



Design & Access Statement

LAND ADJACENT TO FLINT HOUSE, NORTH END, SG8 9SD

December 2025

Planning submission for the erection of a single, 3 bedroom detached house and 1 bedroom outbuilding.



Figure 1. Proposed scheme – Rear 3D View

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1. INTRODUCTION

- 1.1** The client approached CROE Architects with a brief to design a new dwellinghouse adjacent to Flint House, North End, SG8 9SD, based on previously submitted design.
- 1.2** The property is not within a conservation area
- 1.3** The development does not extend the built core of Kelshall as a Category B village
- 1.4** This planning application seeks planning permission for the erection of a single, 3 bedroom detached house and a detached 1-bedroom outbuilding + double garage
- 1.5** The purpose of the application is to provide much needed housing stock in the area
- 1.6** The site is currently an underused piece of land comprising of grass, hedges and trees
- 1.7** The land had previously been granted conditional planning permission for a 5-bedroom detached dwellinghouse and detached double garage in August 2024 (application reference: 24/01611/FP), the scheme has since been through a design process and this submission presents a design with the previously outlined conditions resolved.
- 1.8** The submitted scheme is shown below (Figure 2, Figure 3, Figure 4, Figure 5, Figure 6)

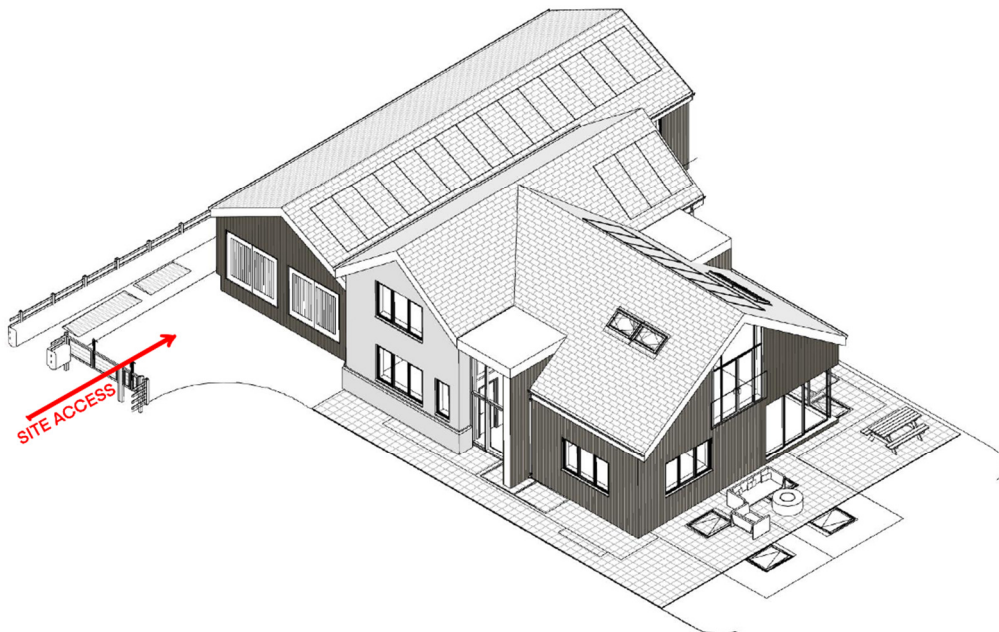


Figure 2. 3D Aerial View



Figure 3. Proposed scheme – Floor plans

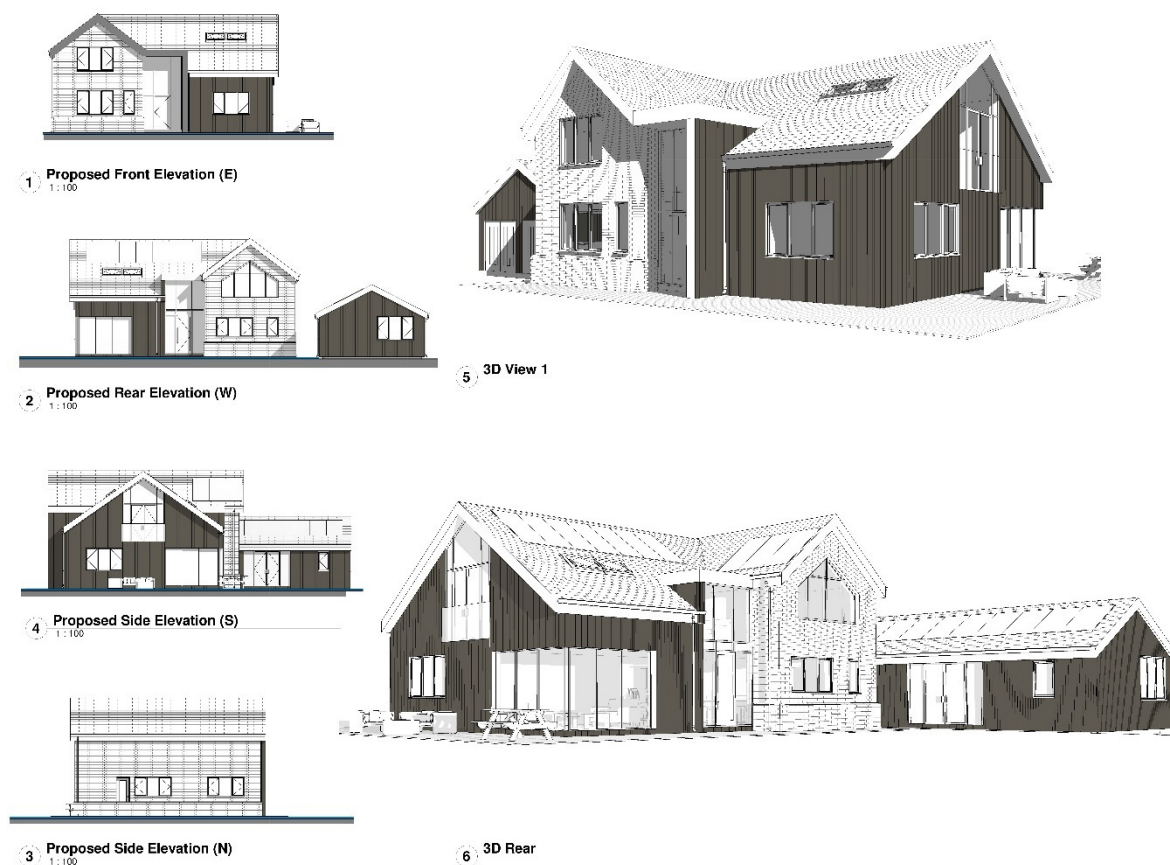


Figure 4. Proposed scheme – Elevations & 3D Views

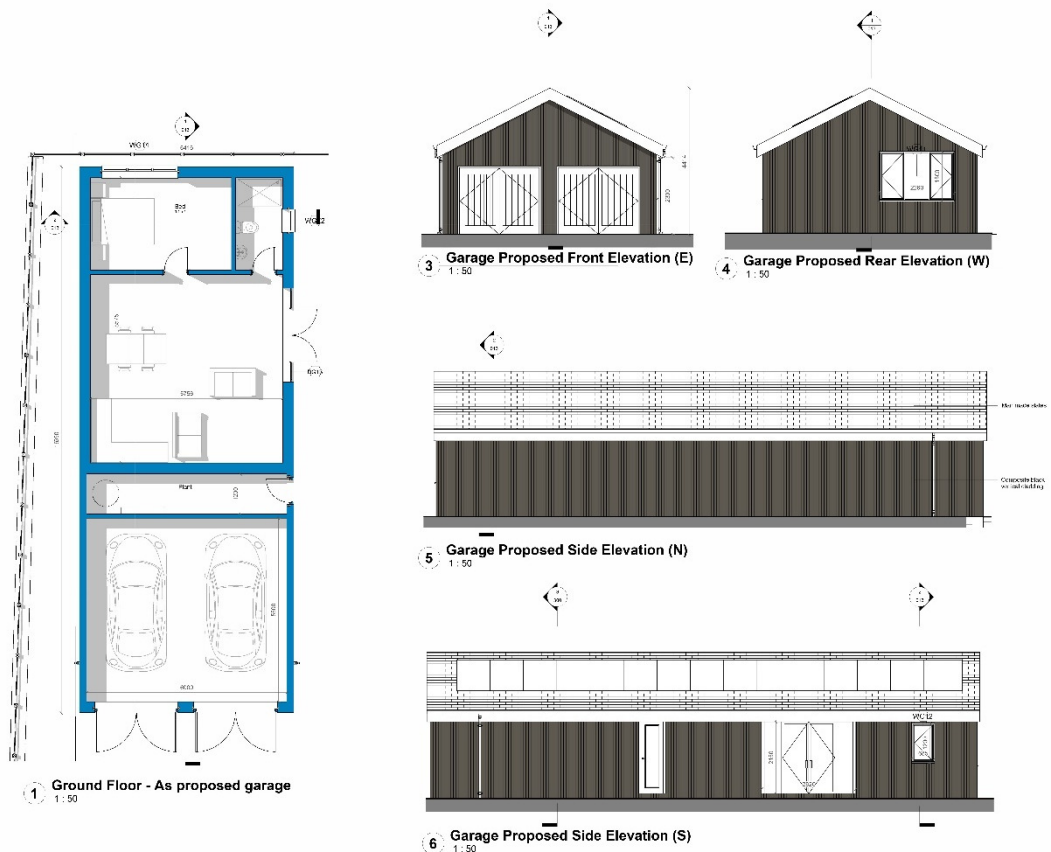


