



134 High Street Kimpton SG4 8QP

Design and Access Statement

June 2026

Demolition of existing 2 storey 3 bedroom house and double garage and erection of 2 new semi- detached houses, each to be 2 storey with 3 bedrooms.

June 26



Prepared to accompany the Planning Application

June 26

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Introduction

The following statement has been prepared to accompany the Full Plans Planning Application being made to North Hertfordshire District Council, following Pre-Application reference **25/03081/PRE**

Description of Proposed Development and Schedule of Proposed Uses

This development is to provide two new 3 bedroom, semi-detached family homes with gardens to the front and rear with on-site parking for 2 cars to each dwelling.

It is envisaged that one house will be for sale and one for rent.

Development Site

The existing site comprises one detached 3 bedroom house, one detached garage, gardens to the front and rear, and pedestrian and vehicular access from Kimpton High Street, via the same access point.

To the East are detached bungalows, a chalet bungalow, and detached 2 storey houses on long individual plots in a variety of styles, all set back from the road with large front and rear gardens, by modern standards. Further east, beyond the recently developed Garden Court, there are detached 2 storey houses and 3 pairs of semi-detached 2 storey houses.

Opposite the site, on the other side of the High Street, development is a continuous layout of what were originally 3 bedroom semi-detached family homes, many extended, built by the local authority, in a garden suburb style.

To the West is currently an isolated agricultural field, connecting behind to further farmland. This field is allocated site KM3 with outline planning permission pending approval for 15 residential dwellings.

A recently completed development of family housing by Jarvis Homes, which has a higher density than much of the immediate surrounding area, is to the west of site KM3.

Beyond this, west of Luton Road, residential properties continue in a more spaced out, ribbon development format rather than being part of the main village.

The site is within the development boundary of Kimpton.

Kimpton Village

Kimpton is a category A village under policy SP2.

In Category A villages, general development will be allowed within the defined settlement boundaries.

The application site is within the adjusted settlement boundary of Kimpton, as defined by the North Herts Local Plan 2011-2031.

At the 2021 census the population of the parish of Kimpton was 2,257 and there were 902 households in the parish.

The Pre-application report states that *"Given the site's location within the adjusted boundary, the principle for residential development is therefore considered to be supported subject to the acceptability of other material planning considerations."*

Relevant planning history

25/03081/PRE

Pre Application Advice: Demolition of existing 2 storey 3 bed house and double garage and erection of 2 semi-detached 2 storey 3 bed houses

Conclusion – *"The proposal is not considered to be objectionable in principle. It is recommended that design, highways and ecology comments above be considered prior to making any formal submission for planning permission for these dwellings."*

24/02486/PRE

Erection of detached dwelling in the rear garden.

Conclusion summary – it was considered that an application for planning permission for this proposal was unlikely to be successful.

22/00766/FPH

Two storey rear extension following demolition of existing rear extension

Permission granted with conditions on 4th May 2022

The existing house Gross Internal Area (GIA) = 95m² including an existing rear extension of 3.4m².

The approved extension has a net increased area of 70m² after a reduction is made for the removal of the existing extension.

If the extension was built, the Gross Internal Area of house would be 165m². The garage with a GIA of 50m² would still be present on site, giving a GIA total of 215m², and footprint of 148m².

Relevant policies

NPPF

Section 5 – Delivering a sufficient supply of homes;
 Section 9 – Promoting sustainable transport;
 Section 11 – Making effective use of land;
 Section 12 – Achieving well-designed places;
 Section 13 – Protecting Green Belt Land;
 Section 15 - Conserving and enhancing the natural environment;
 Section 16 – Conserving and enhancing the historic environment.

North Hertfordshire District Local Plan 2011-2031:

Policy SP2 Settlement hierarchy and Spatial Distribution
 Policy SP5 Countryside and Green Belt
 Policy T1 Assessment of transport matters
 Policy T2 Parking
 Policy D1 Sustainable design
 Policy D2 House extensions, replacement dwellings and outbuildings
 Policy D3 Protecting living conditions
 Policy D4 Air quality
 Policy NE2 Landscape
 Policy NE4 Biodiversity and Geological Sites
 Policy NE8 Sustainable Drainage Systems

Proposal:

This proposal is to demolish the existing house; which is of solid wall construction and requires a significant amount of work to bring it up to modern standards; and the garage; replacing them with a pair of semi-detached houses. This is considered more sustainable in the long term. The 2 new dwellings will be in roughly the same position as the original house. The surrounding area has many 3 bed family houses, and it is considered an optimal use of the long site to replace what is there already with two 3 bed, two storey homes, resulting in a net gain of one dwelling.

Site Area = approx. 936m²

The existing house, previously approved extension and existing garage have a combined footprint area of 148m².

The Footprint of the new houses is 145m²

The increased provision of 1 additional dwelling makes better use of a site of this size, whilst providing adequate on-site parking, generous rear gardens, and causing no harm to the street scene.

