

Design & Access Statement

Beauchamps Cottage, Wyddial, Hertfordshire, SG9 0EP.

Proposed replacement dwelling.

Job ref: 19011 – December 2020



1. The Site

1.1. Site Summary

The application site measures 0.114 ha in size and lies 1.5km from Wyddial centre. The house is accessed via an established driveway from Vicarage Road to the north, and a farm track to the south. These access points serve both the existing cottage, an existing Grade II Listed Building, Beauchamps, and its stables located to the north and east of the site.

The building is located adjacent to several stable buildings arranged in a 'U' shape and within the ownership of the Grade II listed house of Beauchamps. The stables are currently used for private residential stabling. The cottage and its storage barns are the subject of this application.



Figure I - Aerial View (Google Earth)

1.2. Site Location

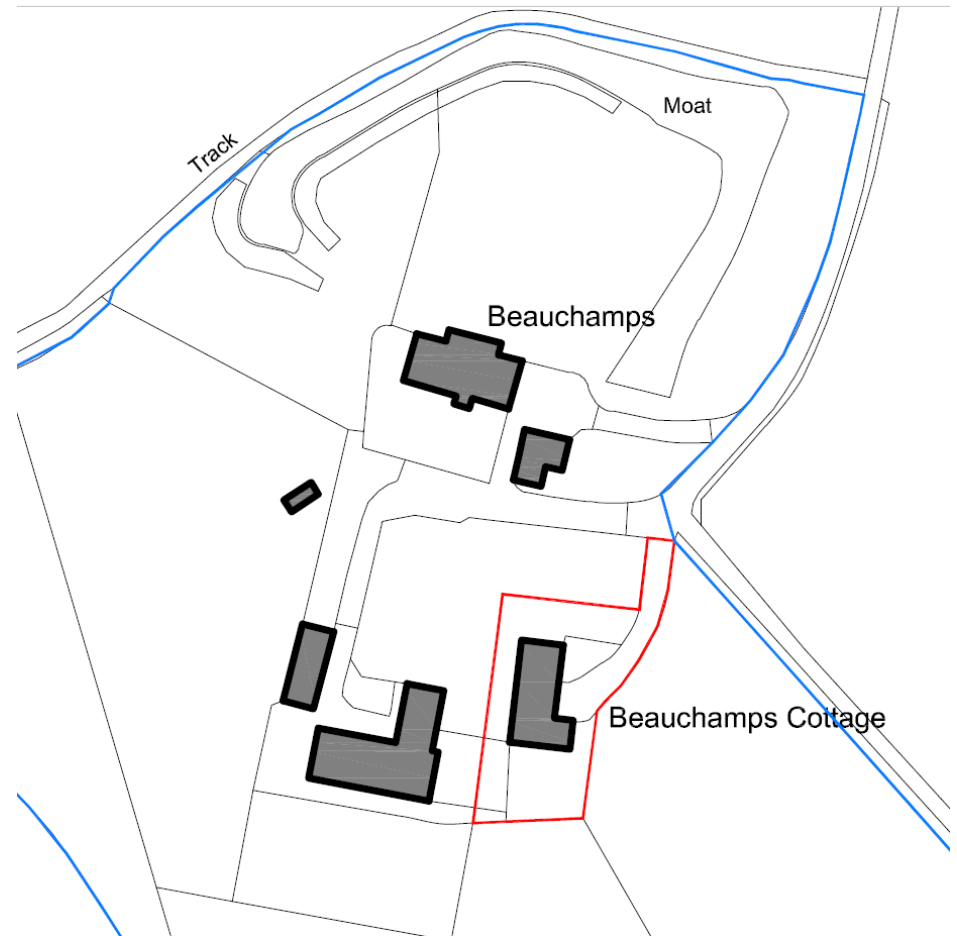


Figure II - Site Location Plan

1.3. Existing Site Photographs



Figure III – Grade II Listed building and workshop/office.



Figure V – View across paddock to cottage and stables.



Figure IV – View across existing shingle driveway.



Figure VI – Existing cottage.

1.4. Flood Risk Assessment.

As the below map shows, the site is clearly within Flood Zone 1 and therefore at a low probability of flooding.