Figure 5. Proposed scheme – Garage Annex Plans & Elevations

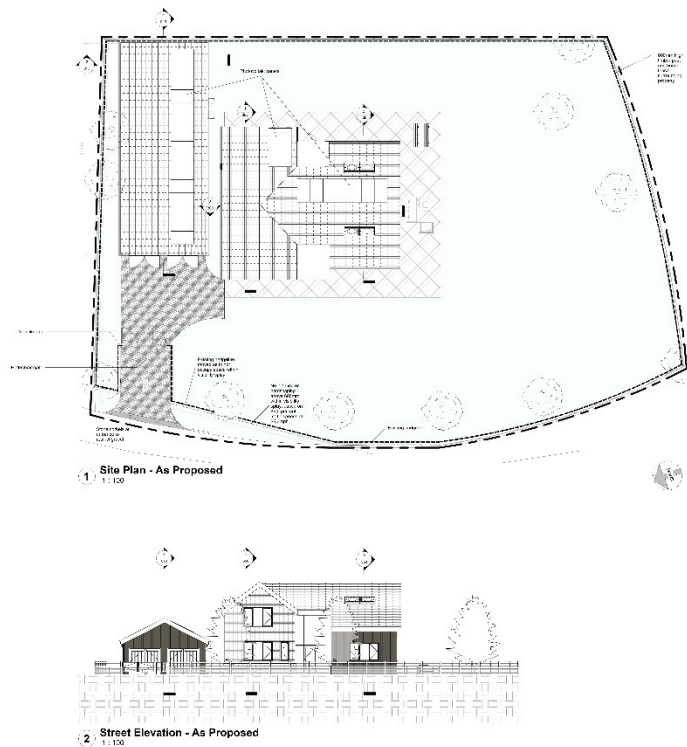


Figure 6. Proposed scheme – Site plan & Street Elevation

2. PREVIOUS PLANNING APPROVAL

- 2.1 The previously approved scheme demonstrated that the agrarian/barn-style design approach was appropriate within the rural context
- 2.2 The previously approved scheme demonstrated that the use of black timber and slate materials were considered appropriate

3. SITE AND SURROUNDINGS

- 3.1 The site is located on the east side of North End. The land is located between 2 other dwellings
- 3.2 The site is currently vacant and has an existing gate access from North End for access
- 3.3 A timber fence currently separates the land from the highway and other dwellings
- 3.4 The surrounding area is predominantly residential and comprises a mix of dwelling houses both in size and style
- 3.5 The site intends to extend the form of residential development within the context of the surrounding environment
- 3.6 The total site area measures 1300m²
- 3.7 The materials proposed for the current proposal are to be agrarian, composite black cladding, red brick and manmade slate roof tiles. The garage annex would be dual pitched and utilise similar materials to the proposed dwelling

4. PLANNING POLICY

- 4.1 The policy framework surrounding the application comprises the following documents:
 - 4.1.1 National planning policy framework (generally and specifically):
 - Section 2 – Achieving sustainable development
 - Section 5 – Delivering a sufficient supply of homes
 - Section 8 – Promoting healthy communities
 - Section 9 – Promoting sustainable transport
