

M Scott / Architectural Design

Design and Access Statement

For

Proposed Single Storey Garden Room

At

Gosmore House Cottage, Gosmore, SG4 7QH.



M Scott Architectural Design Ltd

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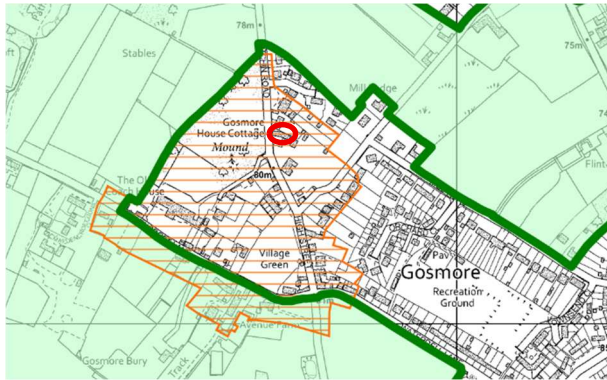
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1. Introduction

- 1.1. This statement supports a householder application for a single storey garden room at Gosmore House Cottage, Gosmore.
- 1.2. The proposal comprises a small, detached outbuilding to be used as a home office, providing ancillary accommodation to the main dwelling.

2. Site and Context

- 2.1. The site is located within the village of Gosmore, to the south of Hitchin, Hertfordshire.
- 2.2. The property lies within the Gosmore Conservation Area, which is characterised by its rural village form, soft landscaping and modest residential development.
- 2.3. The Grade II listed Gosmore House is located to the south of the site, with intervening gardens and boundary treatments providing separation between the sites.



North Herts Local Plan 2011- 2031 Policy Map



Google Maps Satellite

- 2.4. The application site has a large forecourt area. It is enclosed by a brick wall along Hitchin Road and by fencing and hedging along the remaining boundaries, which provide a strong degree of screening. The property to the rear of the site has an L-shaped built form, providing a comparable context.



Location Plan



Google Maps Street View of Entrance to Site

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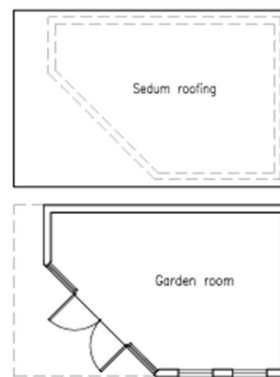
Photograph of Garden Room Location

3. Proposed Development

- 3.1. The proposal is for a single storey detached garden room, positioned within the south-east corner of the existing forecourt area, which is currently hardstanding.



Proposed Location Plan



Proposed Plans

- 3.2. The location ensures the building is set away from the Hitchin Road frontage and remains discreet within the wider street scene. Existing perimeter fencing to the eastern boundary and hedging to the southern boundary are retained. The proposed garden room roof line sits below the retained fencing and hedging.
- 3.3. The structure will be used as a home office and remains wholly ancillary to the main dwelling.
- 3.4. The building will be prefabricated and installed on screw pile foundations, avoiding excavation and resulting in minimal ground disturbance.

4. Design

- 4.1. The design is simple and lightweight in form, ensuring the building remains clearly subservient to the host dwelling.
- 4.2. Materials comprise cedar timber cladding, sedum green roof, and dark grey/black framed windows and doors.

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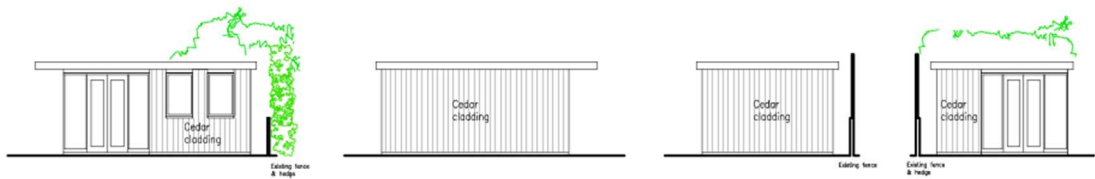
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Garden Room Elevations

4.3. The palette has been selected to ensure a recessive appearance within the Conservation Area. The cedar cladding will weather naturally to a muted tone, while the green roof reduces visual mass and softens views.

Element	Proposed Material	Finish / Colour
External Walls	Cedar timber cladding	Natural timber, weathering to a muted silver-grey tone
Roof	Sedum (green roof system)	Living green finish to provide a soft, recessive appearance
Windows & Doors	uPVC double glazed	Dark grey / black (recessive colour)

4.4. Existing boundary treatments are retained, providing effective screening and further limiting visibility.

4.5. Overall, the proposal is designed to integrate comfortably within its setting without detracting from the character of the area.

5. Access

5.1. No changes are proposed to existing access arrangements.

5.2. The garden room is accessed on foot within the site and functions as an ancillary space to the main dwelling.

6. Heritage and Planning Considerations

6.1. The site lies within the Gosmore Conservation Area. The proposal has been designed to preserve and respect its character and appearance.

6.2. The building is modest in scale, discreetly located, and screened by existing fencing and landscaping. The use of natural, recessive materials and a green roof ensures a low visual impact.

6.3. The lightweight, reversible nature of the development ensures minimal intervention to the site.

6.4. The proposal accords with relevant policies of the development plan, including those relating to design quality, character protection and conservation areas, and reflects the objectives of the National Planning Policy Framework in conserving heritage assets.

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7. Conclusion

- 7.1. The proposal represents a modest and well-considered addition to the site.
- 7.2. It provides useful ancillary workspace while preserving the character and appearance of the Gosmore Conservation Area.
- 7.3. The scheme is discreet, appropriately designed, and results in no harm to the surrounding area.
- 7.4. Planning permission is therefore respectfully sought.

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