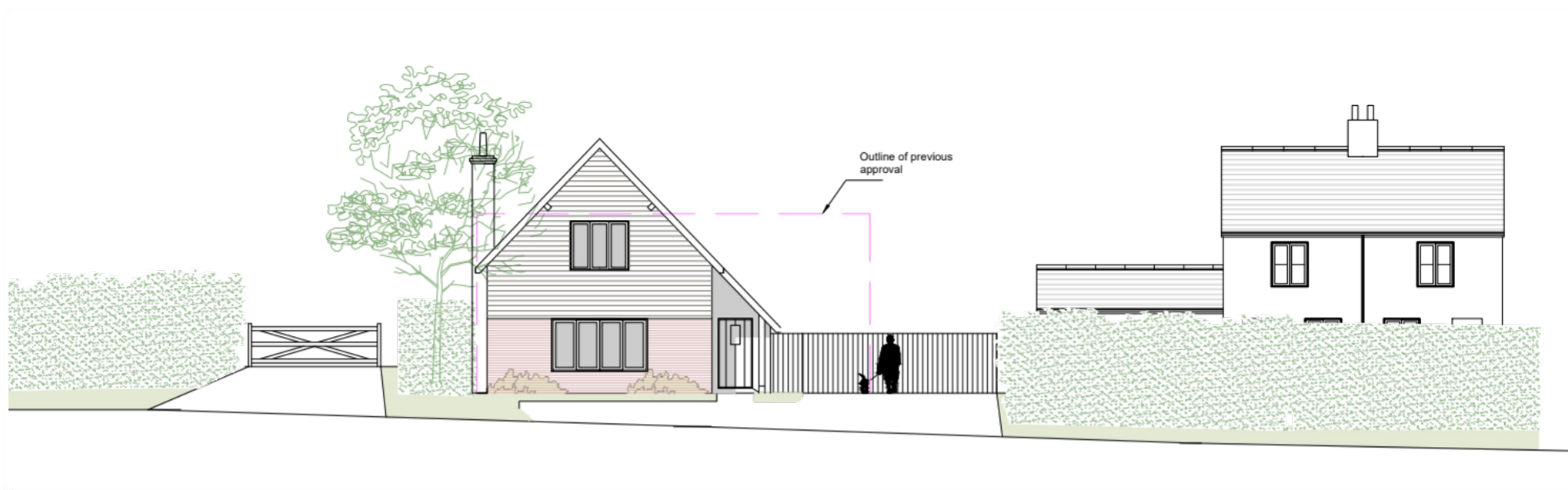




Proposed Street Elevation



DESIGN & ACCESS STATEMENT

Erection of new dwelling (redesign of application 23/02851/FP)

Red Brick Cottage, The Street, Kelshall,
Royston, Herts

Sept 2024

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1.0 | INTRODUCTION

This Design and Access Statement is presented in support of the proposed new dwelling at Red Brick Cottage, Kelshall. It seeks to focus on the key design considerations that we have taken into account in arriving at our proposal for the site.

The application site benefits from recent planning approval 23/02851/FP for the erection of a new detached single storey dwelling.

The current application seeks permission for the redesign of the unit. This has been redesigned on a smaller footprint with accommodation added to the first floor.



OS map showing site location in relation to village



View of application site from the public highway
(prior to demolition of garage)

3.0 | PLANNING HISTORY

3.1 Planning History

14/01613/1 - Change of use of land from agricultural/ grazing land to domestic equestrian and erection of stable. Conditional Permission. *This applies to the land to the rear of the application site.*

14/01611/1PUD - Erection of detached double garage. Alterations of numbers 1 and 2 Red Brick Cottages to convert to one single dwelling. Granted. *This is the current garage on the application site.*

17/00807/1 - Erection of agricultural barn. Conditional permission. *This applies to the land to the rear of the application site.*

17/01552/1DOC - Condition 3 - Archaeological Written Scheme of Investigation (as Discharge of Condition of Planning Permission 17/00807/1 granted 15/05/2017). Approved.

