

# QUINBURY COTTAGE

Hay Street, Buntingford

Design & Access Statement REV B

Full Planning

KIRBY COVE ARCHITECTS November 2023



# SUMMARY

## CONCLUSION

The proposals seek full planning permission for the erection of a 4 bedroom replacement dwelling.

The application site is situated within the Rural Area Beyond the Green Belt around 250m to the east of Hay Street and approximately 1km to the north of Braughing.

The building used to form part of the Quinbury Farm complex, but has been an independent residential dwelling for a number of years

The cottage is next to the Quinbury Farm complex, which used to be formed by a range of agricultural barns (some of them now demolished) and a dwelling. The farm complex, which is surrounded on all sides by open fields and woodland, is accessed from the B1368 via an existing single lane road.

The new dwelling has been carefully sited in the same location as the existing, in order to avoid any detrimental impacts on the amenity of occupiers of neighbouring buildings and land, and ensure that character of the area is not harmed.

The proposed building is exactly as per the extant permission 3/22/0138/FUL but the red line boundary has been adjusted since access to the site is no longer possible from the South, as this land has been sold. In order to allow for the new access to be from the East, the dwelling has been moved back slightly.

The scheme proposes improvements to the landscaping of the site, ensuring that the development is appropriately softened with hedging, planting and trees. And that the new scheme will represent a biodiversity gain.

Mature quality landscape on and adjacent to the site is being retained. New trees are being proposed to replace two low quality existing trees that are being removed.

The amount of build form in area and volume is equivalent to the dwelling that is being replaced plus approved permitted development rights 3/21/1751/CLPO, and is exactly as per the extant permission 3/22/0138/FUL.

The size, scale and mass of the replacement dwelling will not appear greater than the existing.

The proposed scheme is a sensitive design that takes cues from Quinbury Farmhouse and aims to create a sympathetic design that will enhance the character of the area.

All materials and detailing will be of high quality. Traditional materials will be used to create a building that complements the rural character of the area

The development proposes a number of sustainable initiatives that aim to achieve highly sustainable dwelling incorporating principles of passive design.

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SUMMARY

Introduction

01

## INTRODUCTION

This design and Access Statement has been prepared by Kirby Cove Architects in support of the detailed planning application for the erection of a highly sustainable replacement dwelling.

The application site is situated within the Rural Area Beyond the Green Belt around 250m to the east of Hay Street and approximately 1km to the north of Braughing.

The building used to form part of the Quinbury Farm complex, but has been an independent residential dwelling for a number of years.



1897 HISTORIC MAP

Site Context

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## SITE CONTEXT

### SITE LOCATION

The site is occupied by a two storey building, with a single storey lean-to construction to the East. The cottage is next to the Quinbury Farm complex, which used to be formed by a range of agricultural barns and a dwelling. Some barns are currently demolished and waiting for an appeal decision. Depending on the outcome of the appeal, the barns could be rebuilt, for this reason they will be considered in the document as part of the setting of the proposed building.

The farm complex, which is surrounded on all sides by open fields and woodland, is accessed from the B1368 via an existing single lane road.



