



Visual of Proposal from site entrance



DESIGN & ACCESS STATEMENT

Erection of new dwelling

Land adj. Red Brick Cottage, The Street,
Kelshall, Royston, Herts

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1.0 | INTRODUCTION

1.1 The Proposal

This Design and Access Statement is presented in support of the proposed new dwelling on land adjacent to 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.



OS map showing site location in relation to village

2.0 | SITE DESCRIPTION

2.1 The Site and Context

The site is situated on the south east side of Kelshall outside of the development framework. It does not lie within a conservation area.

Kelshall is a category B village as defined in Policy SP2 of the North Hertfordshire Local Plan (2011-2031) (NHLP). Policy CGB1 of the NHLP further sets out that in rural areas beyond the Green Belt, planning permission will be granted for infilling development which does not extend the built core of category B villages.

Recent appeal decision APP/X1925/W/23/3316241 granted in September 2023 allowed the erection of a single dwelling to immediate northwest with a new access formed through the hedge. This application has been implemented and construction is underway. This appeal decision established that in principle the street frontage is suitable for infill development as it surrounded by existing development and set within the village core and therefore does not conflict with Policies CGB1 and SP2 of the Local Plan.

The application site is currently large open paddock (0.23 Ha) with road frontage and agricultural land to the rear. It is well screened from the highway by a mature hedgerow. There is existing residential development directly opposite. A public footpath cuts diagonally across the site running due north. The front portion of the site was included within the adjacent approval as residential garden land.

Planning consent has also recently been granted for a further infill development to the southeast, adjacent to Red Brick Cottage (Ref 23/02851/FP). This has consent allows the erection of a single dwelling on the site of a double garage.



Location Plan



Aerial Photograph

3.0 | THE PROPOSAL

3.1 Amount

The current proposal is for the erection of a detached dwelling 5 bedroom dwelling with an integral double garage.

The proposal will offer a very good standard of accommodation with floors areas well in excess of the minimums stated in the National Space Standards.

3.2 Layout

The new dwelling would be erected alongside the previously consented house to the northwest.

It would be stepped a little further forward to create an informal layout and transition in terms of building-line between Red Brick Cottage which is set much closer to the highway.

The proposed single storey garage would be set-back a distance of about 12.5m from the highway with the main gables set back 19.5m and 22m respectively.

The proposal retains a reasonable spatial separation between the previously consented dwelling and adjacent boundaries and preserves a sense of spaciousness, comparable with existing development in the village. Overall we consider the proposed

site layout and density reflect the existing pattern of development and that no harm would result to the character of the area.

3.3 Scale & Appearance

The proposal would be of a traditional design, identical to that approved next door under application 24/00065/S73, albeit a handed version. This has the first floor accommodation partly set into the roof to give the impression of a 1.5 storey building. The volume is broken up into several elements with an H' shaped plan and the ridge height varies to provide visual interest. The proposed external materials would also match those approved for next door comprising black stained weather boarding to the first floor with red brickwork to the ground floor and natural slate roof above. Windows would have aluminium frames powder coated a grey/green colour.

3.4 Vehicular Access & Parking

The proposal would share the same vehicular access as consented under application 22/01229/FP & 24/00065/S73.

This is 5m width for the first 10m and would have a maximum gradient of 1:10 from back of the carriageway. Vehicular visibility splays of 2 x 27m would be made available to the northwest and 2x31m to the southeast by cutting back the existing hedgerow. These

distances are greater than the stopping distances for the 85th percentile according to speed survey data submitted under application 22/01229/FP.

Sufficient space would be provided on site for turning and manoeuvring so cars can leave in a forward gear. Sufficient on-site parking is provided for up to 4 vehicles (including 2 garage spaces).



Proposal shown in relation to dwelling approved under application 24/00065/S73

3.5 Impact on Adjacent Properties

The relationship between the proposed dwelling and those opposite is the same as that found to be acceptable under 24/00065/S73. Given the spatial separation there would be no overlooking and no potential for loss of light or overbearing impact.

3.6 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 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.

3.7 Soft Landscaping

A detailed soft landscaping scheme by Ligna Consultancy accompanies this application. This includes a new mixed native hedgerow to the southern and eastern boundaries and the planting of eleven trees in addition to planting beds around the dwelling.

3.8 Cycle & Bin Storage

Cycle storage would be provided within the garage.

A paved hardstanding would be provided adjacent to the dwelling to accommodate up to 3No. 240L wheelie bins which is within 30m of the public highway.

3.9 Diversion of Public Right of Way

The existing public right of way would be diverted around the plot boundary as part of the proposals. As shown on the accompanying site plan, the diverted footpath would be separated from the garden by a 1.2m high post and wire fence and a new native hedgerow planted along its length to afford privacy for the new dwelling. The existing steel gates at each end of the diversion with wayfinding signs would remain in situ.

If planning consent was to be granted this diversion would take place before the commencement of the building works to ensure the footpath would remain open at all times.



View of existing Public Right of Way looking north across site

3.10 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.

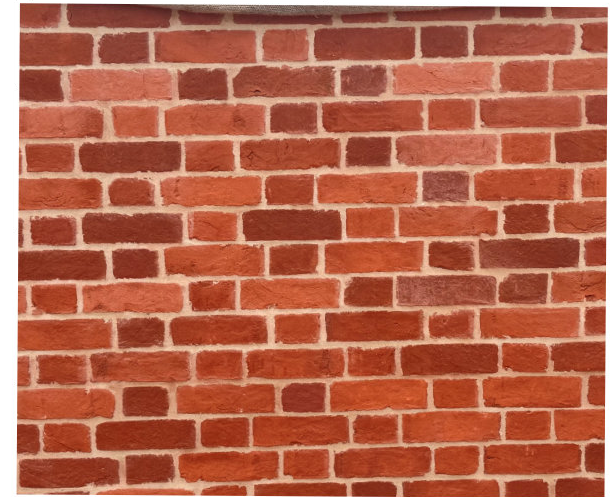
The primary heat source will be an air source heat pump (ASHP) and in addition, PV panels will be installed on the roof to offset the electrical power requirements.

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.

4.0 | CONCLUSION

We consider that the proposal, although occupying slightly different site still accords with the findings of the recent appeal decision which found the location to be appropriate for residential infill development. The design of the dwelling itself is identical to that previously approved under 24/00065/S73 therefore should be acceptable in terms of appearance. The overall density of development, coupled with the one next door is still very much in keeping with that of the village as a whole. In summary, we consider that the proposal fully accords with local and national planning policy and should therefore be supported.



Proposed red bricks for ground floor



Proposed Street Elevation

5.0 PROPOSED SITE PLAN



5.0 PROPOSED PLANS & ELEVATIONS

