
Design and Access Statement



The Gray and The Basset,
Bankside, High Street,
Barley, Royston,
Herts, SG8 8HU

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Revision A

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Introduction

This Statement is provided to support two householder applications, one for The Gray (24/02158/FPH) and one for The Basset (24/02112/FPH) at Bankside, High Street, Barley, Royston, Herts, SG8 8HU.

- The proposals include a side, rear, and loft extension to The Gray and a front, rear, and loft extension to The Basset.
- Both applicants have young families, and these extensions would allow future family expansion with the provision of more accommodation.
- The cost to purchase a new property is high and these proposals will facilitate the future occupancies of these homes.

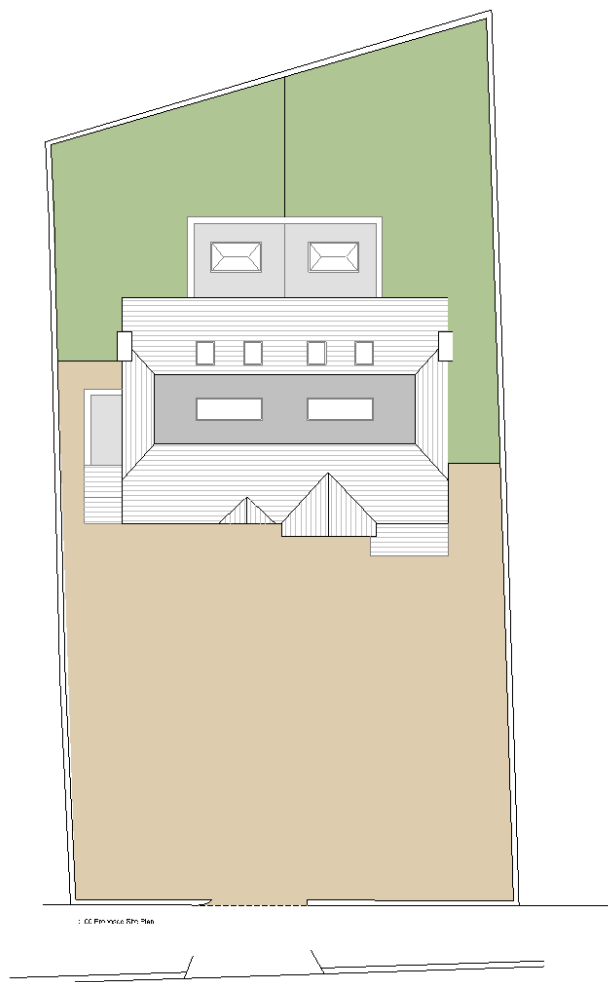


Fig. Proposed Site Plan

Site Location

- The site is located adjacent to the Fox and Hounds pub in Barley.
- The site is within a short distance of the facilities and public transport services that the villages have available.
- The larger settlement of Royston is approx. 4.3 miles to the west providing further services/facilities.