Flood Risk

The flood risk from surface water for this property is very low

The flood risk from rivers and the sea is very low

The location is outside of a groundwater flood alert area.

Flooding from Reservoirs is unlikely in this area.

See Also the print out from the Gov.uk website at the end of this document

Development site

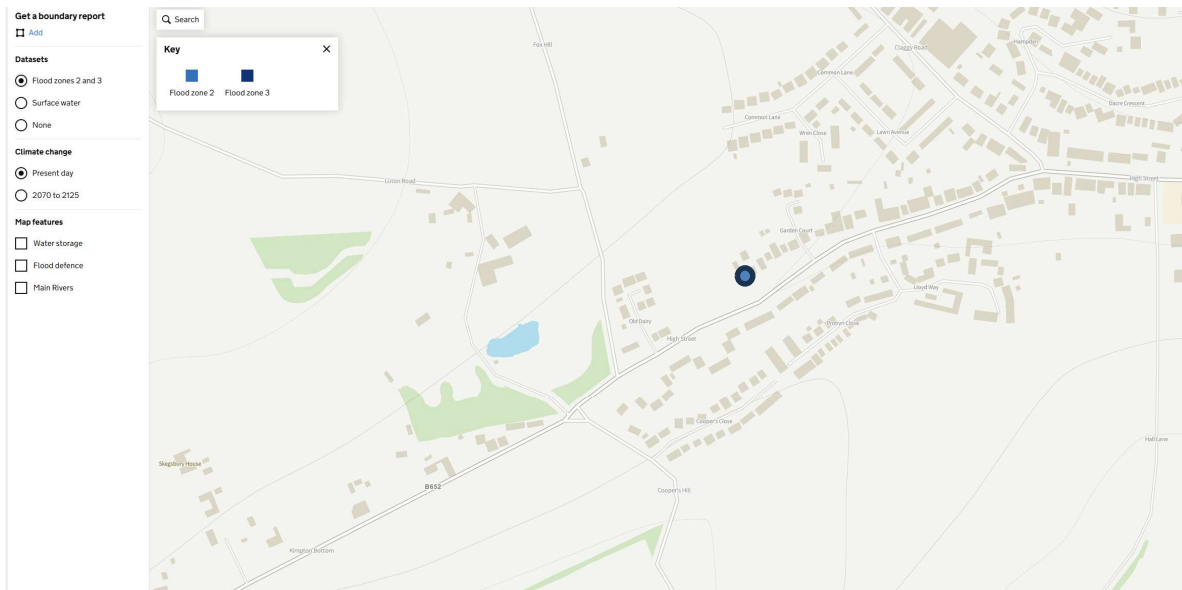


fig 1. This map indicates that there are no flood zone 2 or 3 areas in the vicinity of the site.

The following map indicates that whilst there is an annual likelihood of flooding of 1 in 30 from surface water flash flooding along the line of the High Street, it is unlikely to reach the level of the new houses themselves which are on higher ground, with the same finished floor level as the existing house. This situation is identical to the majority of the houses along the High Street.

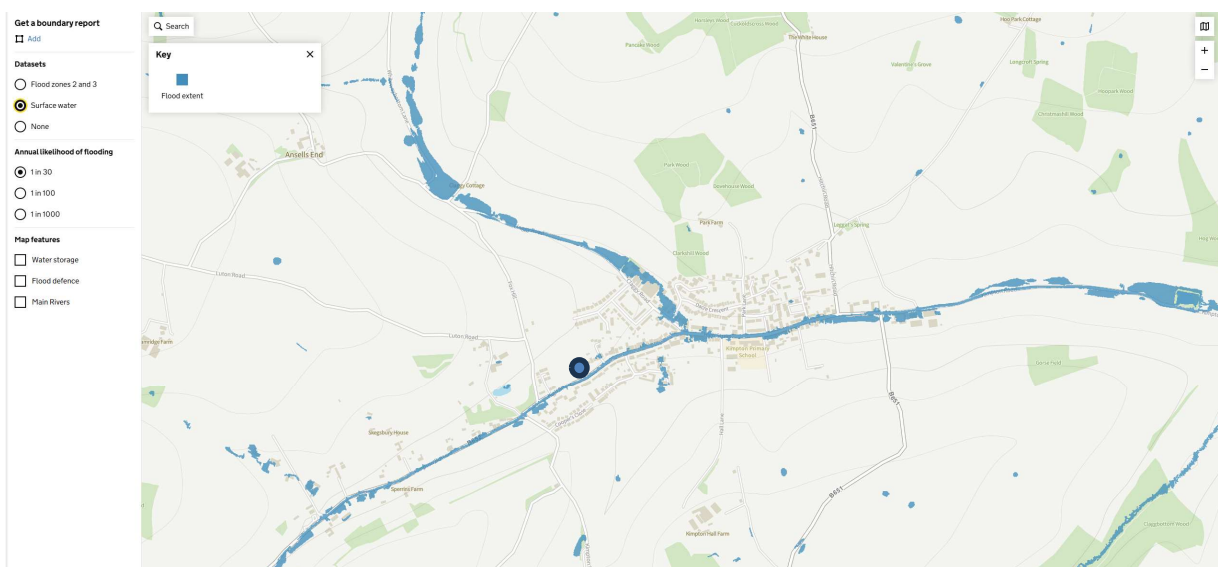


fig 2.
Information taken from
<https://flood-map-for-planning.service.gov.uk>

Sustainability

The development is socially, economically, and environmentally sustainable.

