

DESIGN AND ACCESS STATEMENT

Proposed Self-Build Dwelling

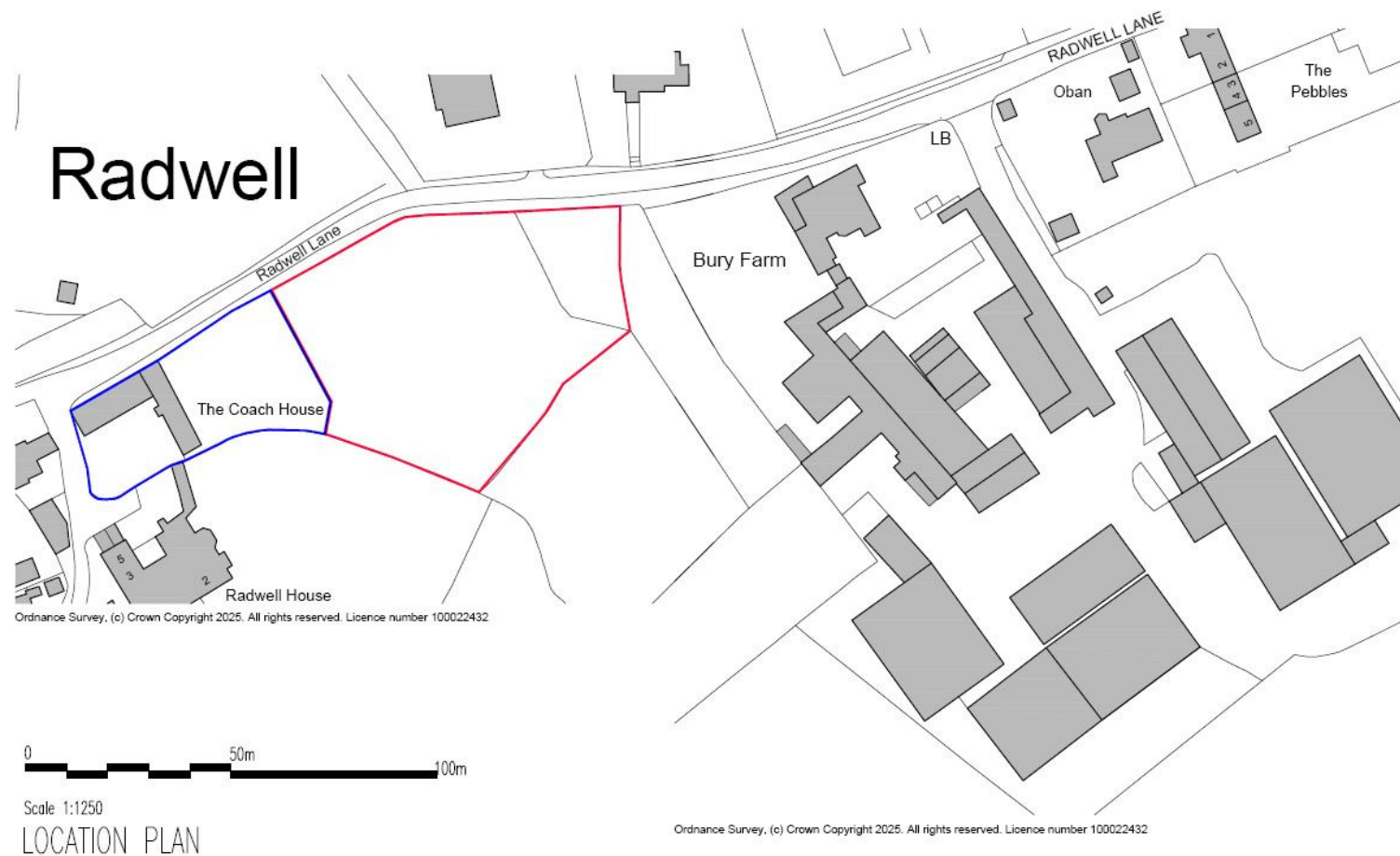
Land at Coach House, Radwell Lane, Radwell, Baldock

INTRODUCTION

Pentangle Design is pleased to present this Design and Access Statement to support a planning application for a self-build dwelling on Radwell Lane, Radwell. The clients would like to provide a highly sustainable property in this idyllic location.