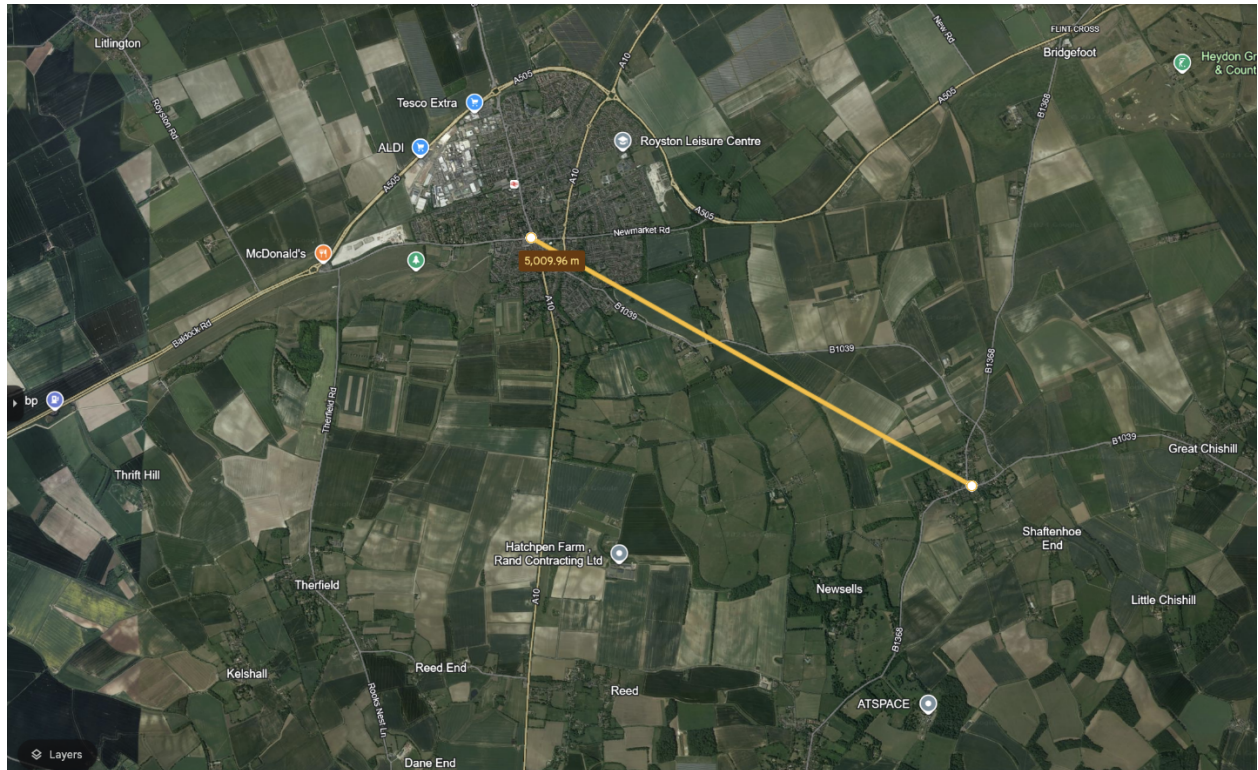


Fig. Site Location (Google Earth)

- The proposals are extensions to existing dwellings.
- The village of Barley supports two Public Houses, a village shop, a village Hall, Church, a Primary School, a Doctors Surgery and commercial entities.
- Larger settlements providing further services/facilities are available along expanded communication routes such as Royston/Cambridge/Letchworth/Stevenage.
- Positioned within 150m of the Primary School and Church in Barley.
- Positioned within 160m of the village hall in Barley.
- Positioned within 20m from the Public House in Barley.
- Positioned within 250m from the village shop.
- Positioned within 10m of the stops for bus services to Royston and Cambridge.
- The site is covered for delivery from major grocery retailers such as Ocado, Sainsburys and Waitrose.
- The site receives Super-Fast Broadband supplied by Openreach.

Local Design Vernacular and Context

The village of Furneux Pelham has picturesque settings with existing built form.



Fig. High Street, Barley (Google Earth)



Fig. High Street, Barley (Google Earth)

The Gray & The Basset, Bankside, High Street, Barley, Royston, Herts, SG8 8HU

Priority Habitat:

- Initial searches indicate that there are no Priority habitats within the site boundaries.

Conservation Area and TPO's:

- Although located within the conservation area, the proposal is situated on an existing dwelling and has been designed sensitively to not impact the conservation area.
- There are no TPO trees effected by the proposed layout of this application.

The Design Proposal

Amount:

- The proposed development is situated on a generous site with suitable garden area set well above the standard minimum requirements.
- The proposal would maintain generous garden and amenity space on site
- Parking for the unit will remain as existing and previously approved.

