

PLANNING, DESIGN AND ACCESS STATEMENT

Replacement Dwelling at 5 Cambridge Road, Barley, Hertfordshire, SG8 8HN



Figure 1: 5 Cambridge Road - Front Elevation

1. INTRODUCTION

This Planning, Design and Access Statement has been prepared in support of a full planning application for the demolition of an existing dwelling and the erection of a replacement dwelling at 5 Cambridge Road, Barley, Hertfordshire.

The statement explains:

- The site and surroundings
- The proposed development
- Design principles
- Access considerations
- Compliance with planning policy

2. SITE DESCRIPTION

The application site is located at:

5 Cambridge Road, Barley, Hertfordshire, SG8 8HN

Key characteristics:

- Currently occupied by a single-storey bungalow, with attached double garage and associated outbuildings to the rear garden.
- The bungalow is located to the edge of Barley village, not within the Barley Conservation Area. The property is positioned on Cambridge Road, which is the main route into the village from the north. The property is on the eastern side of Cambridge Road, positioned within a row of eight detached properties, which vary from single storey, 1.5 storey and 2 storey properties. To the west of Cambridge Road is open countryside.
- The neighbouring properties to 5 Cambridge Road are both detached dwellings. No.4 Cambridge Road is a full two-storey dwelling, with a two-storey rear wing extension within close proximity to 5 Cambridge Road. No. 6 Cambridge Road is a 1.5 storey detached dwelling, which has been remodelled and extended to the rear.
- Site constraints: The levels of the site fall away as you move through the site from front to rear. There are numerous mature trees within the rear garden of the property.

The existing building is a modest sized bungalow, which needs considerable refurbishment and alterations, to bring the property up to modern day standards. The property currently has an EPC rating of F and therefore requires significant investment to improve the energy efficiency of the property, and it only has a potential EPC rating of D.

Aesthetically the property does not make a positive contribution to the local vicinity, with no interesting architectural features and numerous poor-quality structures, which have been added in the past.

3. PLANNING HISTORY

Reference	82/01486/1
Address	5 Cambridge Road Barley SG8 8HN
Description	Erection of replacement double garage and screen wall.
Decision	Conditional Permission.
Date	Thu 09 Dec 1982

4. PROPOSAL

The proposal seeks full planning permission for:

- Demolition of the existing dwelling
- Construction of a new **3-bedroom single storey dwelling**

Key elements:

- **Scale:** single-storey dwelling with a ridge height lower than the existing dwelling, due to locating the new dwelling further back into the site, where the ground levels are lower.
- **Layout:** The new dwelling is located behind the footprint of the existing dwelling. This is to provide the new dwelling with an improved off road parking area, allowing vehicles to enter site in forward gear, turn around and exit in forward gear. The new dwelling extends further back into the site to capitalise on the length of the plot and as the property is single storey, the impact on neighbouring properties is limited.
- **Appearance:** Contemporary architectural style finished in smooth white render and timber cladding.

- **Materials:** Table 1 below shows examples of the main palette of high-quality materials which are to be used for the new dwelling.

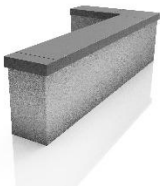
Material	Description	Image
Render	Smooth white render finish, providing a contemporary and clean look to the exterior.	
Brick	'Cambridge Buff' Yellow brickwork to reflect local traditional materials, ensuring the dwelling integrates harmoniously with the local vernacular and streetscape.	
Timber Cladding	Natural timber cladding to add warmth and texture, complementing the modern architectural style.	
Welsh Slate	Welsh slate is extremely hard and long-lasting, so it can withstand harsh weather for many decades without needing much maintenance.	
Entrance Door	Modern entrance door with secure and stylish design to enhance the property's kerb appeal.	
Windows	High-performance windows to maximise natural light and improve energy efficiency.	
Metal Coping to Parapet Wall	Metal coping used to finish the parapet wall, providing a sleek and protective edge.	
Glass Balustrading	Clear glass balustrading for a modern, unobtrusive safety barrier on terraces and balconies.	

