

DESIGN & ACCESS STATEMENT

Job No. 5011

**The Stable Block
Hunsdonbury
Hunsdon
SG12 8PW**



**GML Architects
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INTRODUCTION

This statement has been drafted as a supporting document forming part of a planning application to East Herts District Council and should be read in conjunction with the accompanying drawings and documents:

GML Architects		
5011_The Stables	PA001	Site Location Plan
	PA003	Aerial Photographs
	PA004	Site Photographs
	PA005	Existing Building Plan and Elevations
	PA010	proposed Site Block Plan
	PA015	Proposed Plans
	PA016	Proposed Elevations

The proposals set out within this document seek to replace the existing dilapidated stable block with an assisted living structure for the applicants mother.

THE SITE

The application site is the Stable block associated with the main house.

The footprint of the stables is circa 112 Sq. M and is circa 40 M south west of the main building, the volume of the existing building is circa 1000 M3

It is located within the curtilage of Hunsdonbury House, a Grade II listed building (list entry 1101947) which was rebuilt in 1832 by the Rector R U Calvert. The original house was substantially larger, but two wings were demolished in the 1950's. A number of additions from the 1980's and 90's have resulted in a substantial house set within circa 16 Hectares of grounds.

PLANNING HISTORY

A search of East Herts on-line application database shows 3 planning applications:

Application 3/01/0996/FP

Conversion of garage to snooker room with accommodation over and erection of detached garage.

Consent granted 21 Mar 2002.

Application 3/01/0996/LB

Conversion of garage to snooker room with accommodation over and erection of detached garage.

Consent granted 21 Mar 2002.

Application 3/84/1816/FP

First floor extension.

Consent granted 21 Dec 1984.

Planning Policy

East Herts District Councils interactive mapping identifies the policies directly affecting the proposal site.

- Policy HA1 – Designated Heritage Assets
- Policy HA2 – Non-Designated Heritage Assets
- Policy HA7 – Listed Buildings
- Policy HHC1 – Heritage and Conservation
- Policy HHC2 – Non-Designated Heritage Assets

A detailed response to these policies is contained within the Hunsdonbury Heritage Statement prepared by Cogent Heritage.