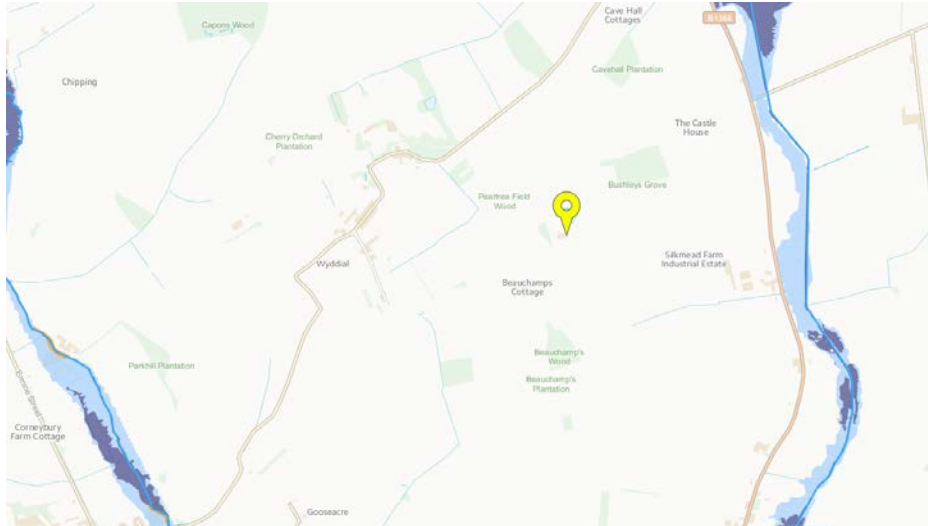


Figure VII - Flood Risk Map

1.5. Contamination

Due to the sites history it is not believed to be at risk from contamination. However investigative testing may be undertaken prior to commencement of works should the local authority deem it necessary.

1.6. Site Planning History

The below table outlines the planning history for the sites outbuildings:

Reference	Description
3/09/1721/FP	Construction of an outdoor menage 40x20m and timber post and rail fence – Approved January 2010.
3/09/1518/FP	Increasing height of barn doors, in order to accommodate machinery – Approved November 2009.
3/09/1519/LB	Increasing height of barn doors, in order to accommodate machinery – Approved November 2009.
3/12/1141/LB	Change the roofing material on a stable block roof from concrete sheeting to slate tiles – Approved September 2012.
3/20/1030/FUL	Replacement dwelling – Withdrawn December 2020.
3/20/1031/LBC	Replacement dwelling – Withdrawn December 2020.

Additional planning history related to the main house is noted though is not relevant to this application.

2. Proposal

2.1. Summary

This application proposes the replacement of the existing dwelling following demolition of the curtilage listed building known as Beauchamps Cottage. The dwelling as it stands is in poor condition and in need of major works to bring it up to modern day standards, if at all possible, as discussed in the enclosed engineers report.

During the consultation with local conservation officers under the previous applications, the principle to demolish was accepted following additional site visits and reports.

A replacement structure will be sustainable, designed to accommodate technology and elements that will produce a home that is to 'Lifetime Homes' standards, offsetting carbon omissions not possible within the existing building.

Following demolition, it is intended to reconstruct using high quality materials to a very similar size and footprint, built to a similar design using natural materials to match the existing; with featheredge boarding over a red brick plinth, slate and tiled roof.

The setting would need little change with the garden area and surrounding trees and hedges being reinforced. The driveway already exists to the house and would require minor realignment to create a parking area finished in a sensitive material, to be approved. See Skilled Ecology Consultants Ltd assessment.

2.2. Biodiversity & Bats

Following a full bat and bird survey by Skilled Ecology Ltd it was concluded that there was no evidence of roosting bats and that by implementing the biodiversity recommendations the proposed development will be enhanced further for the benefit of local wildlife to create a net-gain in accordance with national planning policy.

2.3. Scale

The proposed scale of the dwellings will match that of the existing demolished structure and sit sensitively within the listed curtilage setting.

The ridge height would remain as the existing together with the location within the garden area.