Table 1: Proposed Materials to replacement dwelling.

- **Landscaping:** The property has a considerable number of trees within the extents of the site. The proposals will only require two trees to be felled, and four new trees will be planted to infill gaps within the side boundaries, to the north and south of the site.

The proposed dwelling is designed to provide a high-quality, energy-efficient home that responds sensitively to its context.

5. PLANNING POLICY CONTEXT

The proposal has been considered against:

National policy: Ministry of Housing, Communities & Local Government guidance within the National Planning Policy Framework (NPPF).

2. Sustainable Development

- Development in sustainable rural settlements, such as Barley, is supported by the NPPF.
- Replacement dwellings are acceptable when they contribute to sustainability. The proposed dwelling contributes to sustainability by providing a new dwelling, which will provide the owner with a forever home, as well as being more energy efficient than the existing dwelling currently and or has the potential to be.

5. Delivering a Sufficient Supply of Homes

- The proposal retains housing, which the NPPF encourages in rural areas, including villages, such as Barley.
- The proposed new dwelling will maintain the vitality of rural communities by providing a home, which is suitable for a whole lifetime.

12. Achieving Well-Designed Places

Key for replacement dwellings:

- The proposed high-quality design of the new dwelling supports the NPPF's requirement for development to be visually attractive and sympathetic to local character.
- The strong modern and contemporary aesthetic of the new dwelling helps establish a strong sense of place, which is supported by the NPPF.
- The proposed new dwelling has been designed to respect scale, massing, and materials. This is achieved by retaining a single storey dwelling on the site. Setting the new dwelling back from the street, reduces the height of the new dwelling and the materials are similar to other properties within close proximity to the site.

15. Conserving and Enhancing the Natural Environment

- The proposed development results in only 15.3% of site having built footprint. Retaining the proposed property as a single storey, low rise structure as well as retaining most of

the existing soft landscaping to the front garden helps protect the landscape character of the site and immediate vicinity, which is supported by the NPPF.

- There will be a net gain in trees as part of this development, which will see an increase in biodiversity across the site.

Local policy: The proposal has been considered against: **North Hertfordshire Local Plan 2011-2031**

1. Principle of Development

The application site lies within the defined settlement boundary of Barley, as identified in Policy SP2 (Settlement Hierarchy) of the North Hertfordshire Local Plan 2011–2031.

Barley is classified as a Category A village, where the principle of residential development is supported. As such, the replacement of an existing dwelling within the settlement boundary is acceptable in principle, subject to compliance with relevant design and development management policies.

The proposal does not result in a net increase in dwellings and therefore aligns with the spatial strategy for sustainable development.

2. Replacement Dwelling Policy

Policy D2 – House Extensions, Replacement Dwellings and Outbuildings

Policy D2 is the primary policy governing this proposal.

The policy supports replacement dwellings where:

- The proposal is proportionate to the existing dwelling.
- The design is sympathetic in scale, height, massing, and form.
- Materials and detailing reflect the character of the area.

The proposed dwelling has a larger footprint than the existing dwelling, however the property sits on a site which is 0.2 hectares and the size of the new dwelling is only 15.3% of the whole site.

The proposed new dwelling has been designed to be sympathetic to its context, by remaining single storey and being set back from the road, which results in the house being lower than the existing property and therefore have a reduced impact.

The form of the dwelling has been kept simple, and the new dwelling is further away from its side boundaries, which also reduces the impact on neighbouring properties.

The proposed materials are similar to materials used in the immediate vicinity and across the village. The materials are of high quality, to ensure the new dwelling offers an improvement to the character of the street and village.

The proposed dwelling:

- Maintains an appropriate scale relative to the plot size.

