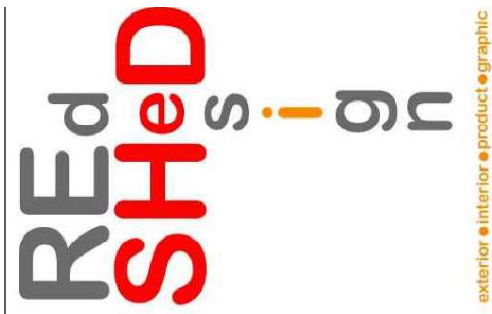


Design and Access Statement



Proposed dwelling at land to 17 Bedford Road, Ickleford

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Introduction

This document has been prepared to set out the case for justification for the proposed dwelling at land at 17 Bedford Road, Ickleford. The proposed dwelling has been designed with careful consideration and attention to the relevant material planning matters that relate to the site and surrounding area.

Summary

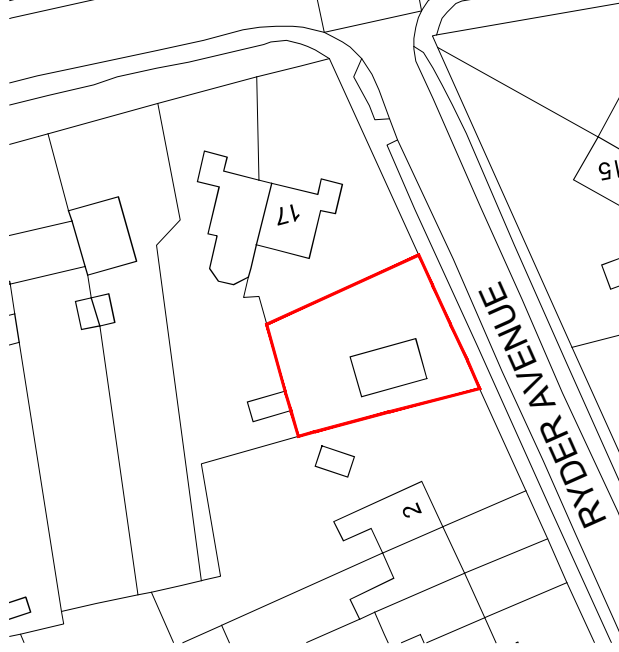
The site previously formed part of a large garden associated with 17 Bedford Road, Ickleford. The application seeks approval for a new detached bungalow dwelling with off street parking and private garden amenity space to be served from a new vehicular access from the public highway.

The application is supported with the following documents:

- Redshed Design Drawings Ref: PO1,PO2,PO3
- Arbtech Biodiversity Net Gain Assessment,PEA and Metric

Site context (Site description)

The proposed site is located on Ryder Avenue, Ickleford, a village on the edge of Hitchin which together contain many local facilities and amenities. These include churches, Post Office, Pubic Houses and retail outlets. The village has a primary school with secondary education schools in close proximity. The village is well connected via public transport with regular bus services, excellent road networks and local train stations. The proposed dwelling has been design to effectively utilise a underused plot within the existing settlement area of the local neighbourhood. The plot is currently vacant and contains a large single story building which will be removed as part of the proposed development.



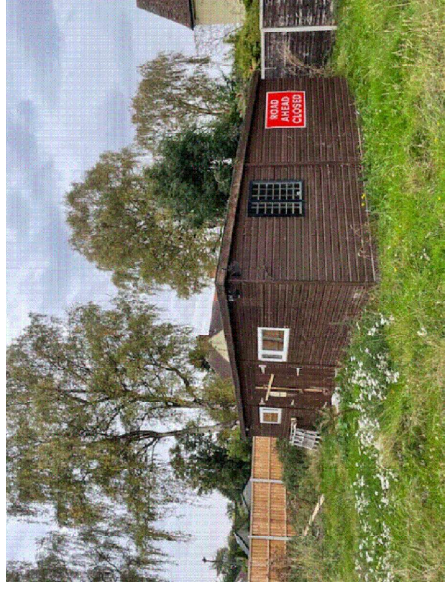
Site Location Plan



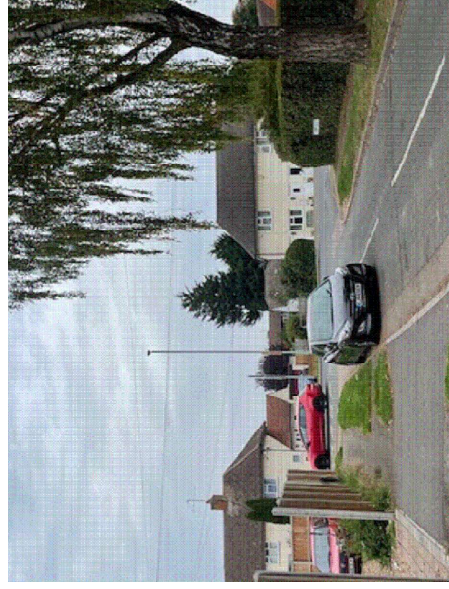
Ariel view of site

Site context (local context)