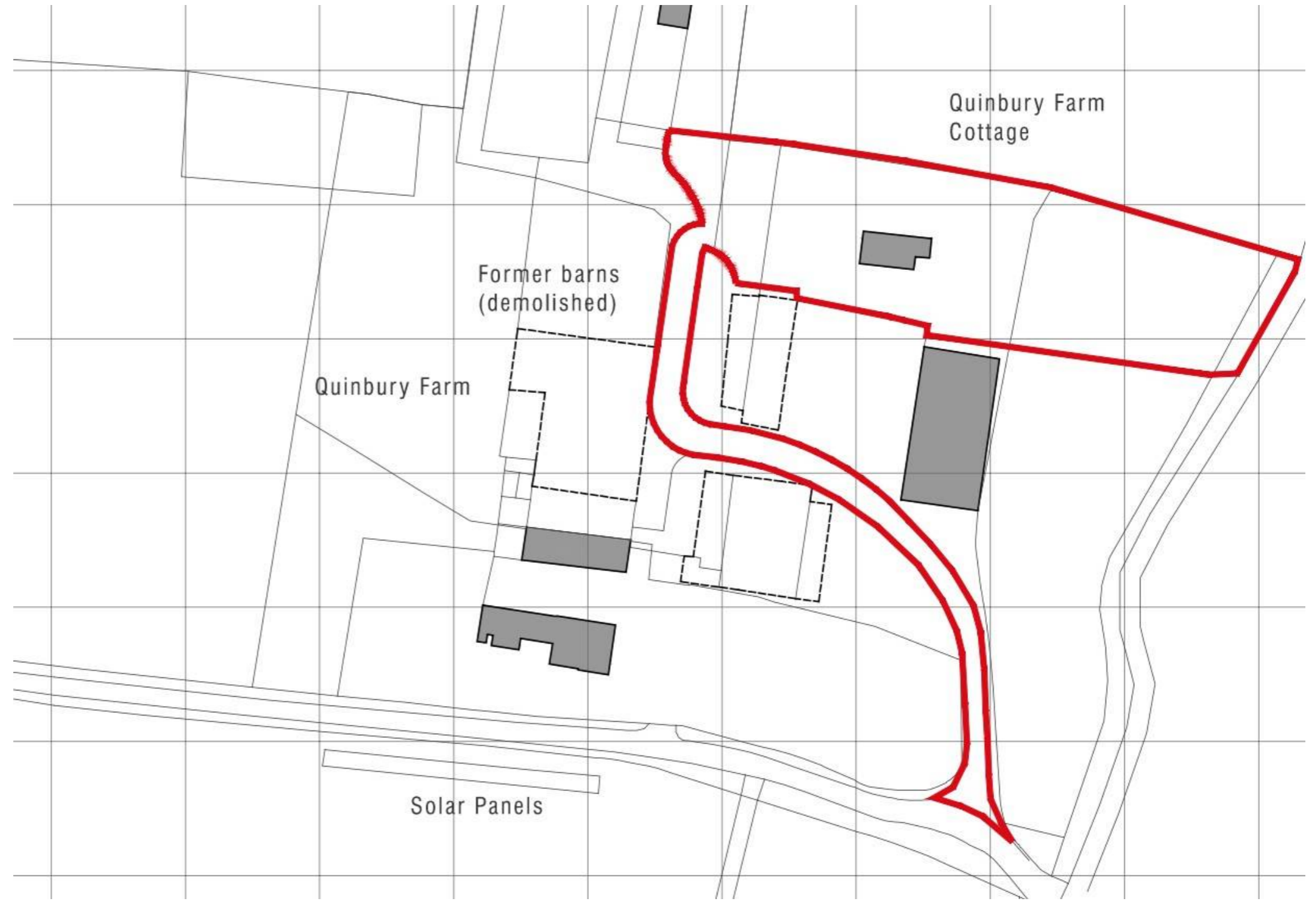
AERIAL IMAGE



# SITE CONTEXT

## RED LINE BOUNDARY

The OS Map shows more clearly the building and the site and their relationship with the surrounding buildings. The application site area extends to approximately 0.2ha.



OS MAP





# SITE CONTEXT

## SITE ANALYSIS

This height analysis represents the historic layout and heights found on the site. Buildings labelled 1, 2 and 3 are currently demolished but might be rebuilt.



HEIGHTS



# SITE CONTEXT

## SITE ANALYSIS

### TRANSPORT & SUSTAINABILITY

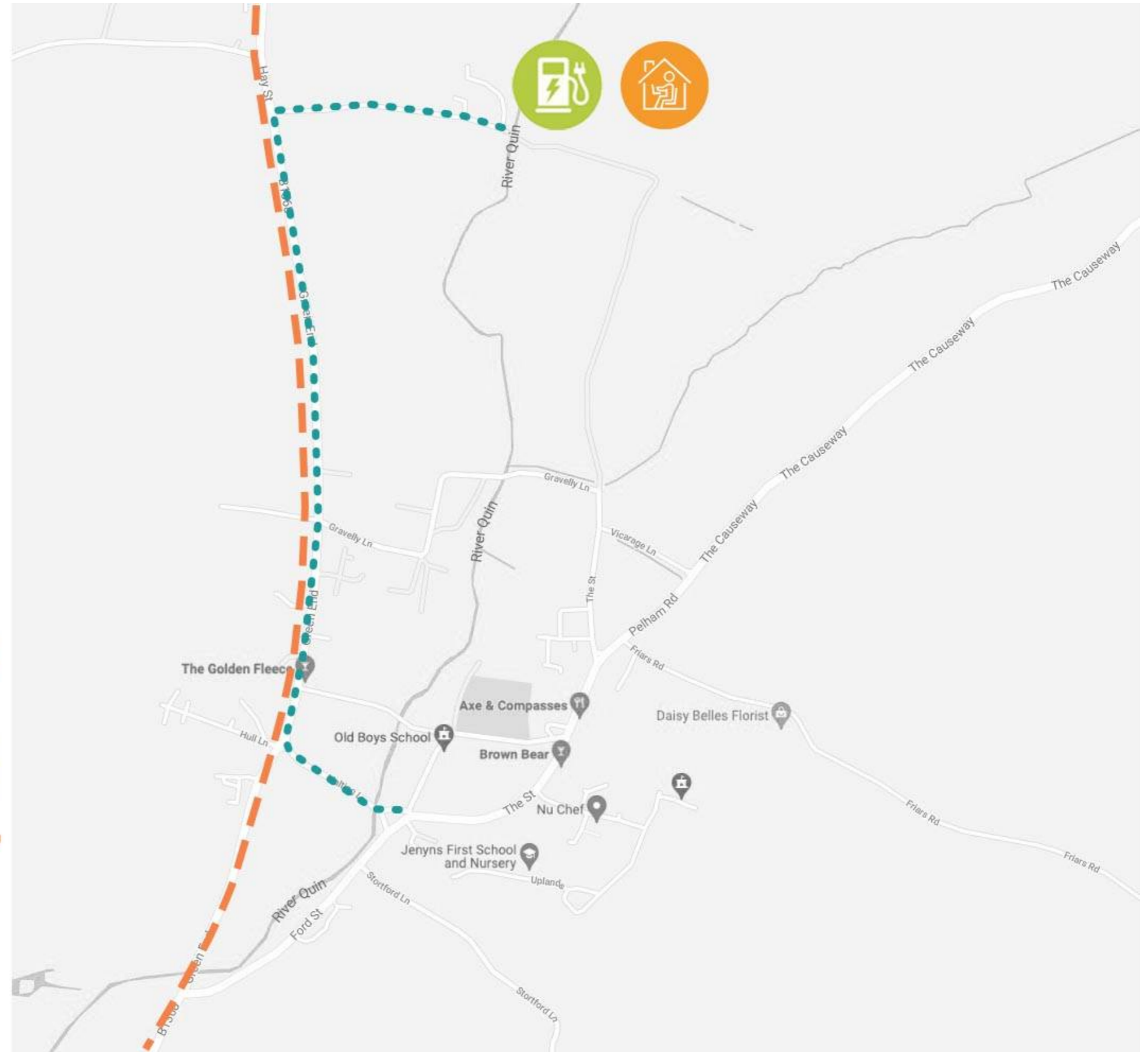
- The dwelling will be provided with homeworking facilities to allow working from home and reduce the need to travel to work.
- An Electrical Vehicle Charging Point will be provided on site
- The centre of Braughing can be reached via public path in 20 minutes/ cycled in 8min, where there's pubs, shops, schools and services.
- Hay lane bus stop is less than 5min walk from the site and has regular bus services to Hertford and Buntingford. From Hertford North London's King's Cross Station can be reached in under 50 minutes.

