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Design and Access Statement



Proposed New Dwelling
Land to East of Toyldfor,
Heathfield Road, Hitchin, SG5 1SY.

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1. Introduction

This Design and Access statement has been produced by D.Chandler Architectural design in support of a Full Planning Application for the construction of a new detached 2 storey 4 Bedroom Dwelling on garden land to the east of the existing dwelling "Toyldfor".

The site already benefits from full planning permission for the construction of a detached 3 Bedroom dwelling - 22/03253/FP, this application will therefore seek to justify and gain approval for the changes to the previously approved scheme.

2. The Site and its Context

The application site was part of the garden of the existing dwelling Toydlfor, located towards the northern end of Heathfield Road in the Bearton area. The plot has effectively already been split by the previous planning application.



The application site is 408m² in area, broadly rectangular in shape and has no significant level differences.



The main vehicular and pedestrian access to the site is from Heathfield Road in the northern western corner. The crossover and site access modifications noted in the previously approved application have been implemented.



Looking East from Heathfield Road showing implemented crossover works.

The site is mainly grassed area with 3 small trees and some low level shrubs. A hardstanding remains where the original garage has been demolished.



Looking South East from Northern Boundary with 2 Heathfield Road to the left.

Existing close boarded fences form the south western, south eastern and north eastern boundaries.

To the south west of the application site lies Toyldfor (original host dwelling for the site), a brick built 3 bedroom detached property built circa 1980.



Looking South East towards Toyldfor from application site.

To the north east of the site lies 2 Heathfield Road an end of terrace dwelling built circa 1930 from facing brick and render below a plain tiled roof.

The area is predominantly residential and characterised by a mix of terraced, semi detached and detached dwellings built in the 1920's & 30's.

3. Planning History

Previous Planning Applications

Application Ref	Proposal	Status
22/03253/FP	Erection of one detached 3-bed dwelling	Approved
22/01534/FP	Erection of one 3 bed dwelling following demolition of existing outbuilding. Alterations to existing vehicular access to serve proposed dwelling and creation of additional vehicular access to serve Toyldfor	Withdrawn
22/00729/FP	Erection of two semi-detached 3 bed dwellings following demolition of existing outbuilding. Alterations to existing vehicular access to serve proposed dwellings and creation of additional vehicular access to serve Toyldfor.	Withdrawn

4. Proposal

Principle of New Dwelling:

The principle of building a new dwelling on the site has already been established by application ref 22/03253/FP.

Design:

The previously approved application sought to build a 3 bedroom dwelling that was essentially a mirrored version of the existing dwelling on the site; Toyldfor. The dwelling was broadly an 'L' shaped footprint located further into the site than Toyldfor to minimise impact on the neighbouring properties.

The approved building was to match Toyldfor aesthetically with matching materials and roof form.

This application proposes a 4 bedroom detached dwelling in a similar location on the site to minimise impact on the neighbouring properties.



The two-storey part of the proposed dwelling is located in the same location as the previous application in all aspects other than the 'L' shaped footprint has been infilled to create a rectangular footprint with the western corner "squared off".

The height of the proposed dwelling will match that of the previously approved dwelling.

