

M Scott / Architectural Design

Design and Access Statement

For

Proposed Single Storey Garden Room Extension

At

Gidley Cottage, Little Almshoe Lane, St Ippolyts, SG4 7NP.



M Scott Architectural Design Ltd

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Registered Office - Global House, 303 Ballards Lane, London N6 5UG

Company Registration number - 14893661

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1. Introduction

- 1.1. This statement supports a householder planning application for a single storey garden room extension at Gidley Cottage, St Ippolyts.
- 1.2. The proposal comprises a modest oak-framed garden room to provide additional living space.

2. Site and Context

- 2.1. Gidley Cottage is a modern semi-detached dwelling attached to Little Almshoe House, a larger period property. The site is located within the small rural hamlet of Little Almshoe, within the parish of St Ippolyts, south of Hitchin.



Site Plan



Site photograph

- 2.2. The surrounding area is characterised by a small group of dwellings set within a rural landscape. The site lies within the Metropolitan Green Belt.



Google Maps Satellite Image – site location shows by red dot

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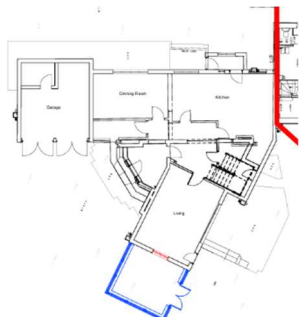
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3. Proposed Development

3.1. The proposal is for a single storey garden room extension of approximately 18.5m², located on a secondary elevation off the existing living room.



Proposed Works Plan



Proposed Works Elevation

3.2. Internal works are limited to the enlargement of an existing window opening to form a doorway providing access to the new space.

3.3. The extension will provide additional living accommodation with direct access to the garden.

4. Design

4.1. The design adopts a simple, high-quality approach appropriate to the dwelling and its rural setting.



Proposed Garden Room Elevations

4.2. The extension is subservient in scale and form and is designed as a lightweight addition. It comprises an oak frame with:

- low brick plinth,
- timber-framed double glazed windows and doors, and
- a crown roof including a pitched tiled sections and flat roof element.

4.3. Materials, including brick and roof tiles, are selected to complement the existing house.

Element	Proposed Material	Finish / Colour
External Walls	Facing brick (to plinth)	Red brick to match existing dwelling
Frame Structure	Oak timber frame	Natural oak (untreated / weathering)
Windows & Doors	Timber framed double glazing	Natural timber or painted (to match existing)
Roof (Pitched Section)	Clay roof tiles	To match existing house tiles
Roof (Flat Section)	Single ply membrane	Dark grey / black

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4.4. The solid roof elements help prevent overheating; while glazing, opening windows and doors provide natural light and ventilation. The host dwelling retains good levels of light and outlook.

5. Access

5.1. No changes are proposed to existing access arrangements.

5.2. The extension is accessed internally from the living room and externally via double doors to the garden.

6. Planning Considerations

6.1. The proposal represents a modest extension appropriate to a dwelling within the Green Belt. It preserves openness and has limited visual impact.

6.2. The scale, design and materials ensure the development integrates appropriately with the existing dwelling and surrounding area.

7. Conclusion

7.1. The proposal is a small-scale, well-designed extension that provides additional living space without harm to the character of the dwelling or the wider area.

7.2. Planning permission is therefore respectfully sought.

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