Homeworking facilities

Electric Vehicle Charging Point

Bus Service 331 Hertford - Buntingford

Public path



TRANSPORT ANALYSIS



# SITE CONTEXT PHOTOGRAPHS



01. TERRACES HOUSES in neighbouring Hay Street



02. ACCESS ROAD TO SITE from B1368



03. QUINBURY FARM BUILDING south of the site



04. QUINBURY FARM BUILDING and SITE ACCESS ROAD looking west



05. ACCESS ROAD and FIELDS south of the site



06. ACCESS TO QUINBURY FARM SITE looking north

SITE CONTEXT  
PHOTOGRAPHS



07. WEST BOUNDARY OF THE SITE



08. SOUTH EAST CORNER – existing dwelling



09. SIDE LEAN TO– existing dwelling



10. NORTH ELEVATION – existing dwelling



10. EAST ELEVATION – existing dwelling



11. WEST ELEVATION – existing dwelling

# SITE CONTEXT CONSTRAINTS



CONSTRAINTS



# SITE CONTEXT OPPORTUNITIES



Access from Right of way

Existing landscaped areas

Existing paved/ developed areas

Views towards open space

Farm layout (prior to demolition)

OPPORTUNITIES

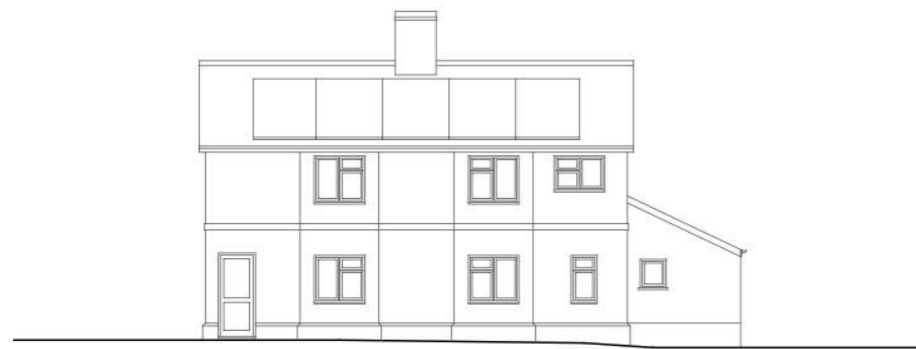


Existing Dwelling

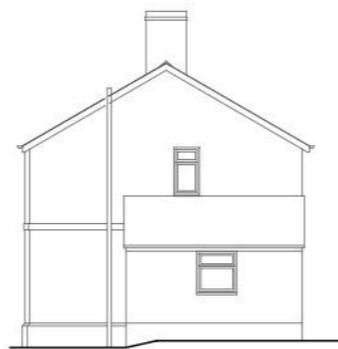
03

# EXISTING DWELLING

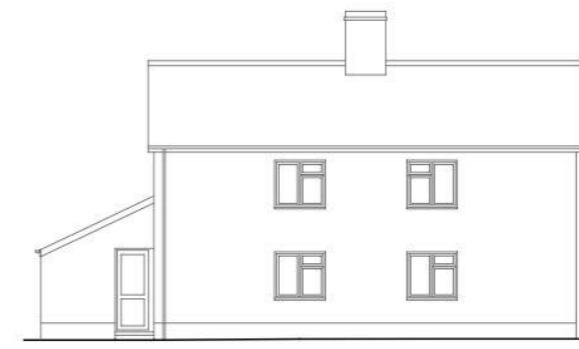
The existing cottage is a 2 storey structure, with duo pitch roofs and a side lean to. It was probably quite modestly built and has no features that are worthy of retention. it is quite unremarkable in its appearance.



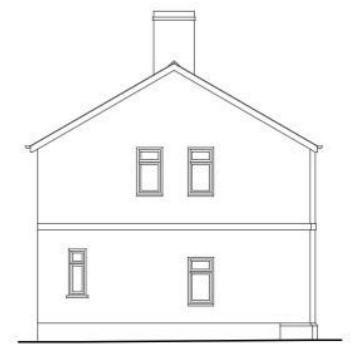
**FRONT ELEVATION**  
existing | south 1:100



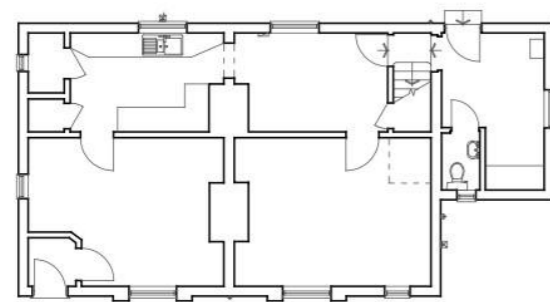
**SIDE ELEVATION**  
existing | east 1:100



**REAR ELEVATION**  
existing | north 1:100

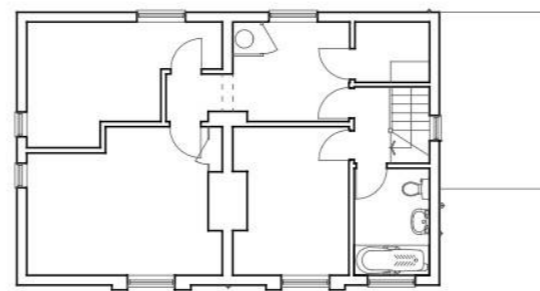


**SIDE ELEVATION**  
existing | west 1:100



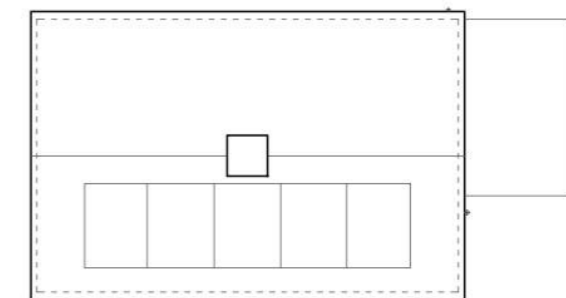
**GROUND FLOOR PLAN**  
existing | 1:100

