

Design & Access Statement

THE FOLLY, WILLIAN ROAD, GREAT WYMONDLEY, SG4 7ET



August 2026

Proposal

Installation of two new windows and an external air-conditioning condenser unit to the side elevation, together with the creation of a new front patio and additional trees and planting within the garden.

1. Use

The Folly is an existing residential property located on Willian Road in Great Wymondley.

The proposed works are associated solely with the continued residential use of the property. No change of use or extension of the existing property is proposed.

The new windows, air-conditioning condenser unit, patio and landscaping improvements are intended to improve the functionality, environmental comfort and external amenity of the existing dwelling.

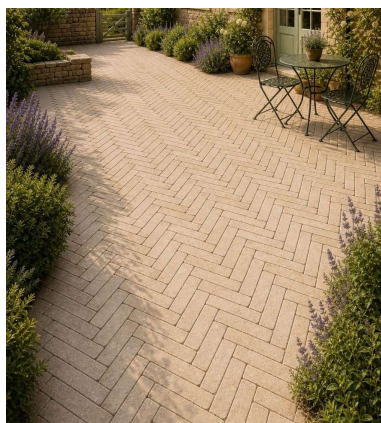
The proposal will retain the established residential character and use of the property and will not introduce any changes that would be incompatible with the surrounding residential area.

2. Amount

The proposal does not involve the creation of any additional internal floor space or additional residential units.

The works comprise of the following:

- Two new windows to the side elevation of the existing dwelling.
- One external air-conditioning condenser unit.
- A new patio area to the front of the property measuring approximately 10m².
- Replacement of existing concrete paving slabs with grey porcelain tiles and Belgian bricks.



- Two new raised planting beds to the side garden.
- Three new Arbutus trees to the front garden.
- One new Acer tree to the side garden.
- Additional planting around the perimeter of the house, the side patio and the front of the raised front garden.

The proposal is therefore limited to minor alterations to the existing dwelling and improvements to the private garden, with no increase in the floor area of the property.

3. Layout

The existing building, access arrangements and relationship between the dwelling and its surrounding garden will remain unchanged.

The two new windows will be positioned within the existing side elevation of the dwelling lined up on the outside edge with the windows below. They will provide additional natural light and outlook to the existing accommodation.

The external air-conditioning condenser unit will be located on the side elevation and positioned level with the top of the existing ground-floor windows. This will allow the unit to be discreetly integrated with the building and reduce its visual prominence, without reducing external use of the existing patio.

A new patio area of approximately 10m² will be formed within the front garden. The patio will provide an additional area of private external amenity space and will be integrated with the existing garden layout.

Two new raised planting beds will be introduced to the side garden, together with additional perimeter planting. The proposed trees and planting will help to soften the relationship between the building, patio and garden and will provide a more established landscape setting.

No changes are proposed to the existing vehicular or pedestrian access arrangements.

4. Scale

The proposed alterations are modest in scale and proportionate to the existing dwelling.

The two new windows will each be approximately 1.3m in height, with one measuring 1.67m in width and the other approximately 1.80m in width. Their proportions have been designed to sit comfortably within the existing side elevation and complement the scale and character of the existing fenestration.

The external air-conditioning condenser unit will be installed at a height level with the top of the existing ground-floor windows. Its limited scale and position on the side elevation will ensure that it remains visually subordinate to the main building.

The proposed patio and landscaping works will have no impact on the height, width or overall massing of the existing dwelling.

The proposal will therefore preserve the established scale and form of the property and will not result in any significant change to its relationship with neighbouring buildings.

5. Landscaping

The proposal includes a number of improvements to the existing private garden, with an emphasis on increasing soft landscaping and improving the appearance and usability of the external areas.

A new patio of approximately 10m² will be created to the front of the property. The existing concrete paving slabs will be replaced with a combination of grey porcelain tiles and red Belgian brick, providing a higher-quality and more visually considered hard-landscaped area.

Two new raised planting beds will be introduced to the side garden. These will provide additional opportunities for planting and will help soften the relationship between the building, patio and garden.

The proposed soft landscaping will include:

- Three new Arbutus trees to the front of the house.
- One new Acer tree to the side of the house.
- Additional planting around the perimeter of the house.
- Additional planting around the side patio.
- Additional planting to the front of the raised front garden.

The additional trees and planting will increase the amount of vegetation within the garden and soften views of the dwelling. They will also provide a more attractive and established setting for the proposed alterations.

The landscaping proposals have been considered in the context of the Conservation Area and are intended to enhance rather than detract from the verdant character and appearance of the site.

No changes are proposed to the public realm or to any existing public landscaping.

6. Appearance

The proposed alterations have been designed to complement the appearance and character of the existing dwelling.

The two new windows will utilise aluminium frames to match the existing windows, ensuring consistency with the established fenestration and avoiding the introduction of visually incongruous materials.

The external air-conditioning condenser unit will be positioned discreetly on the side elevation and at a height aligned with the top of the existing ground-floor windows. Its location will minimise its visual prominence when viewed from the surrounding area.

The new patio will use grey porcelain tiles and Belgian brick, providing a durable and high-quality finish that complements the existing property and garden.

The additional raised beds, trees and planting will further soften the appearance of the property and integrate the proposed hard landscaping into its garden setting.

The overall approach is deliberately restrained, with materials, colours and detailing selected to respect the existing character of the property.

7. Access

No changes are proposed to the existing access arrangements serving the property.

The existing pedestrian and vehicular access to The Folly will remain unchanged. The proposed front patio will be contained within the private garden and will not affect access to the property or the public highway.

The proposal does not create any additional residential units or additional demand for parking or servicing.

8. Conservation Area and Heritage Considerations

The Folly is located within the Great Wymondley Conservation Area. North Hertfordshire District Council identifies Great Wymondley as a designated Conservation Area and provides a specific Great Wymondley Conservation Area Character Statement to inform development within the area.

The design of the proposed works has therefore been carefully considered to be sympathetic to the special character and appearance of the Conservation Area.

The proposal is small in scale and does not involve an extension to the building, alteration to its overall massing or the loss of any significant architectural feature. The existing building will remain substantially unchanged.

The new windows will be constructed with aluminium frames to match the existing windows, ensuring that the new openings read as part of the existing elevation rather than introducing an unrelated architectural treatment.

The condenser unit is located on the side elevation and at a height aligned with the top of the existing ground-floor windows. Its position has been selected to minimise its visual impact and ensure that it does not become a dominant feature of the building.

The proposed front patio is also modest in size, at approximately 10m², and will be integrated into the existing garden. The use of grey porcelain tiles and red Belgian brick has been selected to provide a sympathetic and visually coherent treatment.

Importantly, the landscaping proposals introduce a substantial amount of additional planting, including three new Arbutus trees, one new Acer tree, two raised planting beds and further perimeter planting. This will help reinforce the landscaped character of the

property and soften the visual presence of the new hard landscaping and building alterations.