The site is located on the southern side of Radwell Lane

The site is located in the Rural Area Beyond the Greenbelt in the NHDC Local Plan and is close to the border with Central Bedfordshire. .



SITE PHOTOS



Clockwise from Top-left: View looking east along Radwell Lane with Coach House on right; View from coach house looking north-east towards site; View from site back towards Coach House and Radwell House; View looking west down Radwell Lane with existing site access on left; rear elevation of Coach House with Radwell House in background; Existing access to site

SITE AND PLANNING HISTORY

The site Permission was granted in 2016 for a new detached garage and outbuilding under application ref: 16/00416/1HH. This application included the new access off Radwell Lane, which has been constructed. It was confirmed at the time that this work constituted a material start on the approved scheme.

The site is currently in residential use as a private garden. There are numerous mature trees, particularly around the perimeter of the site and on nearby properties.

There a rise in topography of up to 5m across the site with the ground rising from the existing Coach House to the west towards Bury Farm to the East.

A pre-application submission was made in February 2025 for a scheme of 3no dwellings and advice received at the end of March. This concluded that the principle of development of the site was supported, but the officer considered the three houses proposed to be too much for the site.

USE, AMOUNT and LAYOUT

The proposed use is to create a single new self-build dwelling on the site.

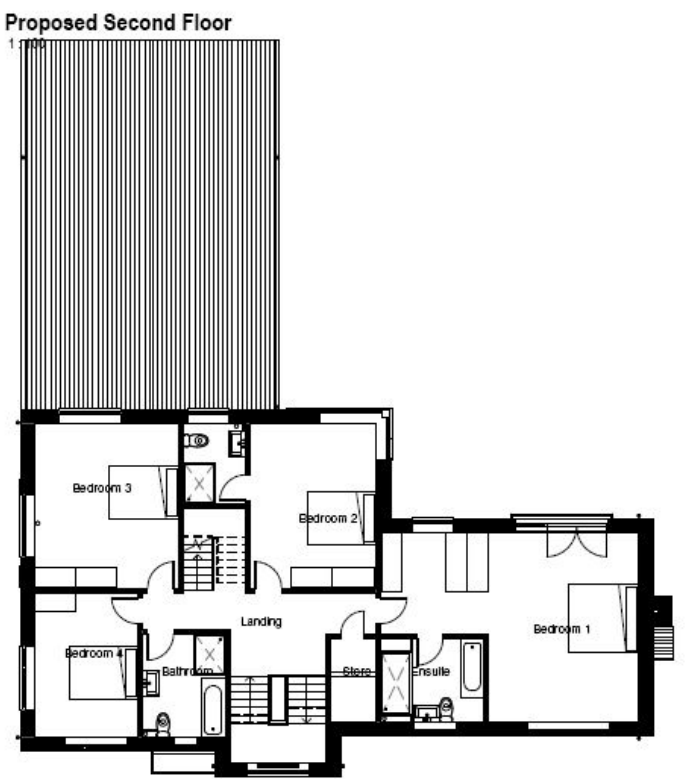
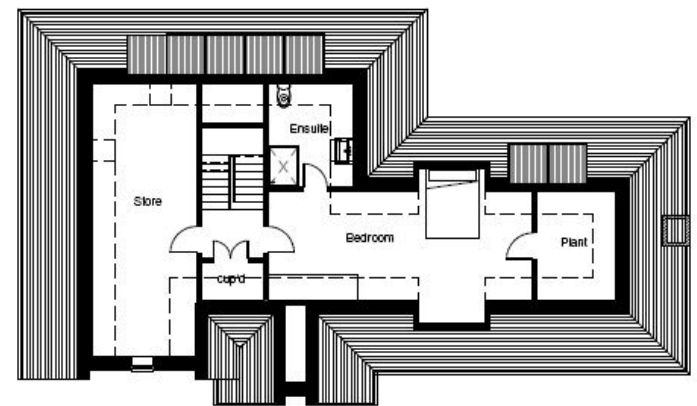
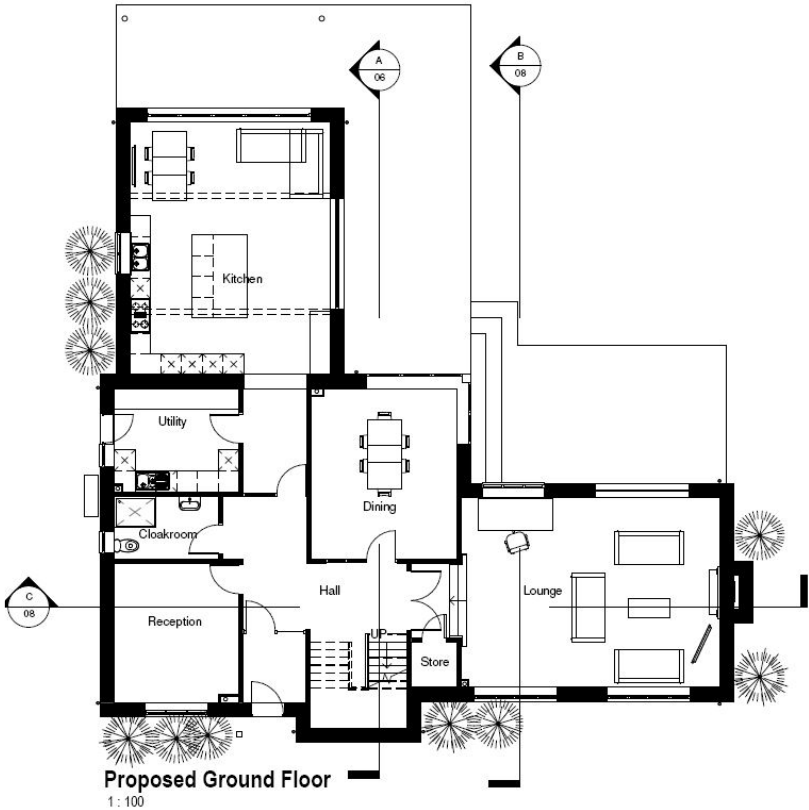
The layout makes use of the existing vehicular access. This will be widened to enable two cars to pass and will swing across the site to provide the access and parking. A turning area will provide space for delivery vehicles or a fire engine to turn.

The house is located in the southern half of the site, accessed via a new driveway. A garage building is provided near the south-eastern boundary.

The house itself is arranged over three floors in total with main living accommodation on the ground floor, bedrooms and bathrooms on the upper floor and making use of the attic space.

PROPOSED SITE PLAN





APPEARANCE AND SCALE

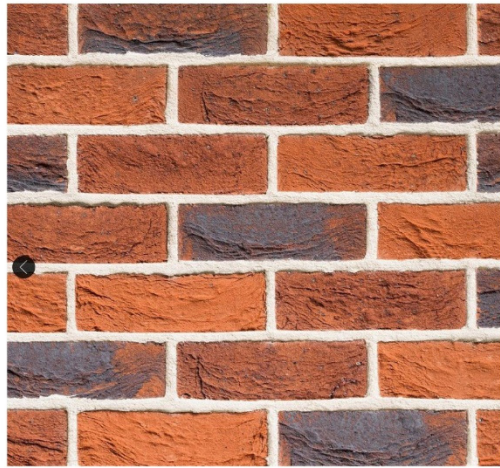


Proposed North Elevation

The house has been designed in an 'Arts and Crafts' style. A distinctive pair of gables are presented on the front elevation, with the rest of the roof hipped. The sitting room is set 600mm lower than the rest of the house, to follow the existing site topography which drops towards the road and the existing house. This results in an increased ceiling height internally. To the rear, larger windows are provided, making a strong connection between the house and its garden.