GIA=73sqm



**FIRST FLOOR PLAN**  
existing | 1:100

GIA=62sqm



**ROOF PLAN**  
existing | 1:100

TOTAL GIA=135sqm



Unexpended PD rights

04

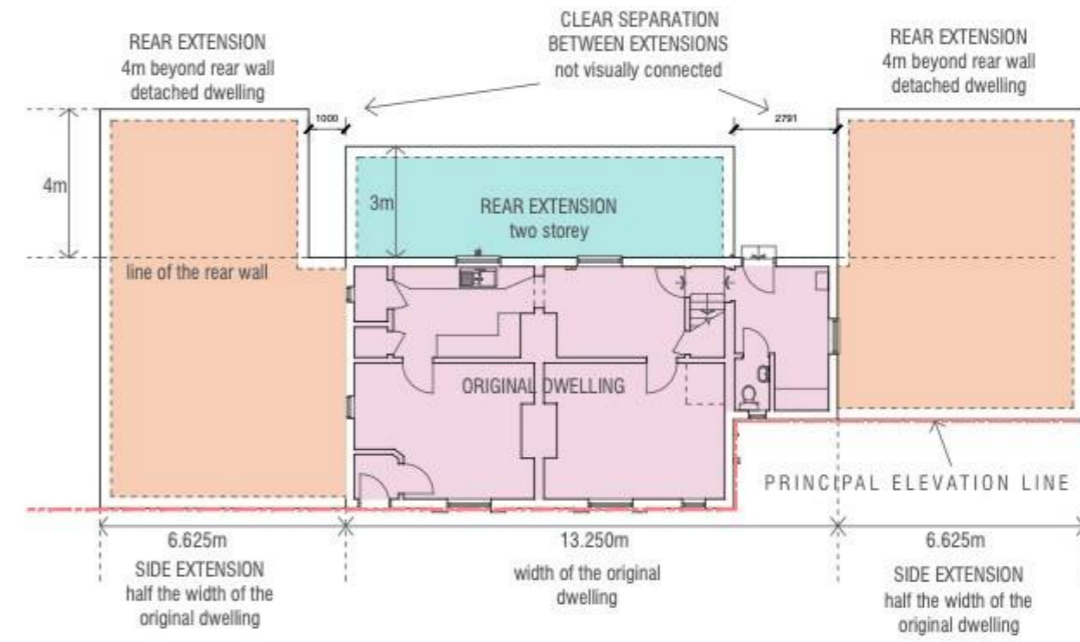
# UNEXPENDED PD RIGHTS

PERMITTED DEVELOPMENT CERTIFICATE 3/21/1751/CLPO

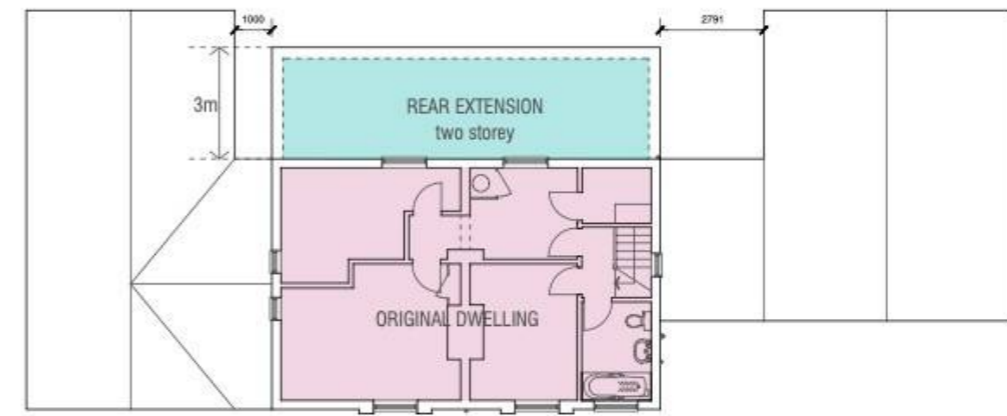
On September 1<sup>st</sup> 2021 a permitted development certificate was approved by the Local Authority for a two-storey rear extension and two single-storey side extensions.

These extensions amounted to a total GIA of 302m<sup>2</sup> and a total volume of 1,031m<sup>3</sup>.

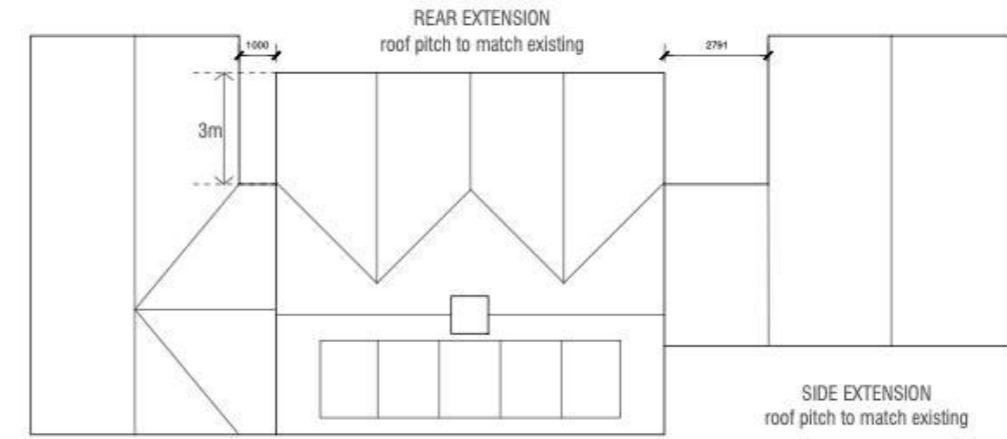
Should all these extensions be implemented the resulting dwelling would be quite unremarkable. It is for this reason that a replacement dwelling is proposed.