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well designed and beautiful places
 - Section 16 – Conserving and enhancing the historic environment.
 - 4.1.2 North Hertfordshire Local Plan 2011 – 2031
 - Policy SP1 Sustainable Development in North Hertfordshire
 - Policy SP2 Settlement Hierarchy and Spatial Distribution
 - Policy SP8 Housing
 - Policy SP9 Design and Sustainability
 - Policy SP10 Healthy Communities
 - Policy T2 Parking

Policy CGB1 Rural Areas beyond the Green Belt
 Policy D1 Sustainable Design
 Policy D3 Protecting living conditions
 Policy D4 Air Quality
 Policy NE12 Renewable and low carbon energy development Vehicle
 Parking at New Developments SPD - November 2011

5. PLANNING STATEMENT

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 1 – Minimum gross internal floor areas and storage (m²)

- 5.1 Compliance with the nationally described space standards (Table 1) is ensured for both the garage/annex and main dwelling
- 5.2 The overall floor area of the property within the main dwelling will be 219 m²
- 5.3 The floor area of the accommodation within the garage/annex that will become a single bedroom dwelling will be 12 m²
- 5.4 The overall floor area of the garage/ ancillary annex will be 92 m²
- 5.5 The private amenity space for the dwellings will be 1056 m²

6. DESIGN APPROACH

a. DESIGN PROCESS

- 6.1 North End has a mix of residential houses varying in ages and styles
- 6.2 The proposed dwelling house draws its' design vernacular from the rural and agrarian setting whilst providing scale and balance. The citing maintains openness between the adjoining dwellinghouses.