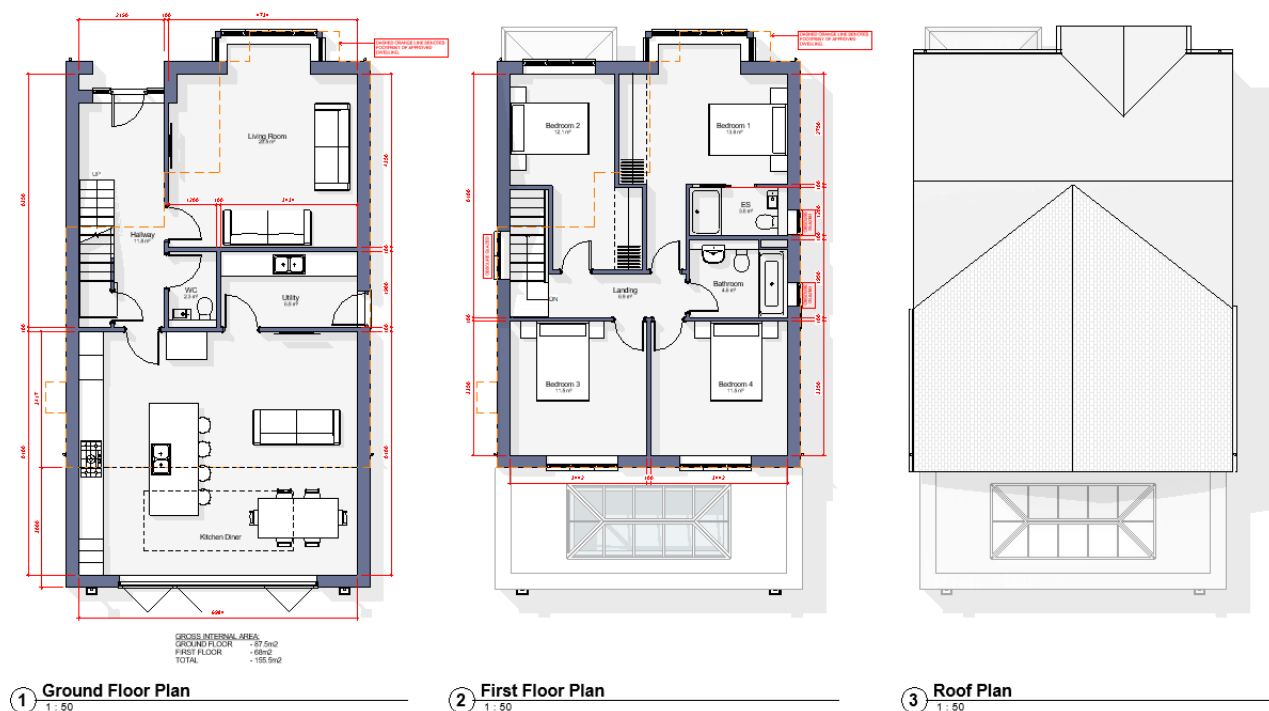


To provide a larger ground floor living area a flat roofed single storey element protrudes from the rear of the dwelling. The height of the protrusion ensures that it does not have any further impact on the neighbouring properties.



The new dwelling has been designed in a 1930's bay fronted aesthetic similar to many other dwellings in Heathfield Road and Strathmore Avenue, with a materials palette to match with facing brick and rendered walls beneath plain tiled roof. We have purposely not matched the aesthetic of Toyldfor as it's more modern appearance appears to be the exception to the rule.

The proposed dwelling would provide a gross internal area of 155.5m² well in excess of the Nationally Described Space Standard.



On the ground floor the layout provides a large entrance hallway, open plan kitchen diner, Living Room, Utility Room and a WC. On the first floor there are 4 bedrooms, one with ensuite shower room and a separate family bathroom.

Schedule of Accommodation:

GROSS INTERNAL AREAS (m ²)	
Ground Floor	87.5
First Floor	68
Total	155.5

GROUND FLOOR AREAS (m ²)	
Kitchen Diner	42.6
Living Room	20.5
Utility	6.5
Stairs / Hallway	11.8
WC	2.3

FIRST FLOOR AREAS (m ²)	
Bedroom 1	13.8
Ensuite	3
Bedroom 2	12.1
Bedroom 3	11.5
Bedroom 4	11.5
Bathroom	4.6
Landing / Stairs	6.9

Access:

The previously approved application proposed a new crossover from Heathfield Road for the site application site. This crossover has already been implemented, it is not proposed to change this under the current application.

The parking layout has been adjusted slightly to provide the required 2m pedestrian visibility splays which were not possible with the previous scheme. Two 2.5 x 5m parking bays are to be provided in line with NHDC's "Vehicle Parking at New Development SPD".

A tarmac driveway is proposed with a drainage channel installed along the highway's boundary discharging to new soakaway.

An electric vehicle charging point is to be located adjacent the parking area.

Cycle Parking is to be provided for 4 cycles within a new external bike storage shed located along the south western boundary.

A bin storage area capable of storing three 240 litre wheelie bins is to be located along the south western boundary.

Pedestrian access will be via the existing pathway along the southern side of Heathfield Road.

Impact on Neighbouring Properties:

As mentioned above the siting and height of the proposed dwelling ensures the impact on number 2 Heathfield Road is no worse than the approved scheme.

The infill of the western corner of the previously approved dwelling will be adjacent the side elevation of the existing dwelling Toyldfor, however there are no primary windows on this gable. The only window that exists is a ground floor obscured glass window that serves a WC, the separation of the new dwelling from this window is around 4.8m so impact will be minimal.

Sustainability

The new dwelling is located within the settlement boundary of Hitchin and is well catered for by local amenities and transport links.

The new dwelling will be designed to ensure reduced energy and water consumption.

Landscaping / Arboricultural Impact.

There are no additional trees to be removed than those indicated in the previous scheme.

The new dwelling will enjoy a rear / side garden area of 260m².

Hard landscaping on the site will be designed as permeable paving or drained to a soakaway.

Ecology & Biodiversity:

A Biodiversity Net Gain Assessment has been provided.

Drainage:

Foul water drainage from the new dwelling will be connected into the existing foul water sewer.

All surface water will be disposed of via permeable hard landscaping and soakaways.

Flood

The site is not located within a flood zone and therefore does not require a flood risk assessment.

Pollution

A Phase 1 Preliminary Risk Assessment has been provided (This was requested by condition on the approved application) as part of this application, this confirms that the site is low risk and no further investigation is required.

Archaeology

It is not thought that the site is of any Archaeologic interest, it is therefore not proposed that an Archaeological investigation is carried out.

5. Conclusion

The proposed scheme represents a well-designed and efficient use of the site whilst imposing no additional impact on neighbouring properties.