GROUND FLOOR PLAN proposed | 1:100 GIA=211sqm



FIRST FLOOR PLAN proposed | 1:100 GIA=91sqm



ROOF PLAN proposed | 1:100 TOTAL GIA=302sqm TOTAL VOLUME=1,031m<sup>3</sup>



Site Layout

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# SITE LAYOUT

## SITE PLAN

### SUMMARY

### DWELLING

4 bedroom/ 6 people

### CAR PARKING

#### OFF-STREET:

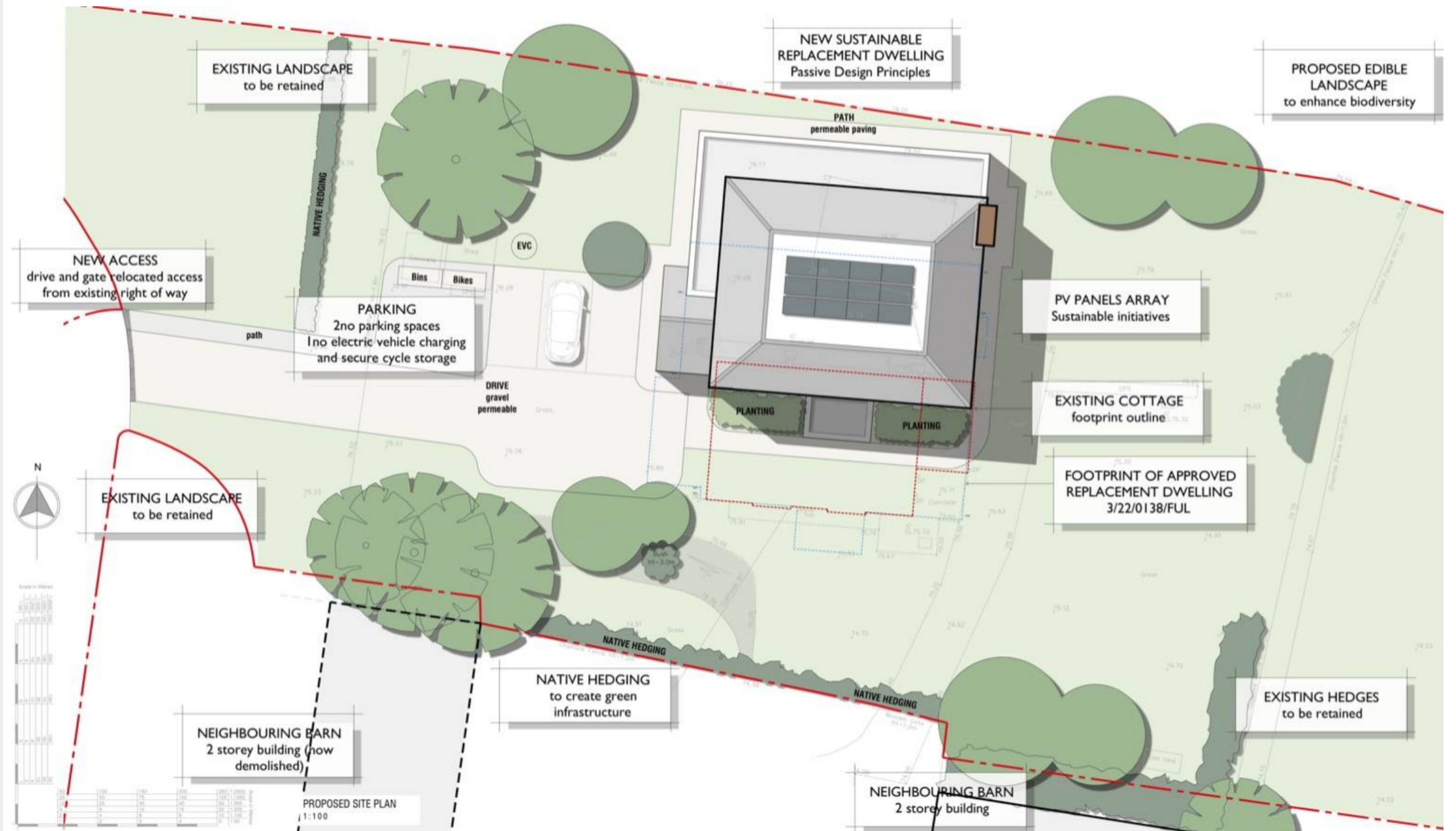
Parking spaces: 2

Electric Vehicle Charging: 1

TOTAL: 3

### CYCLE PARKING

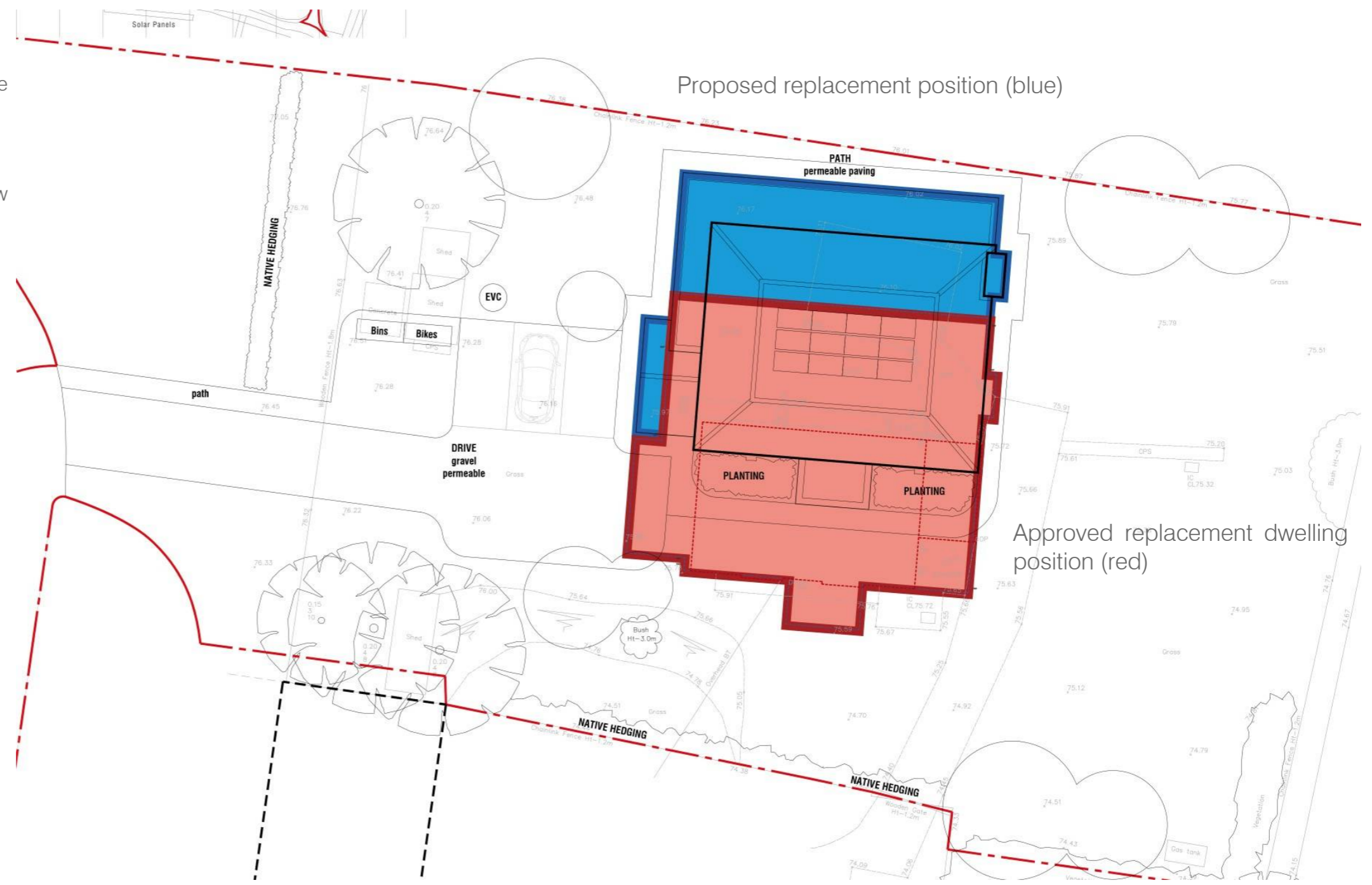
PROVIDED: 2 spaces  
in bike store/ secure location



SITE PLAN

# SITE LAYOUT SITTING

- New building proposed to be moved back
- Greater distance to neighbouring dwellings to the South
- Adjustment needed in order to work with the new access and drive to the West



