

MEESDEN CORNER COTTAGE

DESIGN & ACCESS STATEMENT

Contents

- 1.0** The Proposal
- 2.0** List of drawn information
- 3.0** Context
 - Planning history
 - Flood Risk assessment
 - Ecology
 - Trees
- 5.0** The Design
 - Use
 - Amount
- 6.0** Sustainability
- 7.0** Access Statement
- 8.0** Conclusion

Introduction

The property is Grade II listed, located in the village of Brent Pelham and within the existing conservation area.

Our clients wishes to gain listed building consent for the extension of the existing living space along with minor internal layout amendments.

This Design & Access statement is prepared to provide a cogent argument that the proposal is appropriate.

2.0 Information

- 2.1 FGFB P LOC 01
FGFB P BLOCK 01
FGFB EX 01
FGFB EX 02
FGFB PR 01
FGFB PR 02
FGFB PHOTO SURVEY
FGFB DESIGN & ACCESS STATEMENT
FGFB HERITAGE STATEMENT

3.0 Context

- 3.1 The site is located in the village of Brent Pelham
- 3.2 The site sits within the existing conservation area.
- 3.3 The proposal has no minimal effect on the setting.

4.0 Planning & Status

- 4.1 Below is the recent planning history.

Erection of detached studio building (retrospective).
Ref. No: 3/22/1085/CLXU | Received: Mon 23 May 2022 | Validated: Mon 23 May 2022
Status: CL Existing Grant

Single storey rear extension and porch to main entrance and new stepped access to south
Ref. No: 3/15/0638/HH | Received: Fri 27 Mar 2015 | Validated: Fri 27 Mar 2015
Status: Grant Plan Permission with conditions

Single storey rear extension and porch to main entrance.
Ref. No: 3/15/0639/LBC | Received: Fri 27 Mar 2015 | Validated: Wed 15 Apr 2015
Status: Grant Plan Permission with conditions (LBC & ADV)

New ridge for thatched roof, remove old wire netting, strip off remains of old ridge, refix top course of coat work, re-ridge in long straw with flush ridge fixed with liggers and cross-hatch pattern, re-cover slopes with netting, complete with lead flashing around chimney
Ref. No: 3/09/1041/LB | Received: Wed 08 Jul 2009 | Validated: Mon 27 Jul 2009
Status: Grant Plan Permission with conditions

Extension of side parking area.
Ref. No: 3/03/0401/FP | Received: Fri 28 Feb 2003 | Validated: Wed 30 Jul 2003
Status: Grant Plan Permission with conditions

Erection of perimeter fence - retrospective
Ref. No: 3/98/1869/FP | Received: Fri 18 Dec 1998 | Validated: Fri 18 Dec 1998
Status: Grant Plan Permission with conditions

Erection of perimeter fence, area of hardstanding for vehicle parking and new access - retrospective application
Ref. No: 3/98/0361/FP | Received: Tue 10 Mar 1998 | Validated: Thu 02 Apr 1998
Status: Refuse

Refurbishment, alteration and extension of existing house.
Ref. No: 3/96/0231/LB | Received: Thu 22 Feb 1996 | Validated: Thu 22 Feb 1996
Status: Grant Plan Permission with conditions

Refurbishment, alteration and extension of existing house. provision of car parking.
Ref. No: 3/96/0235/FP | Received: Thu 22 Feb 1996 | Validated: Fri 01 Mar 1996
Status: Grant Plan Permission with conditions

- 4.2 The National Planning Policy Framework (NPPF) 2019 sets out a presumption in favour of sustainable development.
- 4.3 Sections 12 and 16 of the NPPF are of particular relevance in this case as they relate to achieving well-designed places and conserving/enhancing the historic environment.
- 4.4 Local Policy / The relevant planning policies of the adopted East Herts District Plan 2018 are considered to be:

DES4 – Design of Development
HA7 – Listed Buildings
- 4.2 Flood Risk Assessment / Not applicable to application.
- 4.3 Ecology / No Ecological or BAT survey is provided as there is no removal of existing trees or buildings.
- 4.4 Trees / There is no removal of existing trees or buildings.

5.0 Design

- 5.1 The existing residential use of the application property would not change as a result of this proposal.
- 5.2 The proposal would not create any issues relating to layout or scale.
- 5.3 The proposed layout changes to create enlarged living space would greatly enhance the usability / viability of this family home.
- 5.4 This would ensure that they remain in keeping with the historic character and appearance of the listed building.
- 5.3 The proposal would not create any landscaping issues

6.0 Sustainability

- 6.1 All timber for new construction, joinery and joinery repairs will be obtained exclusively from certified sustainable sources.

7.0 Access Statement

- 7.1 Access to the house will remain unchanged.

8.0 Conclusion

- 8.1 Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above mentioned Policies contained within the adopted East Herts District Plan 2018 and the principles set out in the National Planning Policy Framework 2019 and on this basis listed building consent should be granted accordingly.