- Reflects the proportions and form of surrounding village properties by being a single storey structure.
- Avoids overdevelopment or visual dominance by remaining a single dwelling site and set back thus reducing its visual impact on the street.

Accordingly, the proposal complies with Policy D2.

3. Design and Character

Policy D1 – Sustainable Design

Policy D1 requires development to:

- Respond positively to local context and character
- Be well-designed and visually attractive
- Reinforce a sense of place

In line with Policy D1, the proposed dwelling is single storey which is a common occurrence in Barley. The simple form of the proposed dwelling with a single pitched roof and flat roof garage section is a form which is repeated locally.

The structure is simple and elegant to ensure it makes a positive impact on the street scene. The modern nature of the property, as well as being single storey reinforces this is a long-term home.

Barley is characterised by:

- Traditional rural architecture
- Modest scale dwellings
- Use of natural materials such as brick, timber, and clay tiles

The proposed dwelling is seeking to use brick and timber to ensure the property relates to other properties in the village.

The proposed replacement dwelling:

- Draws upon these local vernacular cues
- Incorporates appropriate materials and detailing
- Respects the established grain and pattern of development

The proposal therefore accords with Policy D1.

4. Residential Amenity

Policy SP9 – Design and Sustainability

The proposal has been designed to:

- Protect neighbouring amenity by remaining a low-rise single storey dwelling.

- The proposed dwelling avoids overlooking through minimal side elevation windows, overshadowing, or overbearing impacts.
- Provides high-quality living conditions for future occupiers, as well as meeting the Lifetime Homes guidelines to ensure the property is suitable for all users.

In addition, there has been an improvement in separation distances to ensure compliance with this policy.

5. Parking and Access

Policy T2 – Parking

The development provides:

- Off-street parking which exceeds requirements.
- Safe vehicular access has been introduced by providing a larger driveway area, which allows for entry and exit to the site in forward gear.

The proposal complies with adopted parking standards and does not adversely affect highway safety.

6. Conclusion on Policy Compliance

The proposed replacement dwelling at 5 Cambridge Road, Barley:

- Is acceptable in principle under Policy SP2.
- Complies with Policy D2 in terms of scale and replacement form.
- Achieves high-quality design in accordance with Policy D1.
- Protects amenity and provides appropriate access and parking.

The development is therefore fully compliant with the North Hertfordshire Local Plan 2011–2031 and should be supported.

The development complies with the presumption in favour of sustainable development.

6. DESIGN PRINCIPLES

6.1 Amount

The proposal replaces one dwelling with one dwelling. There is **no net increase in housing numbers**.

6.2 Layout

- The siting of the new dwelling is set back from the established building line, however there is a precedent for moving away from the building line shown by No.8 Cambridge Road, which is set back approximately 4 metres from the building line. One benefit of setting the building back from the building line is the height of the new dwelling is reduced due to the levels decreasing as you move through the site.
 - Separation distances have been improved between the existing property and its neighbours. The new dwelling is positioned a minimum of 1.5 metres from the north and south boundaries.
 - The new dwelling ensures privacy and outlook for neighbouring properties. The proposed dwelling is single storey and windows on side elevations are minimised. The property has significant tree lined boundaries providing privacy and the proposed landscaping works will improve this.
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6.3 Scale

- The proposed dwelling is larger than the existing property and outbuildings, which are to be demolished. The existing dwellings and outbuildings have a combined total footprint of 158.2m². The proposed new dwelling has a footprint of 316.5m². However, due to the size of the plot, which is 2062m², the proposed footprint of the dwelling only amounts to 15.3% of the whole site area.
 - Ridge and eaves heights are designed to sit comfortably within the streetscape and are actually lower than the existing house, due to being set back into the site.
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6.4 Appearance

- The architectural style is **contemporary**
- Materials have been selected to compliment surrounding development
- Elevations include:
 - Well-proportioned windows and doors.
 - Modern style rendered chimney stack.
 - Balanced façade composition, with a small palette of materials.