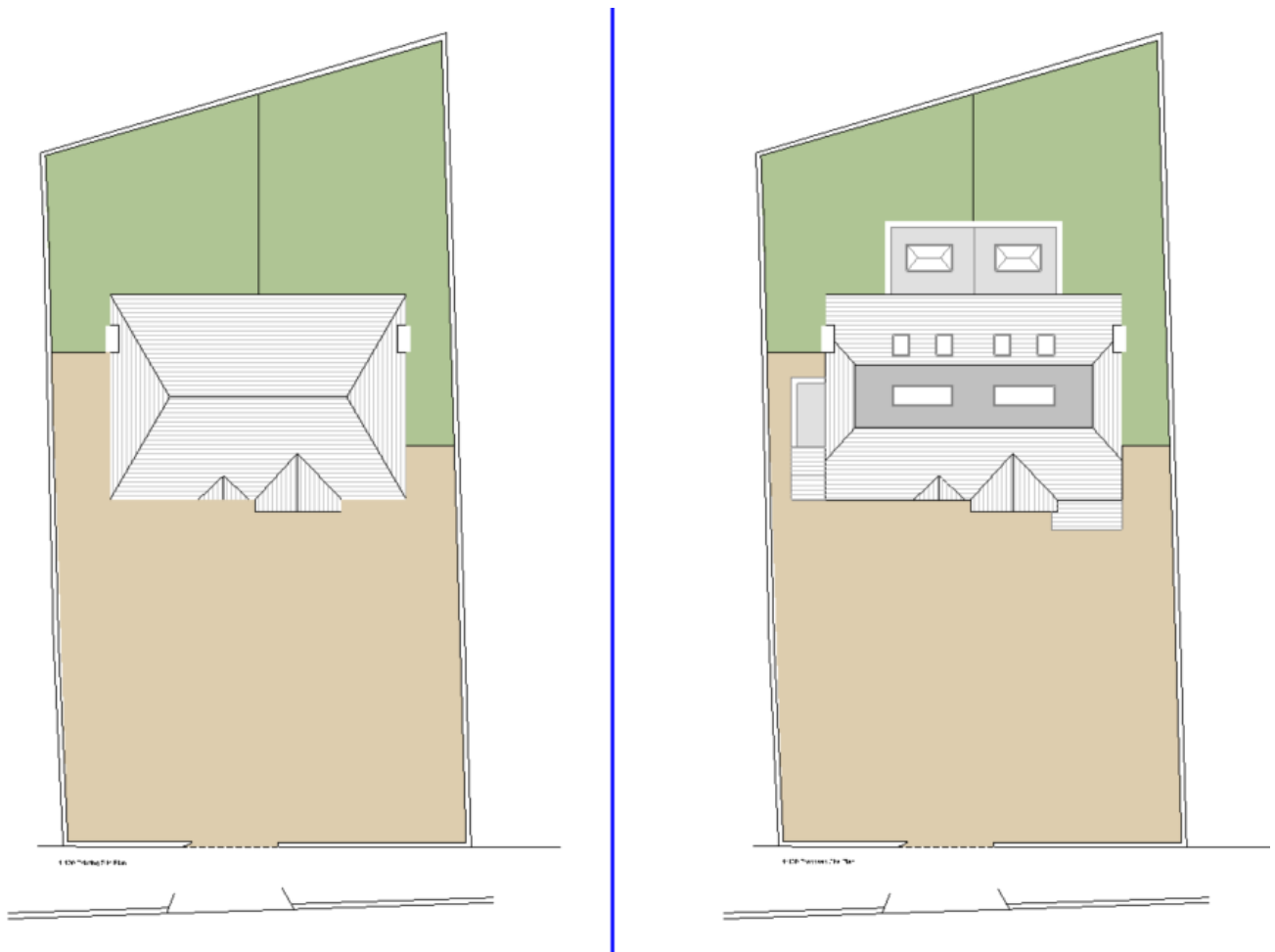


Fig. Existing and proposed site plans

Layout:

- The proposed extensions will be laid out within the site to retain entry and exit for all vehicles from a single existing entry point.

Scale:

- The proposal would create a larger living space to both properties, a larger entrance to both and an extra bedroom.

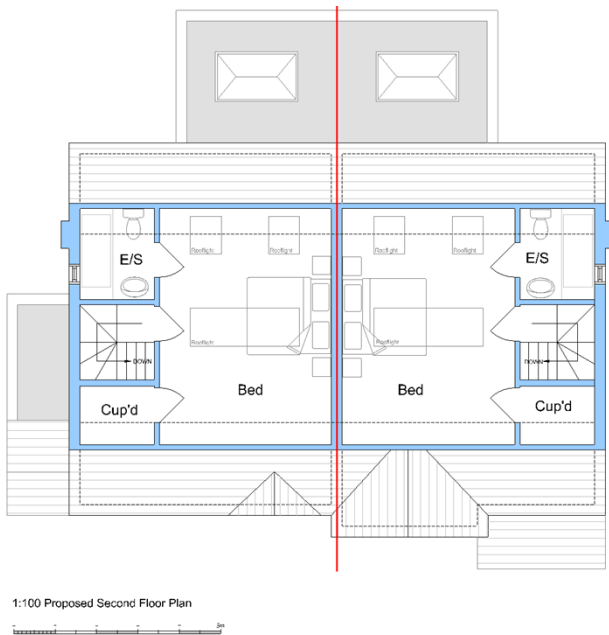
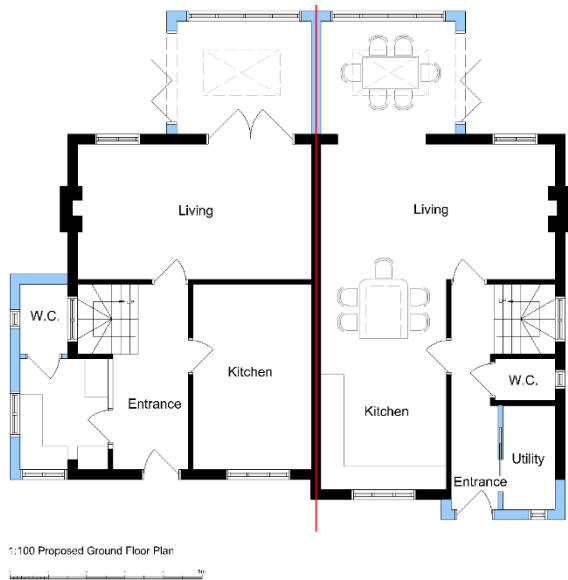


Fig. Proposed Floor Plans

- The size, scale and design of the project would be as shown on submitted drawings.



Fig. Proposed Elevations

Appearance:

- It is proposed to implement the existing building methods and materials.
- The use of brickwork, timber windows and doors along with slate tiles would provide modern housing in a vernacular of the existing structure and surrounding vernacular.
- These extensions would be wholly compatible with the setting with a minor ridge increase of approximately 550mm.

Access:

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- The village has their own shops and sub-post office, and other facilities including a village hall, public house/restaurants, Churches, Schools, and a general store.
 - The village is well served by public transport, with a regular bus service which links the short distance to railway stations at Royston and Cambridge.

Vehicular Access:

- The existing vehicular access will be retained and unchanged.

Pedestrian Access:

- The external access routes around the building would remain level where possible for ease of use for people with restricted mobility.

Conclusion:

- This development would cause negligible impact on the conservation area.
- The proposals would allow future expansion of the families living here.
- The design and appearance are considered to be in keeping with the local vernacular.
- The merits of this proposal warrant the grant of planning permission.