
DESIGN, HERITAGE AND ACCESS STATEMENT

Single storey outbuilding in rear garden of 47 Bedford Road, Hitchin, Hertfordshire, SG5 2TP

Introduction

This document in support of this Lawful Development Certificate application sets out the design and access principles for the construction of a detached outbuilding in the rear garden of the property.

Context

The site is a two storey terraced dwelling with a pitched roof, in an area of residential character comprised primarily of terraced and semi-detached dwellings, and is in a Conservation Area. There is off-street car on a hard-surfaced front driveway with drop kerb access.

Design

The purpose of the Design and Access Statement is to show the outbuilding meets the provisions of national and local planning policy, and design principles. The proposed outbuilding would be located at the end of the rear garden, and the design and size of the proposed outbuilding would not result in any detrimental harm to the building or neighbouring area. It would not be visible in the wider public realm due to its location in the rear garden, and would therefore not harm the appearance of the site, or that of the wider area.

Use

The outbuilding is planned for use incidental to the enjoyment of the existing property as a home office and photo studio for private use by the property owners.

Scale

The footprint GIA is under 27m² which is in proportion to the property's rear curtilage of 220m² and therefore of a sufficient size to accommodate a separate outbuilding without restricting the usefulness or quality of the open space or garden.

Layout

Doors and a window will face east into the existing garden facing the house. The outbuilding will be 3m at its highest point, 7.2m long x 4m side. It will be built 2m from the boundary to the rear (west side) with Taylors Cottage, 1m from the left (south side) boundary with 45 Bedford Road, and up to the boundary on the right (north side).

Appearance

The siting, scale, height, form, details and building materials have all been carefully chosen paying special attention to the desirability of preserving or enhancing the character or appearance of the area.

Heritage Statement

The following section addresses the impact upon the heritage assets of the scheme. In this case these are the host building and the Butts Close Conservation Area. There are no listed buildings on the site or within the vicinity of the site. In regard to the heritage context of the site and its surroundings, the building is unlisted but is identified as a positive building in the Butts Close Conservation Area Character Statement. Almost all of the buildings in this Conservation Area are identified as 'positive', so the site building is not elevated in conservation importance within the Conservation Area.

The outbuilding will not be visible from the busy main road. It is considered that the construction of this outbuilding should be entirely acceptable and would cause no harm to the significance or setting of the host building, nor the character and appearance of the Butts Close Conservation Area.

External materials

Foundations: spread plate mechanically fixed to base frame

Roof: EPDM

Walls: Front - vertical composite, rear & sides - non-combustible cladding

Doors/window: 1500mm (w) x 2300mm (h) French doors, 1600mm (w) x 1000mm (h) window on front elevation, 1400mm (w) x 500mm (h) window on left hand side.

Landscape: No trees or shrubs will be affected by the proposal. All water run-off from the new roof shall be dealt with using rainwater goods installed behind the outbuilding for watering the garden.

Access: No vehicular or pedestrian access arrangements will be altered or affected.

Site amenities: The outbuilding will share all services with the main dwelling. Electrical connections will run from the existing supplies. Waste and recycling will be deposited in the existing bins.

Neighbour amenity: The outbuilding will not impinge on the neighbouring residential buildings or local surroundings. The proposal would not lead to overlooking, and it would not be overbearing concerning adjacent dwellings.

Flood Risk: The site is covered by Flood Zone 1 and therefore, is not at risk of flooding. However, the building will have its finished floor level raised above the ground by 100mm, with a water butt proposed for surface water drainage.

Conclusion

The construction of the outbuilding is intended to be non-detrimental to the local neighbourhood where there are a number of existing garden rooms of various sizes. It has been designed to be unobtrusive to the property and surrounding residential buildings and will be used solely by the property owners.