Socially the village will benefit from the additional of one more dwelling; economically the local businesses and services will be supported during and after construction, and the new houses will produce less emissions and lose less heat than the previous house. As well as being well insulated, each house will have solar panels, an air source heat pump, 100% low energy lighting and an electric vehicle charging point.

Appearance and layout

The houses will be constructed of concrete roof tiles, brick walls at ground floor level and an off-white render to the first floor, similar to the existing house. White casement windows will be used throughout with larger glazed openings to the ground floor rear kitchen/dining areas leading directly to the patios and the rear gardens. There is private pedestrian side access to the rear of each house, from the private front gardens.

Although semidetached, the houses have been designed individually to make the best use of the available width of the site. The staggered party wall allows plot 1 to have two bedrooms to the rear while plot 2 has two to the front, ensuring all three bedrooms in each house are of a generous size.

Plot 1 is accessed from the slightly wider side path, with a ground floor bay window with small gable dormer window above to the front elevation. Plot 2 is set slightly further back than plot 1, to maintain the gradual stepping nature of the house fronts along the street, to respect the bungalow next door, and to define the separation between the dwellings. The front door to plot 2 is broadly central to the building as a whole, facing the street. The front facing living bay window to plot 2 mirrors the bay window at plot 1.

Whilst the existing house has a hipped roof, houses in the surrounding area, including both older and more recently built properties, have a mixture of hipped and gabled roofs. As suggested in the pre-application report from North Herts Council, the design of the front elevation has been updated as a hipped roof, with strong horizontal eaves over the windows. The roof to plot 1 comes down further due to the shape of the plan, and has a feature dormer window to maintain height in the master bedroom. The roof plan has 2 parallel ridges leading to the rear where a double gabled elevation, and an offset in plan have been used to define the two properties, whilst again giving respect to the bungalow next door. This roof form provides generous pitched roof areas to the front and side roofs to locate ample solar panels.

Front of the site and the street scene

The existing vehicular access will be retained, and a new pedestrian access to both houses will be added to the east to give safer access to those on foot using a private footpath closer to the village centre. The single species Laurel front hedge provides an antidote to pollution, reduces noise, provides privacy, mitigates flooding and provides food and shelter to wildlife, but this could be improved further with a mixed native hedge or one using a broader variety of plants beneficial to wildlife. As the existing hedge has been allowed to grow very tall, at around 7m high, and wide in recent years, and potentially restricts the sight lines of cars leaving the site, as well as preventing pedestrians from getting an early view of cars about to leave the site, it has been decided to remove the existing hedge and replace it with more sustainable planting. There is to be a grass verge to the front with clear site lines and the necessary visibility splays. Within this is a hard paved area, clear of the public footpath, for the bins to be left out for council collection on relevant days. The new hedge will soon provide similar screening to the front of the site, but will be maintained at a height of around 2 – 2.5m high.

Future Living Conditions

The National Space Standards require that a 3 bed 6 person dwelling over 2 floors should have a GIA of minimum 102m²

Proposed Dwelling sizes

Plot 1 (left) – GIA – 116m²

Plot 2 (right) – GIA – 115m²

Combined GIA – 231m²

2.5m² of storage is demonstrated on the plans for each dwelling spread over the understairs cupboard and full height cupboards in the utility room and main bedroom.

The houses are each triple aspect with all habitable rooms facing to the front or rear and service spaces such as kitchen, bathroom and utility room windows to the sides. As well the secondary kitchen windows to the side of each plot, there is a secondary living room window to the side of plot 1. Side ground floor windows are protected from overlooking by the existing fences and hedges and the side windows to the first floor will be obscured glass. The glazing opening sizes and positions have been designed to comply with the requirements for overheating and ventilation without using mechanical systems, thus reducing the power load for each house.

There are no overlooking issues created by these two new houses and their neighbours. The footprint is in a similar location to the existing house, and the line of the front elevation continues the general trend of the existing houses on the street to the east. see fig 6

Parking and Highways

The proposal includes 2 parking spaces for each house with space provided to manoeuvre on site to allow the use of forward gear for entering and leaving the site. Turning space has been provided to enable all 4 cars to enter and leave the site independently of each other. The Manual for Streets, published by the Department of Transport and Car Parking Design published by the Institute of Structural Engineers (June 23 edition) were referred to when setting out the parking and turning spaces. Drawing 113 uses swept path analysis diagrams to demonstrate the use of each parking space. There is an electric vehicle charging point for each house adjacent to the parking area.