A traditional palette of materials is proposed combining red multi facing brickwork and clay plain roof tiles. The windows are proposed to be Powder coated aluminium or a 'Residence 7' uPVC flush casement windows. The garage will have matching roof and brick finishes with a

dark stained timber boarding. Hard landscaping will include permeable tegula block paving to the driveway and Sandstone paving to paths and patios.



Bath

RAL 7037



SUSTAINABILITY

The clients wish to provide a highly sustainable home. The house will be constructed to a high thermal standard in excess of the building regulations with the provision of a solar pV array with battery storage to reduce energy consumption and waste. Heat pumps and EV charging points are proposed to make the homes as sustainable as possible and minimise the reliance on fossil fuels, bring the houses close to carbon neutral and minimize reliance on mains power and more specifically fossil fuels. Surface water drainage is proposed to be managed using Sustainable Drainage Systems. Existing vegetation will be retained where possible and new planting provided. All of these strategies are consistent with NHDC's policy D1: Sustainable Design.

IMPACT ON NEIGHBOURING PROPERTIES AND FUTURE OCCUPANTS

The proposed houses are located a reasonable distance from other properties. There is a 60m gap between the house and the rear elevation of Coach House. The change in level of nearly 5 metres in the ground level from Coach House to the site boundary means there is little risk of direct overlooking.

The houses are more than 30m from the houses on the opposite side of Radwell Lane and over 65m from Radwell House.

The houses are provided with generous internal space and gardens in a mature landscaped setting. The finished development will provide a highly attractive place to live.

ACCESS

VEHICULAR ACCESS

The proposals make use of the existing access. As noted above, it is anticipated this will need to be widened to enable two cars to pass.

There are generous inter-vehicle vision splays in both directions. The house will also be provided with a minimum of three parking spaces as well as on site turning for cars, delivery lorries and a fire engine. Cycle storage will be provided in the new garage.

The driveway will be finished with a permeable block paved finish.



OTHER MODES OF TRANSPORT

The site is a 9 minute walk from bus stops on the Great North Road, with bus service no.91 providing services to Royston, Ashwell, Baldock and Letchworth.

REFUSE AND RECYCLING

A bin set out area is proposed near the site entrance for the collection of bins. It is proposed that bins will be stored in the garage or in another location within the garden areas with bins taken to the collection point as necessary on bin days.

EMERGENCY VEHICLES

The site access and driveway will be wide enough for a fire engine and turning space will be provided as necessary.

TREES, LANDSCAPING AND BIO-DIVERSITY

The existing mature trees on the site will be retained as much as possible along with as many as practicable within the site. It is expected some trees will need to be removed to facilitate the development and general management of the site, however it is intended that this is kept to a minimum and the layout adjusted to enable high quality trees to be retained if possible. An arboricultural report accompanies this application.

The garden areas are already predominantly laid to grass. A new mixed species hedge is proposed along the western boundary of the site with Coach House to provide a soft edge as well as avoid any potential overlooking.

An ecological assessment accompanies the application and bio-diversity measures will be implemented where practical. As this is a self-build dwelling, the requirement for a 10% increase in Bio-Diversity Net Gain does not apply.

CONCLUSIONS

This proposal seeks to provide an attractive and sustainable low energy self-build house that is sympathetic to its site and the wider village of Radwell. The scheme makes use of an existing access. The existing mature trees will be retained where possible and replacement trees provided for the small number that need to be removed. The proposals will not impact adversely on nearby occupants and will contribute to the councils housing supply.