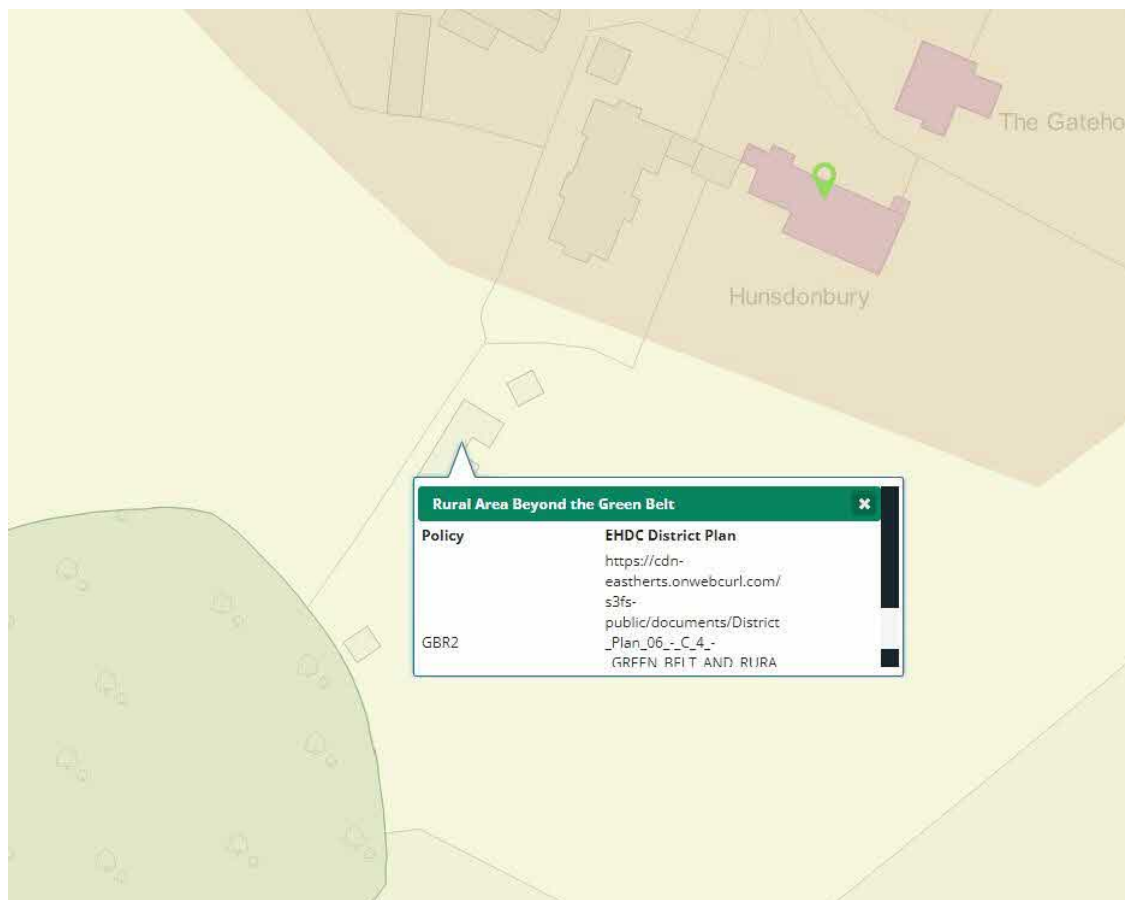
Rural Area Beyond the Green Belt GBR2

Policy GBR2 I.(d) allows for the replacement, extension, or alteration of a building, provided the size, scale, mass, form, siting, design, and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding areas.

The proposals are for a smaller less intrusive block than the existing stables and as such can be considered appropriate to the character, appearance and setting of the site.

Adjacent to the site

Area of Archaeological Significance HA3 the site falls outside of the area shown on the interactive map.



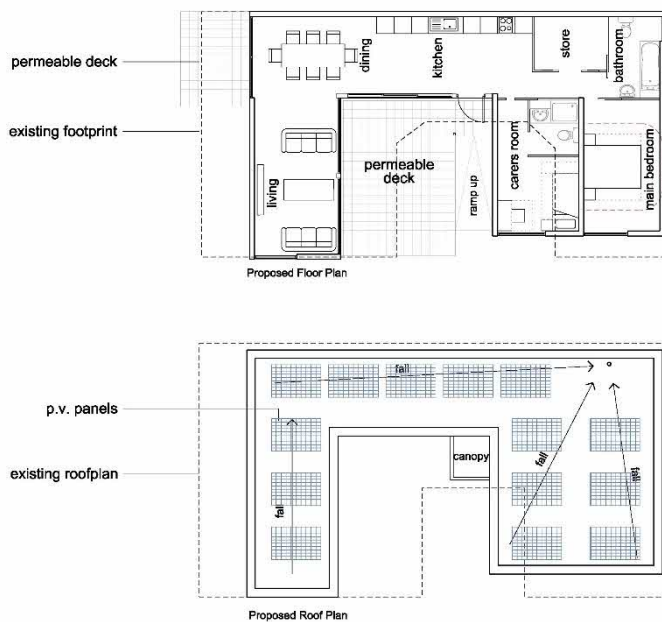
Extract from EHDC online mapping

THE PROPOSALS

The new building is to provide independent accommodation [REDACTED] to provide a 2-bedroom home.

It is proposed to replace the aged and dilapidated stable block which detracts from character and setting of the house with a contemporary dwelling comprising of 4 prefabricated modules.

The footprint of the proposals is circa 90 Sq. M with a volume of 783 M3 thus representing a significant reduction in both footprint and volume of building when compared to the existing structure.



There is a large existing tree to the south-east of the site. Prior to construction an Arboricultural consultant will be appointed to draw up tree protection measures to ensure the proposals will not harm the existing tree.



The Stables and existing trees - the proposed site is well screened from the existing house.

Finishes and Construction Technology

The 'Tini' modules are constructed off site from a coated steel frame, windows are proposed as anodised aluminium, the timber cladding is both sustainable and attractive.

The modules will be finished in timber cladding which will echo that of the existing block and is an entirely appropriate material for the proposals location.



The design of the modules and the combination of construction materials means that the proposed building is:

Sustainable.

Energy efficient.

Maintenance free.

Modular construction is also less likely to adversely affect the site, units can be delivered to site as finished units which can be installed on to a new base which matches the size of the existing concrete base and be connected to the existing services.

The proposals are a modern and clean design which is a significant improvement on the lacklustre traditional stable block.

Services

Rainwater from the new building will discharge to internal rainwater pipes and discharge to the existing soakaways.

All new hard landscaping (examples below) will be constructed from permeable materials so as not to increase surface water runoff rates.



Space heating is proposed to be under floor hot water with radiators in the bathrooms supplied via air source heat pumps, combined with photovoltaic panels.

Foul drainage is expected to connect to the foul drainage septic system of the existing house, there is likely to be a pumped storage chamber, prior to the final discharge location.

Conclusion

This document and the accompanying Heritage statement have highlighted the merits of this scheme, which proposes the sympathetic replacement of the existing poor quality stable block with a well-considered, modestly sized and contemporary dwelling on the site, which is within the curtilage of the main house and does not adversely affect the character of the listed building or the wider historic landscape, further the size, scale, mass, form, siting, design and materials of proposals are appropriate to the character, appearance and setting of the site and the surrounding area.

The proposals are demonstrated to be in keeping with the character of the area and are in compliance with Policy GBR2 of the development plan and other relevant material considerations.

The Design and Access Statement, in conjunction with the submitted Heritage report show that the provision of this new building would be a clear improvement over the existing structure and would cause no harm to the setting and landscape of Hunsdonsbury.

As such the proposals should be granted planning permission.