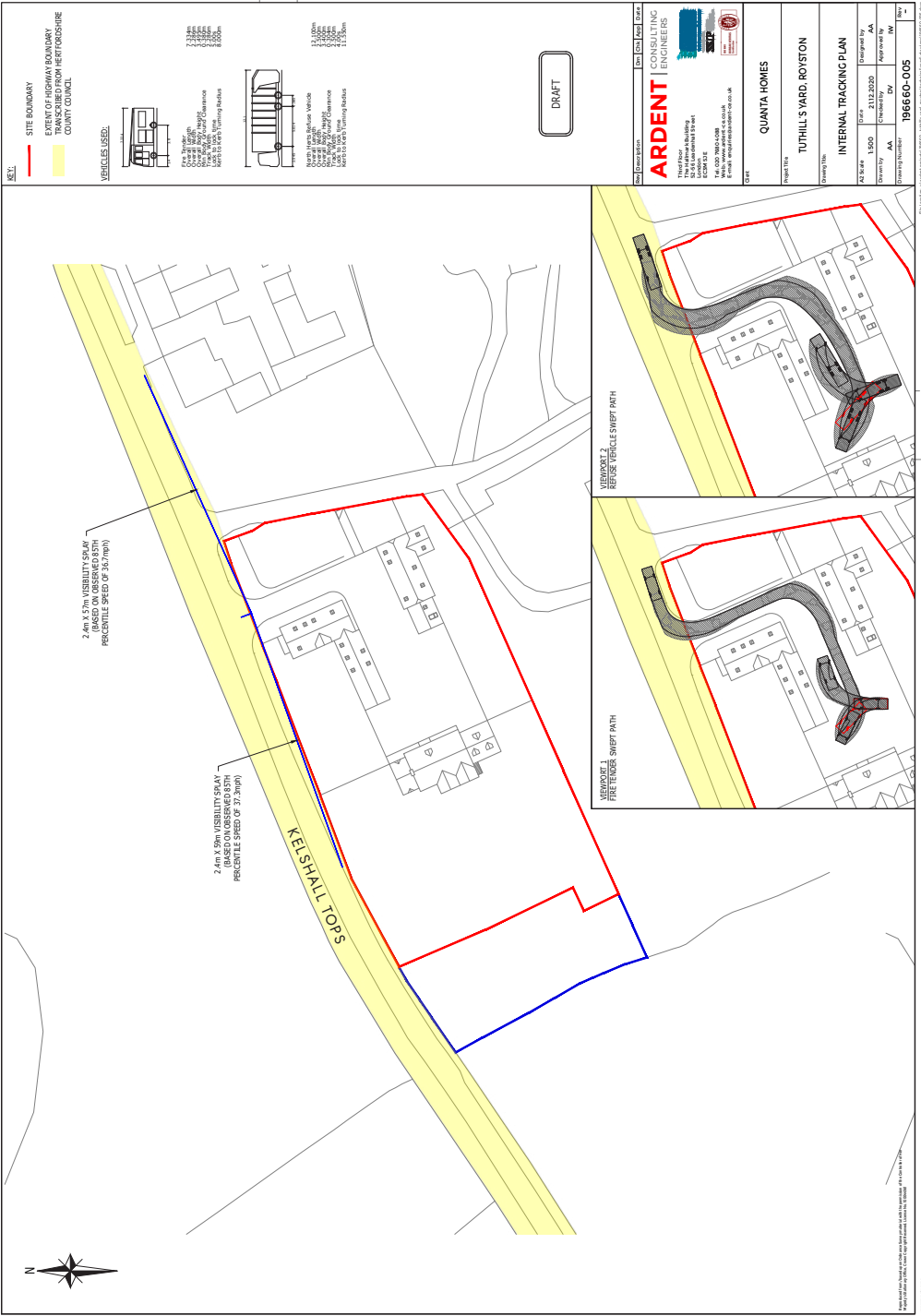


Fig 3.4.2 // Proposed transport plan

Conclusion

3.5

Summary

In summary, the full planning application aims to make best use of this currently unused site to provide three bespoke family homes set within an attractive landscaped setting. It aims to best address the comments made within the appeal letter, improving the proposed character of Plot 3 and reducing its scale to be in keeping with the surroundings.

This inspiring scheme proposes high-quality traditional housing to enhance the character of the site and identity of the Village. The investigation into a suitable material palette has played an important part of the design process, ensuring the chosen materials will complement the local vernacular and continue to age gracefully.

Open-plan interiors are thoughtfully designed to compliment modern family life. Each functional space may have dual-purposes (such as study, play room, snug, etc). Where possible, separate home studies have been provided with high-speed broadband to enable residents to work from home.



Fig 3.5.1 // Sketch to illustrate proposed entrance

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