23/02532/PRE - Erection of single storey 2-bedroom detached dwelling with associated parking, following demolition of garage and store buildings. Positive Response.

23/02851/FP - Erection of single storey 2-bedroom detached dwelling with associated parking and carport, following demolition of garage and store buildings. Approved

24/02185/FP - Erection of detached 3-bedroom dwelling, following demolition of garage and store buildings. Withdrawn



Recent planning approval 23/02851/FP

4.0 | THE PROPOSAL

4.1 Layout, Scale & Appearance

The current proposal is for a 1.5 storey detached dwelling. This has been designed as a simple gabled-ended form with a lower lean-to roof to one side. The gable fronts the public highway with the ridge running front to back on the site.

The site layout is similar to that previously approved, with frontage parking and the front building-line set slightly forward of the side elevation to Red Brick Cottage. The proposed footprint is, however, some 3m narrower, with the lost accommodated added within the first floor loft space. Cycle and bin storage is located in the rear garden as previously approved.

The proposed design with its simple form, relatively narrow gable and steeply pitched roof is intended to be more 'traditional' in nature than the previously approved bungalow. Although it is higher in terms of ridge height, this additional scale is not considered to result in any material harm, either to adjacent properties by way of loss of amenity, nor negative impact on the character of the area. To the contrary, the proposal is considered to be an improvement.

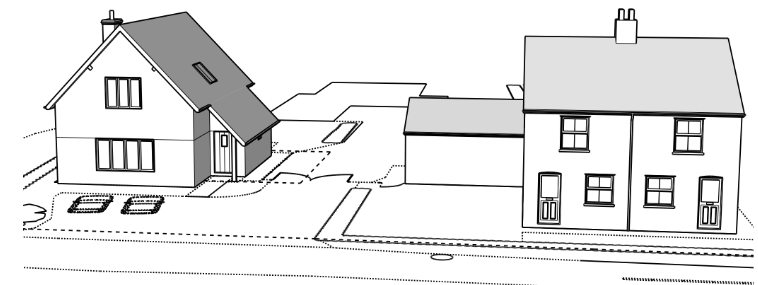
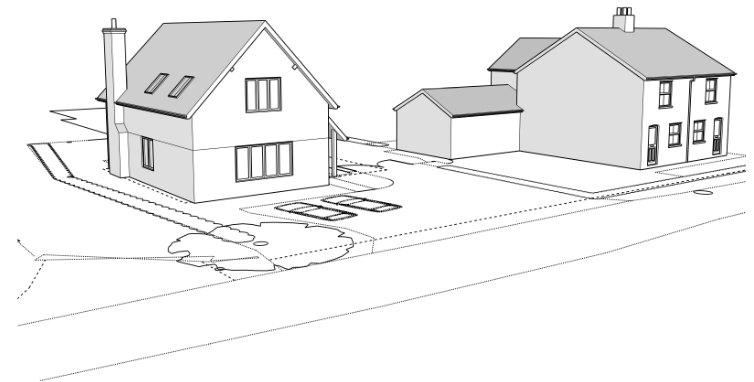
The proposed materials would be soft red brickwork with dark stained weatherboarding above. The roof would be clad in clay plain tiles. These materials are intended to lend the building a cottage vernacular.

The existing boundary on the north west side is already defined by an established hedgerow, and additional hedges would be planted to the perimeter of the back garden.

The proposal layout increases the spatial separation between Red Brick Cottage and the proposal, compared to previously consented scheme, and overall, we consider the proposed site layout reflects the existing pattern of development.

The ground floor would comprise an open plan dining/kitchen and living area with bedroom accommodation located on the upper floor. The gross internal floor area (132m²) and the individual room sizes are well above those stated in the National Space Standards, therefore, the house is considered to offer a good standard of accommodation.