Bin storage areas for each house, adjacent to the parking areas, has been provided with fencing behind the bins to screen them from the view from the front elevations. This location makes it easy to drop off waste when leaving the house either on foot or by car. The bins can easily be wheeled, via the pedestrian path, to the level paved area set into the grass verge provided for them behind the public footpath on bin collection days.

Connection to Larger Towns

There are 7 roads leading into and out of Kimpton allowing car travel to the surrounding villages and beyond to the larger towns of Luton, Hitchin, Stevenage, Welwyn and Harpenden.

Public Transport

There are 6 bus routes serving 21 bus stops going through the village.

Each of the towns listed above has a railway station with direct links to London and to the North.

Walking

This site is within walking distance of the village amenities such as the primary school and nursery school, Budgens supermarket, Parish Church of St Peter and St Paul, The Boot public house, the cricket club and the event space at the Dacre Rooms.

Cycling

Covered, secure cycle storage will be provided for each house, in a shed to the rear, to encourage cycling within the village and the surrounding countryside. There is also space for a hooped stand to the front of each house for cycles to be left securely.

Bins

Level paved areas for the requisite number of waste containers has been provided for each house mid way up the front gardens. These are shielded from the road by the front hedge and from the houses themselves with 1.5m high fencing and the trees and planting on the site. This location is considered convenient to use when leaving the house as it is adjacent to both the car parking areas and the footpaths on site. Whilst keeping bins behind the houses is closer to the kitchen, it is often the case that pulling them back and forward on a weekly basis on a long, narrow site becomes too much of a chore and they get left stranded in the front garden. Providing an easy access level hard standing designated space in a convenient location will avoid this.

Site Ecology and Biodiversity Net Gain, including landscaping and trees

The applicant has worked with Elmaw Ecology to prepare the required information to show compliance with the Biodiversity Net Gain requirements.

The Elmaw Ecology survey report; Preliminary Ecological Appraisal & Preliminary Bat Roosting Assessment, dated April 2026, indicates that the main house within the application site is considered to be of high bat roosting potential and offers moderate winter non-classic hibernation potential. Further dusk roost emergence surveys have been booked, with the final one taking place on the 12th August 26. Demolition will follow any mitigation measures determined by Elmaw or requested by the council to avoid harming any bats, should their presence be confirmed. Bat boxes will be fitted as required.

The full Ecology report and the BNG information are submitted with this application.

Protection of relevant species:

Nesting Birds - Demolition will not take place during the months of March to August inclusive without a suitably qualified person being present.

Bats – Further surveys are planned and the results will inform the way forward.

Hedgehogs – during construction all open trenches and/or pits will be either covered at night or a mammal ladder provided and installed each night. Hedgehog ‘pop-holes’ in the fences of the gardens, will be incorporated post-development.

Landscaping

The existing form of the land rising gently from the street at the front to the hedge at the rear will be broadly maintained, as shown on Section AA on drawing 110. Where possible, the trees and hedges are being retained with some pruning and tidying up to encourage future growth and keep those that have got too large in check. The further back areas of the rear gardens will be left mainly untouched with the addition of three new trees. A total of 7 new trees is required by the BNG calculations.

Further forward, level areas will be created within the slope to the rear to form the patio and lawn for each house, with steps and banks between them. The houses will sit with their ground floors at the same level as the original house. To the front, there will be a continuous gently sloping path to provide wheeled access for pushchairs, wheelchairs and bins from the high street to the front door of plot 2. Plot 1 can use this same path to access the site then cross the block paved car park via the turning space and continue along the private path to the front door of plot 1 in a similar manner.

A further 4 new trees are to be planted in the front garden areas.

Although the original intention was to retain the laurel hedge to the front, its excessive size, combined with its limited benefit to wildlife and the advice from the Biodiversity Net Gain Report, have led to the decision to remove it completely and replant a new hedge with more beneficial, biodiverse plants. Combined with 7 new trees, all as specified on drawing 114, Existing and Proposed Site Plans, this will provide over and above the required 10% improvement for compliance with the Biodiversity Net Gain legislation. Landscaping design and advice has been provided by Elizabeth Towler, Landscape Architect.

Neighbouring Amenity

There is a bungalow, number 132 High Street, to the east of the site and an open field to the west and rear. This land is to be developed with housing. At the time of writing no detailed plans were available for this site. It has been assumed that there is a need to keep the first floor windows to the bedrooms facing to the front and rear, to avoid conflict with the neighbouring site.

The Pre-application established that the small projections of the new plan beyond the limits of the bungalow to both the front and back are acceptable. The final design is such that both dimensions will be smaller than the figures discussed previously. The house design has been revised so that plot 1 has a slightly larger depth to both front and rear which allows plot 2, which is less deep, to give greater respect to the bungalow. The staggered plan also defines each house individually.

The front roof has been revised to be a hipped roof with one small gabled dormer, so that the dominant feature is the strong horizontal eaves, which further mitigates the effect of the 2 storey house against the smaller bungalow. The existing house is also 2 storey.