Figure VIII -
Proposed Front
Elevation

3. Heritage & Design

3.1. Heritage Summary

The adjoining property, Beauchamps is a Grade II listed building, reference 1307537.

Following a Pre-Application enquiry dated October 2018, and subsequent advice note from The Heritage Collective, it was established that Beauchamps Cottage is a curtilage listed building and is part of what was a collection of buildings forming the Beauchamps estate.

Whilst this building is considered curtilage listed it is not thought its architectural value is significant but its presence within the setting is Historic. This was confirmed with a follow up report from The Heritage Network which confirmed the existing property has no heritage significance and ultimately led the local conservation officers to agree to the principle of demolition under the previous applications.

3.2. Impact

The proposal is for the replacement of the existing building to the same height, similar footprint, and a matching character to the original building.

There will be no fundamental visual change to the landscape or relationship with the adjacent listed buildings. Private garden areas will be as existing and screened from general view by existing reinforced landscaping.

The openness of the setting will remain unchanged.

3.3. Character & Appearance

This replacement building will be built of the same materials and in the same style as the demolished structure, using stained featheredge boarding above a facing brick plinth.

The setting will be unchanged in the verdant landscape.

3.4. Justification

This proposal is justified in that it:

- Replaces a rather 'tired' building in need of major repair.
- Provides long term use for the building in its setting.
- Has no detrimental impact on the adjacent listed building.
- Retains the character of the setting.
- Provides a viable replacement modern home.

3.5. Materials

Given the sites sensitive location it is important that the external materials reflect the character of the curtilage listed setting. Therefore, the proposed dwellings propose the use of:

- Featheredge boarding stained black.
- Red facing brickwork plinths.
- Natural blue/black Spanish slate tiles and brown plain clay tiles.
- Black window frames.
- Black half-round metal gutters and circular downpipes.

4. Access

4.1. Site Access

As previously noted, the existing access from Vicarage Road is to remain unaltered and is not part of this application. This existing track already serves the existing dwelling that this application proposes to replace and therefore no changes are required.

4.2. Parking

The existing parking provision to the current property would be unchanged, and a minimum of 4no spaces will be provided, albeit there is ample space over and above this within the grounds.

4.3. Refuse Collection Strategy

Waste and recycling bins will be stored within the private gardens of each plot generally, with bin types and sizes in accordance with local authority standards. On collection day bins can be moved by the homeowners to kerbside for collection. Each property is provided with gated garden access to permit this.

4.4. Drainage & Services

The existing dwelling is already served by drainage and mains services, so these will be re-utilised for the new property.



Figure IX - Proposed Floor Plans

5. Planning Policy

5.1. Local Planning Policy

Relevant policies from the Adopted EHDC Local Plan include:

- DPS2 – The development strategy 2011-2033.
- DES4 – Design of Development.
- TRA1 – Sustainable transport.
- TRA3 – Vehicle parking provision.
- GBR2 – Rural area beyond the Green Belt.
- HA3 – Archaeology.
- HA7 – Listed Buildings.

5.2. National Planning Policy

The National Planning Policy Framework (NPPF) as amended is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Paragraph 8 establishes that there are three dimensions to sustainable development: economic, social, and environmental.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people's quality of life. As set out in the NPPF, this includes widening the choice of high-quality homes.

As detailed in paragraph 10 of the Framework, at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as "a golden thread running through both plan-making and decision-taking".

To assess the scheme against the three strands of sustainable development would summarise the benefits as:

Economic

The development will deliver an economic role through the creation of employment during the construction phase for local contractors and specialist trades. The future occupiers of the houses would contribute to the local economy in the long term, creating a positive economic benefit.

Social

The NPPF identifies this as supplying required housing and creating a high-quality built environment with accessible local services that reflect the communities needs and supports its health, social and cultural well-being. The contribution to local housing supply is a positive addition to the community.

Environmental

The proposal is for a replacement dwelling and therefore poses no threat to the countryside. The proposal is for an appropriate scaled development to suit the context of this village location and does not harm or dominate its surroundings. Built to modern standards, the dwelling would output low heat losses and be well insulated to limit environmental harm by excessive energy-usage.