Care has been taken in the design to avoid any overlooking or overbearing impact on Red Brick Cottage, with only a single high-level roof light serving the landing located on the flank elevation.



Sketch perspectives showing proposal in relation to Red Brick Cottage

4.2 Vehicular Access & Parking

The proposed parking and access arrangements are identical to those approved under the previous application (23/02851/FP) on this site.

The existing vehicular access would be retained. This leads onto an open forecourt providing parking for up to 3 cars which would be allocated to the new dwelling. Parking for Red Brick Cottage would be within the stable courtyard area located at the rear which would be accessed via the existing gates at the side of the proposal.

The driveway serving the new dwelling will be surfaced in a bound material and the gradient will not exceed 1:10 for the first 5m into the site measured from the near channel edge of the adjacent carriageway. Arrangements shall be made for surface water drainage to be intercepted (via a slot drain) and disposed of separately so that it does not discharge from or onto the highway.

4.3 Disabled Access

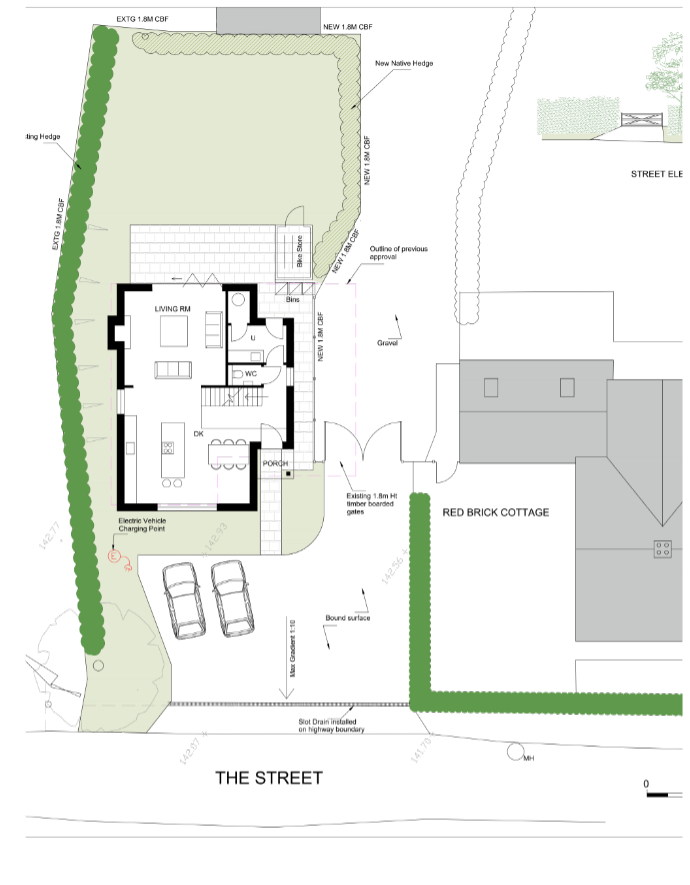
The proposed dwelling has been designed to be visited by a wide range of people including wheelchair users and is compliant with Approved Document Part M4(1) of the current Building Regulations. This requires that reasonable provision be made for visiting

disabled people to gain access to and use the dwelling. External hardstandings will be surfaced in a material suitable for use by wheelchair users. The principal entrance is to have a step-free access. All door widths are to be suitable for wheelchairs and the sanitary accommodation is designed for use by the visiting disabled.

4.4 Cycle & Bin Storage

A secure cycle shed would be provided within the rear garden, large enough to accommodate 3 cycles.

A paved hardstanding would be provided adjacent to accommodate up to 3No. 240L wheelie bins. These would be taken to the road for collection by the occupants.



Proposed Site Plan

4.5 Sustainability

The house will be constructed from traditional materials which have a proven longevity and low maintenance compared to some modern materials. The proposed brick and block construction will give the building a high thermal mass which is able to moderate excesses in temperature and store energy obtained by solar gain. Any timber used during construction will be from renewable sustainable sources. In addition to this the house will utilise the following:

A 'fabric first' approach has been taken, with the building envelope designed with a very good thermal performance which will exceed the requirements for minimum U Values set out in the current Building Regulations.