A cross section through the site has been included on drawing 110. This demonstrates that the site levels remain no higher than before. There will be some cut and fill to provide level lawns and patio areas, and some spoil will be brought to the front to provide step free access to each house from the High Street. The front lawn areas may also be sloped to follow the natural rise of the site. Level areas will be provided for the bins within the slope. A small level paved area between the front hedge and the public footpath has been provided to locate the bins on collection day without blocking the pavement. The public footpath will become busier now that the Jarvis site has been completed and even more so when KM3 is built out.

The two storey houses are set to be at the same ground floor level as the previous one, with standard 2.4m ceiling heights. The first floor windows will be at a similar height to before and do not overlook the windows of any neighbours.

Accessibility:

Each house has been designed to comply with the Building Regulations part M Category 1 – Visitable dwellings.

It is possible for all occupants and visitors to:

Approach and gain access to the dwelling, including from a car parked on the site. Paved footpaths are a minimum of 900mm wide, and no length of external ramp will be more than 1 in 15 for up to 10m and 1 in 12 for up to 5m. If steps are required due to the slope, they will be designed to comply with part M.

There is a level access threshold to each front door, which has a minimum opening of 775mm. The front doors are recessed to provide covered areas externally.

There is a habitable room and compliant WC on the entrance level off each house.

There is step free access throughout the ground floor, with corridors and doors designed to suit part M.

Wall mounted switches and sockets will be at appropriate heights for those with limited reach.

Conclusion

- The site is of a suitable size to comfortably accommodate two, three bedroom family houses, in an area of similar properties.
- It is located within an existing village boundary.
- The existing house and garage which are to be demolished, are of poor quality construction and do not meet the standards required of new houses today.
- The provision of one additional dwelling is positive for the community and makes better use of the long site.
- Highway Safety has been maintained by utilising the existing vehicle access and visibility has been improved.
- The new pedestrian access improves safety and causes no harm to the street scene.
- The proposed design is sympathetic to the area and will enhance the character and appearance of the area.
- This proposal causes no harm to this residential area or neighbouring properties.
- The provision of two new houses, replacing one of lower quality, will contribute positively to the organic natural growth of this part of the village.

Photos

Picture on the front page – The High Street entrance to the driveway to the house which is partially obscured by the existing large hedge