4



The proposed site

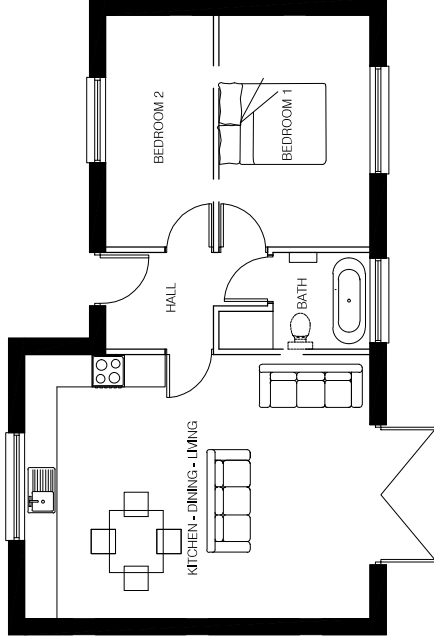


The neighbourhood

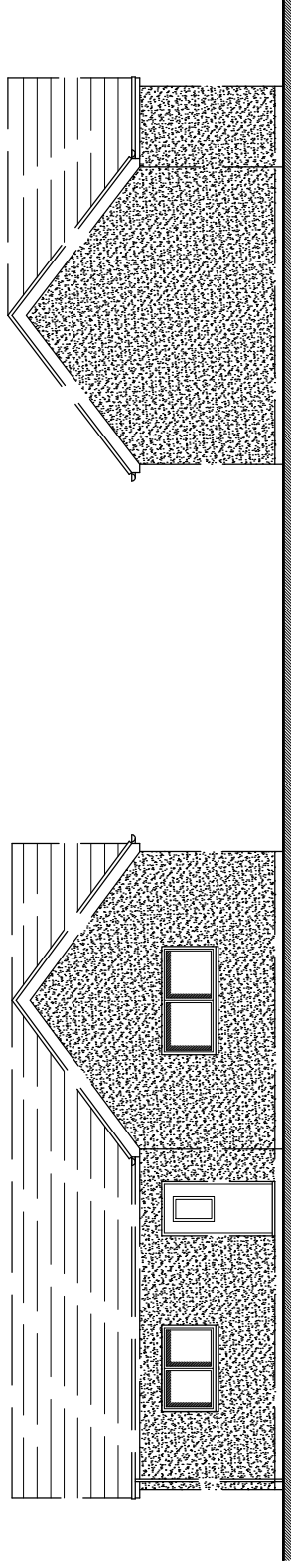


Concept and Design (form, scale & site layout) (appearance and materials)

The proposed dwelling comprises a detached single storey dwelling containing two bedrooms and open plan living, idea for accessible living. The dwelling has been located within the plot to provide good quality aspect and garden amenity space, together with off street parking for two cars. The dwelling has a traditional appearance with pitched roofs and regular shape which would be constructed from conventional materials to match the surrounding styles of brick, render and tiles. Whilst the predominant character of the neighbouring context comprises two storey houses, there are gaps as well as a range of outbuildings set amongst the properties which are not significantly different to the form and scale of the proposed bungalow. The area falls outside of the conservation area and has no other designation and it therefore argued that modest scale of the proposed dwelling would not unreasonably impact the visual quality of the neighbourhood.



Floor Plan



Typical Elevations

Concept and Design (access & parking) & (sustainability)

Access

The proposed site is located on Ryder Avenue, Ickleford, a village on the edge of Hitchin which together contain many local facilities and amenities. These include churches, Post Office, Pubic Houses and retail outlets. The village has a primary school with secondary education schools in close proximity. The village is well connected via pubic transport with regular bus services, excellent road networks and local train stations. The proposed dwelling has been design to effectively utilise a underused plot within the existing settlement area of the local neighbourhood.

Parking

The proposed development site is in a very sustainable location with good local facilities and transport links which include both bus and rail networks. The proposed development will provide two off road parking spaces together with secure cycle storage for three cycles.

Sustainability

The proposed development provides a sustainable addition to the local community by way of creating additional residential property on underused land. The scheme is intended to provide high quality long lasting dwellings that are socially, economically and environmentally sustainable.

The social, economic and physical aspects of the design all contribute to the impact the development will have now and in the future. It has therefore been designed to fully utilise the sites resources and attributes.