The primary heat source will be an air source heat pump (ASHP) and in addition, PV panels will be installed on the roof to offset the electrical power requirements.

Low-flow fixtures, such as faucets, showerheads, and dual flush toilets will be used, which will significantly cut water consumption to achieve a target water consumption of less than 110 litres/person/day.

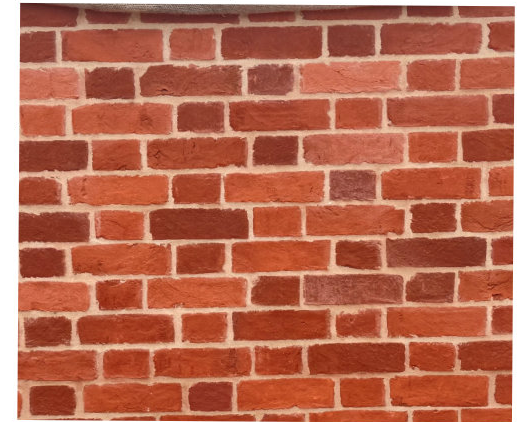
An electric vehicle charging point will also be provided.

5.0 | CONCLUSION

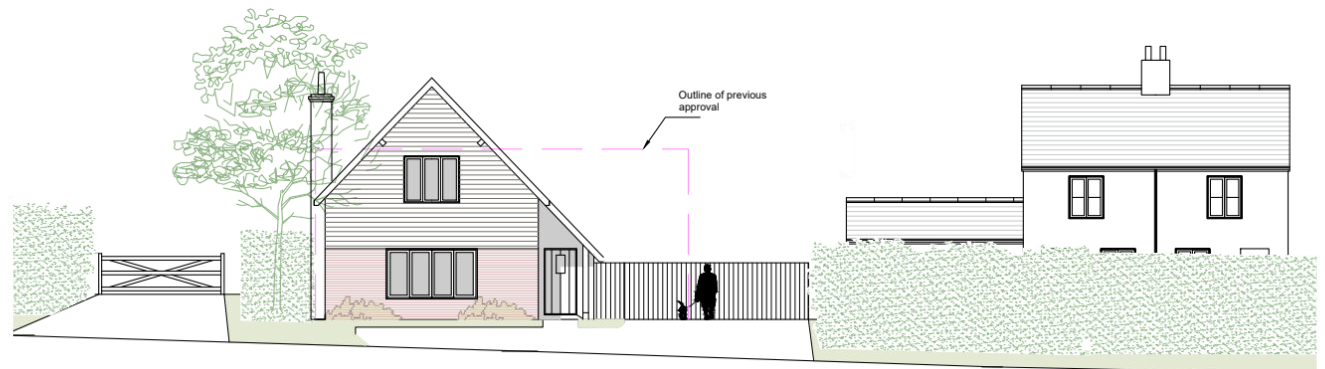
The site already benefits from an extant planning consent for a new dwelling.

We consider that the current proposal, although taller in scale, offers an improved design within the village context and that the addition height causes no material harm.

The proposal also accords with local and national planning policy and therefore should be supported.