SITTING OF NEW DWELLING

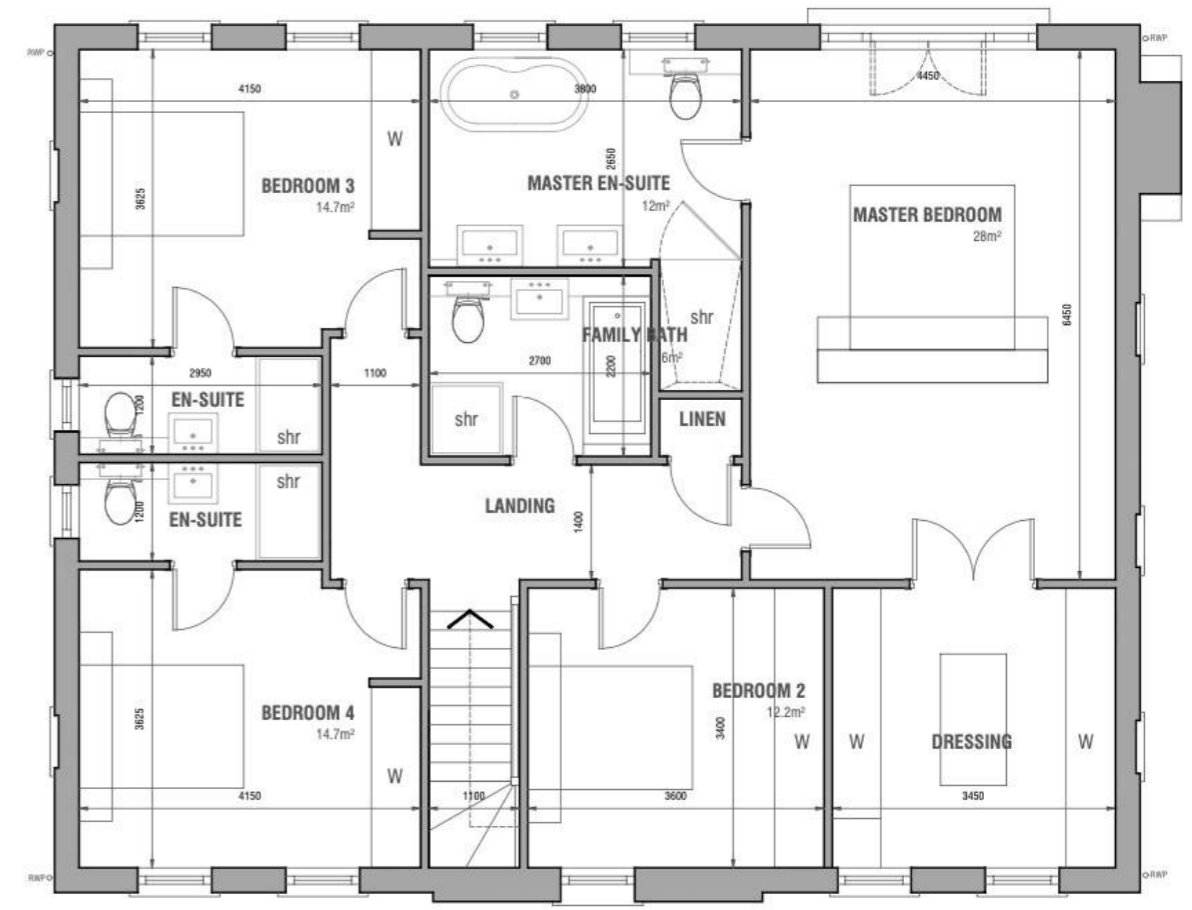
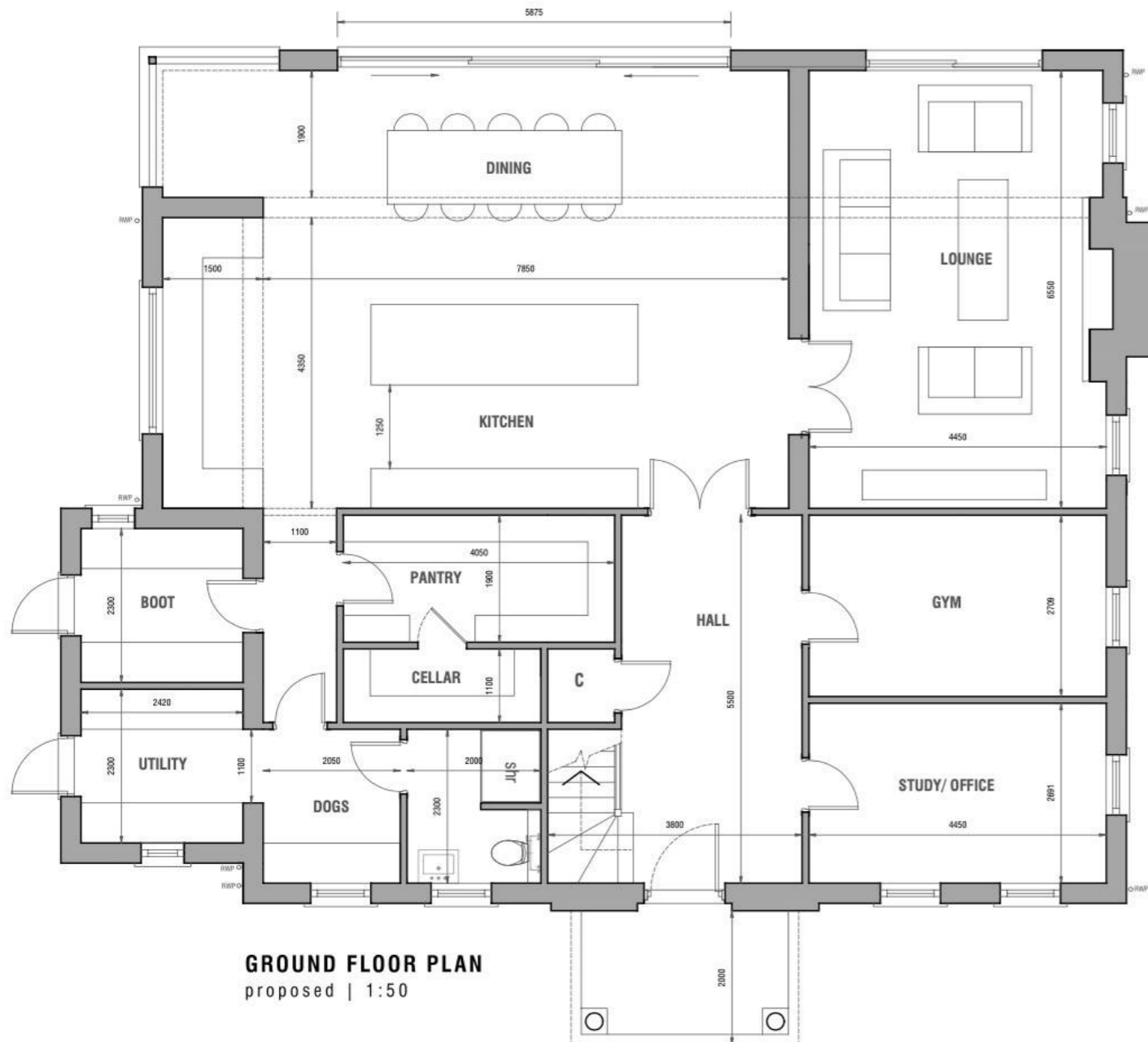
Proposed Plans

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# PROPOSED PLANS GENERAL ARRANGEMENTS

The dwelling provides comfortable overall Gross Internal Floor Area (GIA) and bedroom sizes in accordance with the Ministry of Housing, Communities & Local Government's (MHCLG, 2016) nationally prescribed space standards.