6.5 Landscaping

- Existing vegetation is to be retained where possible.
- Replacement and additional new trees will enhance the biodiversity of the site.
- Boundaries between the dwelling and its immediate neighbours' will be left unchanged and will remain natural in order to respect the local character.

6.6 Character and Context

The proposal:

- Reflects the prevailing pattern of development on Cambridge Road, by proposing a single storey detached dwelling. The position of the house been set back from the building line, which is similar to that of 8 Cambridge Road.
- Responds positively to local vernacular with pitched roofs, chimneys, natural materials and cladding.
- Enhances the visual quality of the site

7. RESIDENTIAL AMENITY

The development has been designed to:

- Avoid overlooking and loss of privacy
- Prevent overbearing impacts
- Maintain adequate daylight and sunlight to the new dwelling and neighbouring properties.

Separation distances have been increased.

8. ACCESS

8.1 Vehicular Access

- The existing access point will be retained and the space available for parking is to be increased, which will facilitate the users to be able to enter the site in forward gear, turn around on site and exit the site in forward gear. This change to the frontage will provide safer access onto a busy main road into the village.
- Visibility splays remain unchanged.
- Parking provision exceeds local planning policy.

8.2 Pedestrian Access

- Pedestrian access to the site remains unchanged. Safe and convenient access into the dwelling is provided with level thresholds.
 - Level access is provided to the front.
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8.3 Accessibility

The dwelling is designed with regard to:

- The proposed dwelling has step-free access to the front. Step free access to the side and rear could be achieved if required in the future.
 - As the property is to be a single level, the internal layout provides the users with access to all rooms. The proposed terraces also provide any visitors with disabilities, access to outside without the need to negotiate any changes in level.
 - The property has been designed to be in line with Lifetime Homes principles.
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9. SUSTAINABILITY

The proposal incorporates:

- Energy-efficient building fabric.
 - High-performance insulation and glazing
 - Two arrays of photovoltaic panels to the south facing roof slope.
 - A MVHR system is to be installed in the property which will reduce heating demand and therefore less carbon emissions.
 - Due to the large site, rainwater will be directed into new soakaways within the rear garden to allow for safe dispersal of rainwater.
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10. CONCLUSION

The proposed replacement dwelling:

- Represents a high-quality design appropriate to its context
- Complies with national and local planning policy
- Preserves and enhances the character of the area
- Provides a sustainable and functional residential environment

Accordingly, the application is respectfully recommended for approval.

11. PHOTOGRAPHIC SCHEDULE



Figure 2: 5 Cambridge Road - Front Elevation & 6 Cambridge Road



Figure 3: 5 Cambridge Road - Front Elevation & 4 Cambridge Road



Figure 4: 5 Cambridge Road – Side passageway between 5 & 6 Cambridge Road



Figure 5: 5 Cambridge Road – Double garage & 4 Cambridge Road



Figure 6: 5 Cambridge Road – Rear elevation



Figure 7: 5 Cambridge Road – Rear elevation & 4 Cambridge Road



Figure 8: 5 Cambridge Road – Rear elevation & 6 Cambridge Road



Figure 9: 5 Cambridge Road – Outbuilding & side elevation of 4 Cambridge Road



Figure 10: 5 Cambridge Road – Outbuilding & rear elevation



Figure 11: 5 Cambridge Road – Outbuilding & side of 4 Cambridge Road



Figure 12: 5 Cambridge Road – Rear elevation, including conservatory



Figure 13: 5 Cambridge Road – Side elevation to 4 Cambridge Road



Figure 14: 5 Cambridge Road – Side elevation to 4 Cambridge Road & rear of double garage to 5 Cambridge Road



Figure 15: 5 Cambridge Road – Space between 4 & 5 Cambridge Road



Figure 16: 5 Cambridge Road – Space between double garage and main house of 5 Cambridge Road



Figure 17: 5 Cambridge Road – Street elevation