Paragraph 79 of the NPPF states that the development of isolated homes in the countryside should be avoided unless the development would re-use redundant or disused buildings and enhance its immediate setting.

6. Sustainability

6.1. Energy Performance

Modern buildings must adhere to strict guidelines as set out within the Building Regulations with regard to energy performance, and ultimately sustainability.

Elemental U-Values (which are a form of measuring heat loss) will be designed to be an improvement on the minimum standards which are set out within the Building Regulations. The below table sets out these areas and highlights their improvement.

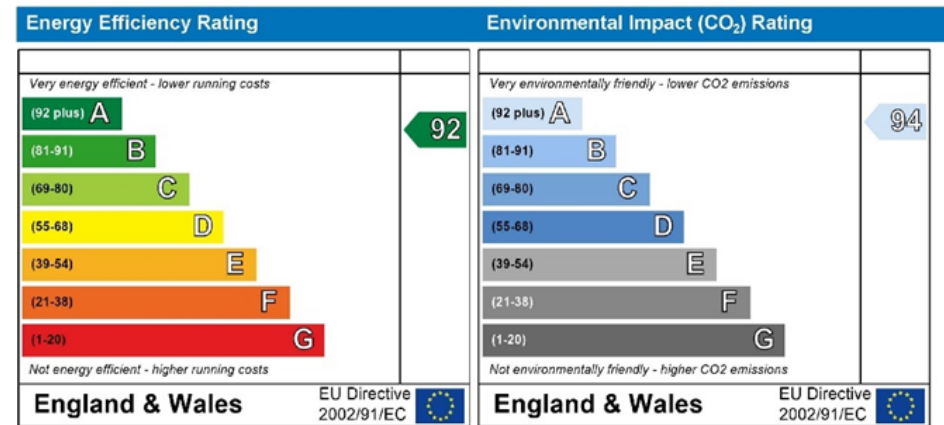
Building Element	Building Regulations Minimum U-Value	Proposed Elemental U-Value	% Improvement
Ground Floor	0.25 W/m ² K	0.14 W/m ² K	44%
External Walls	0.30 W/m ² K	0.18 W/m ² K	40%
Roof	0.20 W/m ² K	0.14 W/m ² K	30%
Windows & Doors	2.00 W/m ² K	1.2 W/m ² K	40%
Air Permeability	10.0 m ³ /m ² h @ 50 pascals	4.0 m ³ /m ² h @ 50 pascals	60%

Table I - U-Value Comparison

Highly efficient air source heat pumps will be supplied to the property with heating by radiators and underfloor heating. Draft proofing and cold bridging will be designed out through the implementation of accredited details.

All lighting throughout all properties will be low voltage energy efficient type fittings.

Rainwater butts will be provided to the gardens of each house to promote sustainable water usage. Each dwelling will also be designed with water calculators to ensure that the daily design usage does not exceed 110 litres of water per person per day, in accordance with Building Regulations requirements.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Figure X - Example Energy Performance Certificate (EPC).

6.2. Lifetime Homes

Lifetime Homes policies mean that as families age the dwelling is already adapted, or can be through slight modification, to greatly aid accessibility. The proposed dwelling has been designed to meet all 16 criteria of the key criteria as follows:

Criteria:	Achieved:
On plot parking	Parking spaces are 2.4m wide with capability to widen to 3.3m.
Approach to dwelling from parking	Level or gently sloping transfer surface between parking and dwelling entrance.
Approach to all entrances	All entrances to have level or gently graded approach.
Entrance standards	Entry lights will be provided to doors with level thresholds only. Doors will be of a sufficient width to allow access.
Stairs	Staircases will be ambulant disabled style with low risers and deep treads.
Internal doors and halls	All hallways will be a minimum of 1m wide and doors to main rooms will generally be minimum 750mm wide.
Circulation space	Achieved through careful space planning of furniture in key rooms.
Entrance level living space	Living room on ground level of all dwellings.
Potential for entrance level bed.	Space allocated within living rooms of all dwellings.
Entrance level WC and shower drainage	Entrance level WC of sufficient size provided with drainage installed for future shower addition.
WC and bathroom walls	Studwork bathroom walls will be lined with plywood to provide structural rigidity.
Stairs and potential lifts	Area highlighted within dwellings for future lift installation.
Potential for disability hoists	Floors will be installed structurally capable for future installation of hoists. Some bedrooms will have en-suite facilities.
Bathrooms	All bathrooms to have accessible bathrooms, all with shower facilities.
Glazing & window handles	Shallow window sills throughout with accessible controls.
Location of service controls	All switches and sockets will be positioned at a height band between 450mm and 1200mm over finished floor level.