1. view of the site from the High Street, facing North East



2. Front boundary of the site with drive on the left



3. existing driveway to the house



4. Front of the existing house



5. front garden viewed from the house



6. existing garage



7. rear garden



8. rear of the existing house and garage



9. Local Authority garden suburb type development opposite viewed from the site



10. Housing on the opposite site of the High Street



11. New development by Jarvis homes viewed from the site entrance over the field



12. Entrance to the Jarvis Homes Development with pre-existing houses to the left



13. Field between the Jarvis Homes development on the left and the site



14. The site with number 134 in the middle of the view with existing houses beyond



15. numbers 132-126 High Street with number 134 visible on the far left

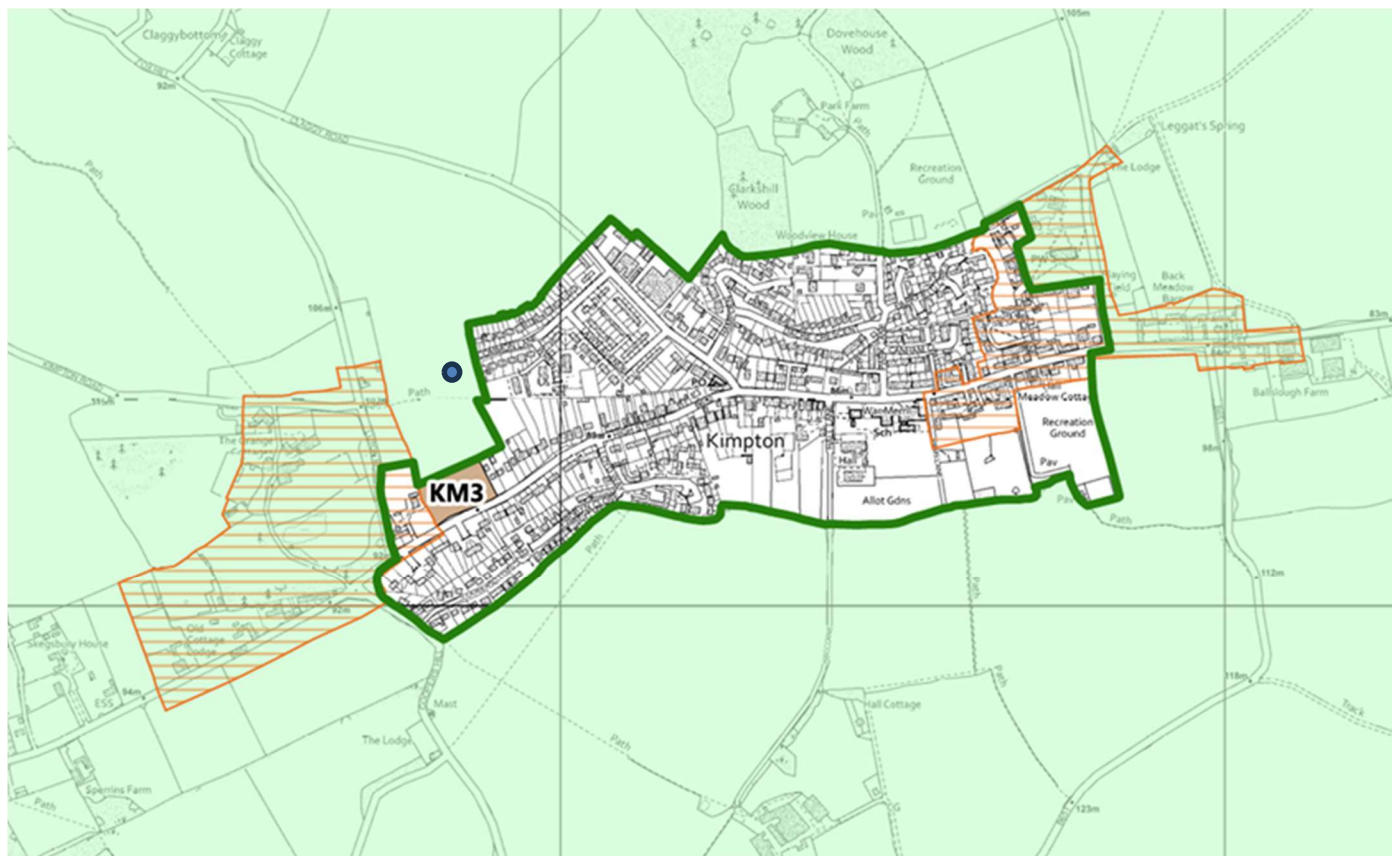


16. Looking back towards the site from the entrance to Garden Court



17. numbers 118 to 110 High Street

Maps and diagrams



- Development site

fig 3 -

Kimpton village boundary map

Site location within the village boundary

Map taken from the North Hertfordshire Local Plan Appendix 5d

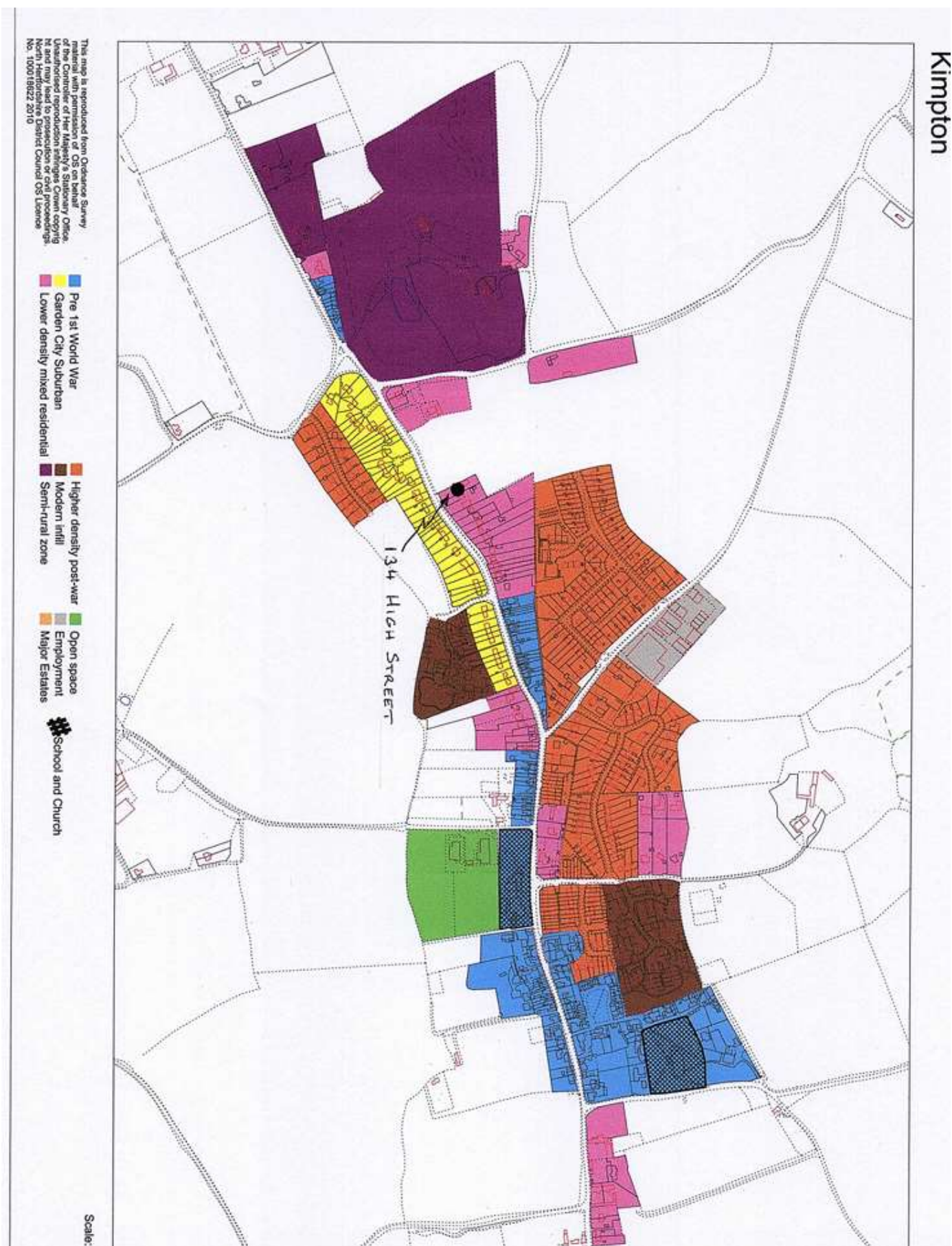


fig 4.
Kimpton village map taken from the North Hertfordshire Design Supplementary Planning Document