Proposed red bricks for ground floor

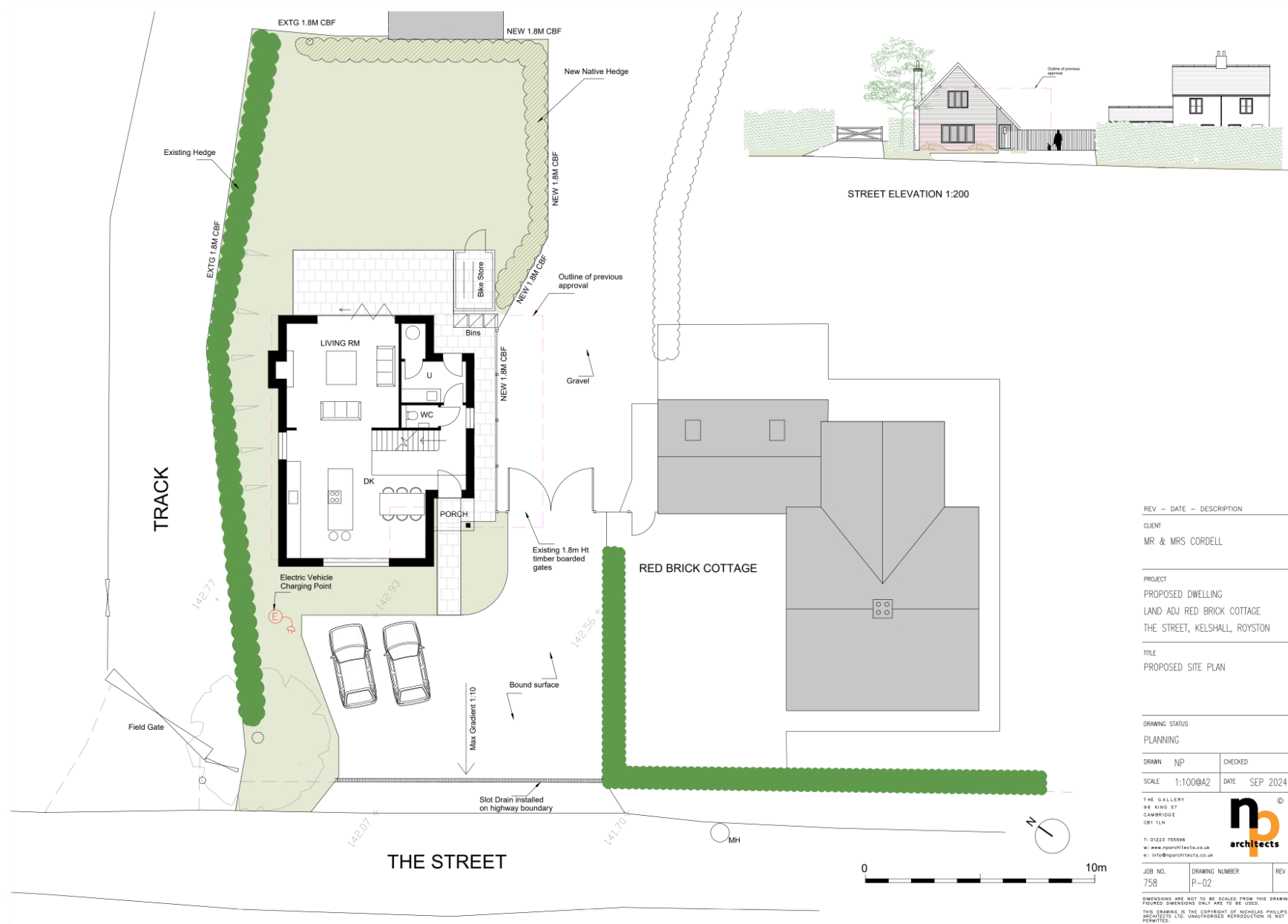


Proposed Street Elevation

6.0 PROPOSED BLOCK PLAN



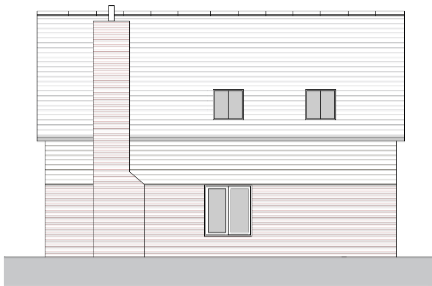
5.0 PROPOSED SITE PLAN



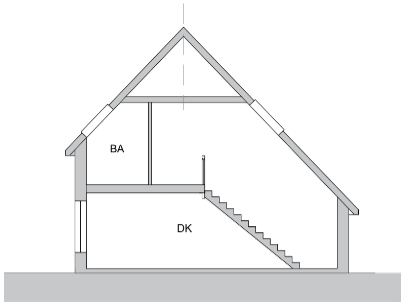
5.0 PROPOSED PLANS & ELEVATION



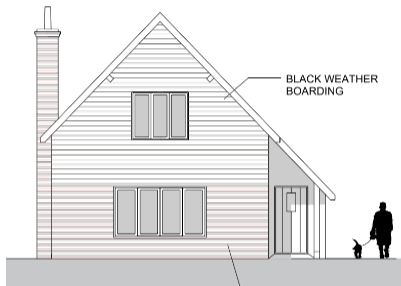
REAR ELEVATION



SIDE ELEVATION



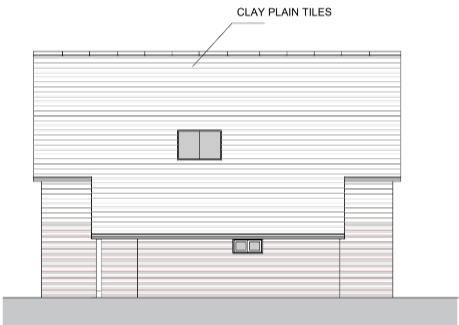
SECTION AA



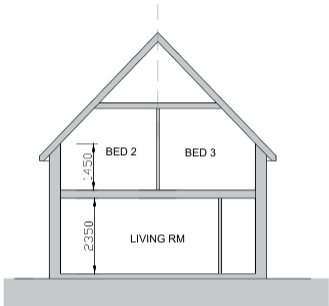
FRONT ELEVATION

BLACK WEATHER BOARDING

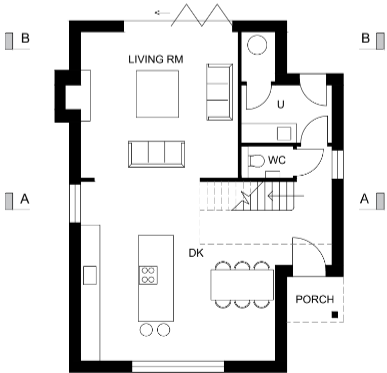
RED FACE BRICKWORK



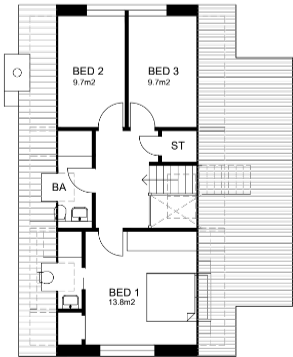
SIDE ELEVATION



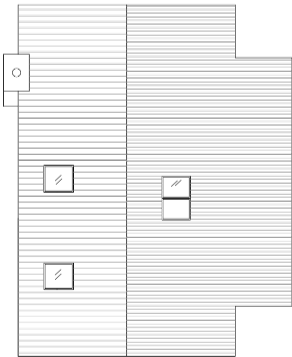
SECTION BB



GROUND FLOOR
GIA = 132m²



FIRST FLOOR



ROOF PLAN

0 10m

REV	DATE	DESCRIPTION
CLIENT	MR & MRS CORDELL	
PROJECT	PROPOSED DWELLING LAND ADJ RED BRICK COTTAGE THE STREET, KELSHALL, ROYSTON	
TITLE	PROPOSED PLANS & ELEVATIONS	
DRAWING STATUS	PLANNING	
DRAWN	NP	CHECKED
SCALE	1:100@A2	DATE SEP 2024
THE GALLERY 96 KING ST CAMBRIDGE CB1 1LY		
T: 01224 755888 W: www.nparchitects.co.uk E: info@nparchitects.co.uk		
		
JOB NO. 758	DRAWING NUMBER P-01	REV
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