Table II - Lifetime Homes Compliance

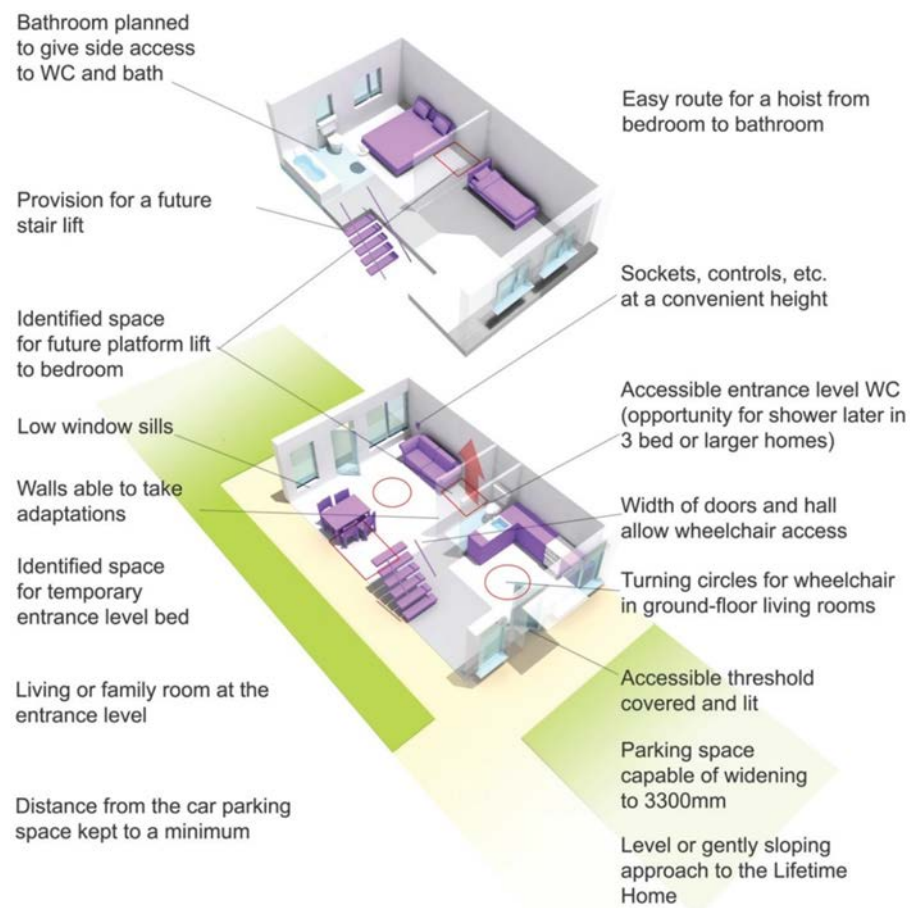


Figure XI - Lifetime Homes Diagram

7. Summary

This application offers the opportunity to replace a building of poor structural and visual condition with a new home built to modern energy-efficiency standards and designed to improve the character and setting of the listed buildings curtilage.

The application proposes the replacement of a building in the countryside and therefore does not propose any harm to the openness of the rural area beyond the Green Belt.

The proposal is justified in heritage terms and proposes a replacement structure of the same proportions to that it replaces, and as such causes no harm or visual intrusion to the listed setting.

The new dwelling will be sustainably built, using high quality local materials, and provide environmental, social and economic benefits to the local community in accordance with the guidance of the National Planning Policy Framework. It will maintain the historic footprint and usage that has existed over the years whilst enhancing its immediate setting.



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