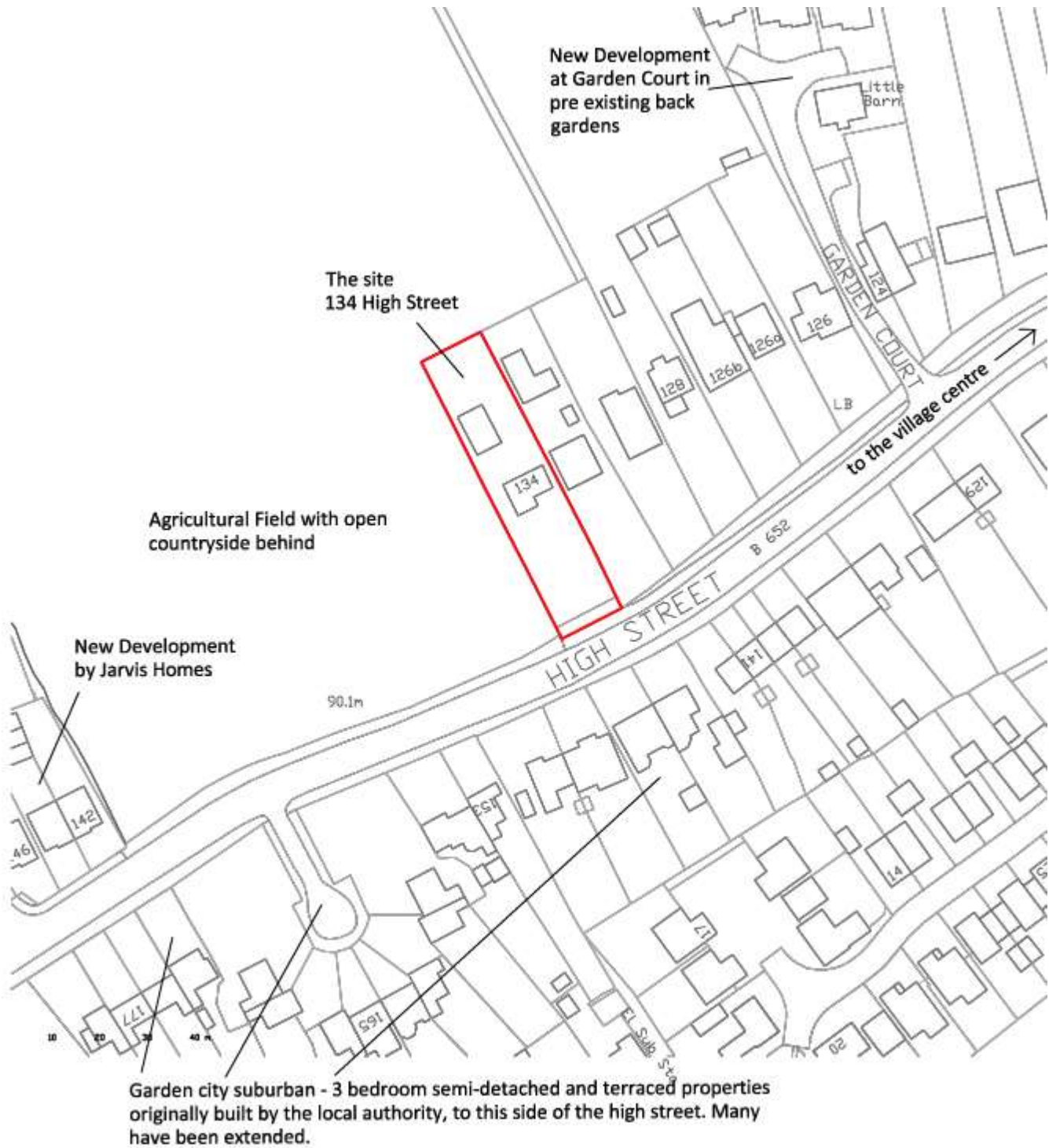


fig 5.
The surrounding area – approx scale 1:1250

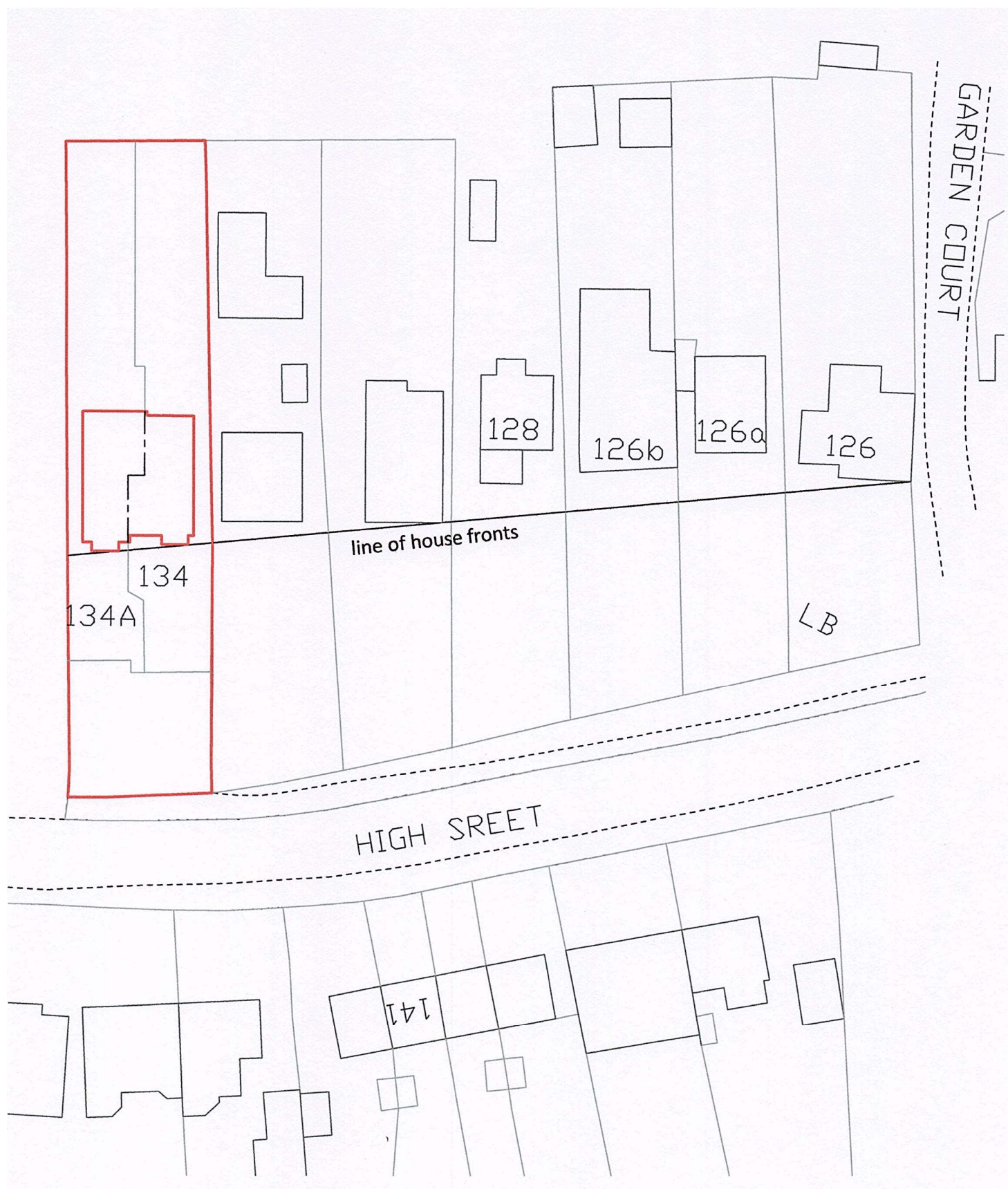


fig 6.
The trend of the adjacent housing fronts approx. scale 1:500

Flood risk summary

Your selected location: 134, High Street, Kimpton, Hitchin, SG4 8QP

This information tells you the flood risk of the land around a building, not the building itself.

- ▶ [How we assess an area's flood risk](#)
- ▶ [Flood risk and climate change](#)

Surface water
[More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▶ [Why surface water flooding is a problem](#)

Rivers and the sea
[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

▶ [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk \(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk \(/reservoirs\)](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

Information taken from

[Flood risk summary - Check your long term flood risk - GOV.UK](#)

Where drawings have been reproduced for inclusion in this document the scales shown may be slightly distorted due to printing limitations

References

North Hertfordshire Council planning website

North Hertfordshire Local Plan 2011 – 2031

Appendix 5d – Map C Knebworth and Southern Areas

Design Supplementary Planning Document (SPD) 2011

Vehicle Parking at New Development SPD 2011

Flood Risk Summary.gov.uk