6.3 Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate, sits unassumingly within its context and does not infringe visually or functionally on the surrounding properties.

b. USE

6.4 The proposed use is for residential purposes

6.5 The proposed use is within character for the area

c. LAYOUT

6.6 The site is located within the established residential road known as North End

6.7 There are currently no developments on the site

d. SCALE

6.8 The scale of the dwelling relates to other adjacent dwellings

e. APPEARANCE

6.9 The design reflects the domestic nature and use of the buildings

6.10 External materials of black composite cladding, red brick and manmade slate roof tiles are in character with the surrounding areas – all materials are evident within the immediate neighbouring property and are visible on other properties within the locality (see Fig 7, Fig 8, Fig 9)

6.11 The dwelling house features relate to and reflect the appearance of those within the area (see Fig 7, Fig 8, Fig 9)

6.12 The materials selected compliment and maintained the theme of surface materials already used within the street scene (see Fig 7, Fig 8, Fig 9)



Figure 7. Southern neighbouring property to proposed scheme

Google Earth 2025



Google Earth 2025

Figure 8. Northern neighbouring property (Flint Cottage) to proposed scheme



Google Earth 2025

Figure 9. Property on North End, South of the proposed scheme

7. ACCESS

7.1 Access shall be maintained as existing and there will be no alteration to the parking requirements of the site

a. TRANSPORT LINK

7.2 North End is 3 miles away from Ashwell & Morden Railway Station, which runs between London Kings Cross and Cambridge. Additionally, there is a bus service from Kelshall to the surrounding areas (Fig 10.)

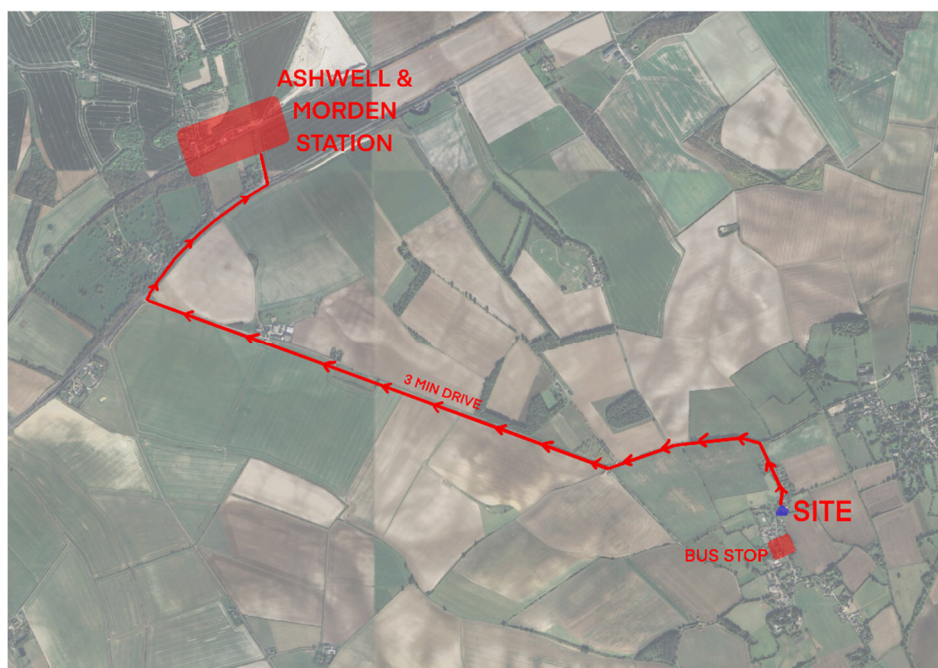


Figure 10. Local transport access map

b. ROAD LAYOUT

7.3 The existing road layout remains unchanged

c. INCLUSIVE ACCESS

7.4 The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.

8. SUMMARY

8.1 The proposal is in keeping with the character and atmosphere of the area

8.2 The proposals materials and character are in keeping with the materials and character of the previously approved scheme