Schedule of Areas GIA (Gross Internal Areas)			
UNEXPENDED PD RIGHTS		REPLACEMENT DWELLING	
Ground Floor	211 m <sup>2</sup>	Ground Floor	175 m <sup>2</sup>
First Floor	91 m <sup>2</sup>	First Floor	125 m <sup>2</sup>
<b>TOTAL</b>	<b>302 m<sup>2</sup></b>	<b>TOTAL</b>	<b>300 m<sup>2</sup></b>
Volume	1,031 m <sup>3</sup>	Volume	932 m <sup>3</sup>



# PROPOSED PLANS

## SITE ACCESS, PARKING & REFUSE STRATEGY

Bins have been conveniently located with easy access from side access to utility area.

### TRAVEL DISTANCES

- Bin storage area less than 30 metres from dwelling
- Collection point less than 25 metres from bin storage area
- Refuse collection crew less than 15 metres from collection point to refuse vehicle.
- Refuse vehicle reverse distance less than 10 metres.

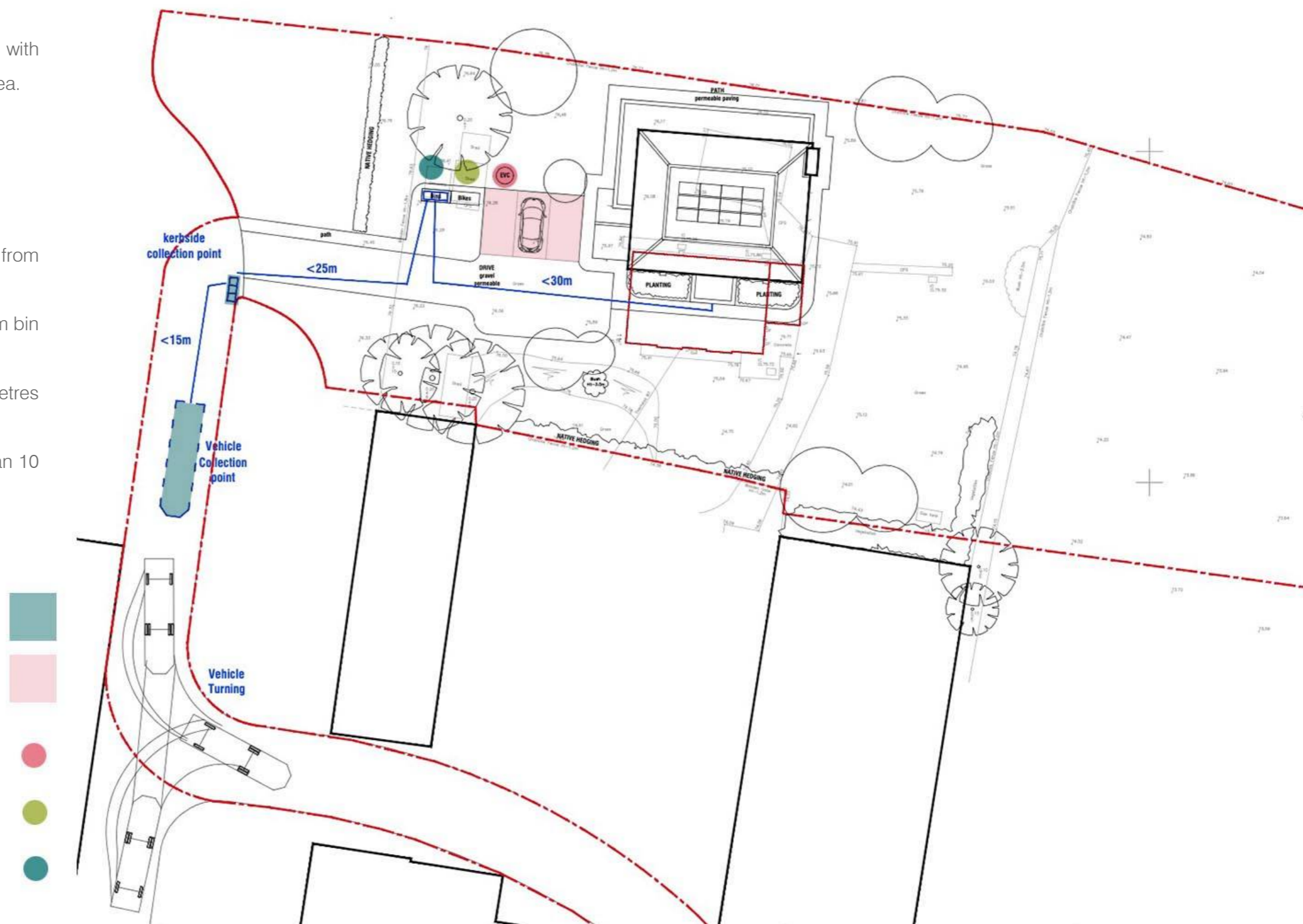
Bin/ Refuse Vehicle Collection Point

Off-street parking

Electric Vehicle Charging Points

Cycle store

Bin location



SITE PLAN



# PROPOSED PLANS PROPOSED AMENITY

The scheme proposes improvements to the landscaping of the site, ensuring that the development is appropriately softened with hedging, planting and trees.

All quality landscape on and adjacent to the site is being retained. New trees are being proposed to replace two low quality existing trees that are being removed. Arboricultural surveys and assessment reports by GHA Trees accompany the application.

The landscape scheme proposes native planting and nectar-rich plants that will enhance wildlife.



LANDSCAPE PLAN – Extract drawing 305C

Proposed Elevations

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# PROPOSED ELEVATIONS

## SIZE, SCALE AND MASS

- The size of the proposed dwelling **932m<sup>3</sup>**  
not larger than  
Existing + Unexpended PD rights **1,031m<sup>3</sup>**
- Scale especially when seen from the front is less than existing + PD rights as shown on the diagram



### SCALE AND BULK COMPARISON

## PROPOSED ELEVATIONS

### CHARACTER OF THE AREA

The main architectural reference in the vicinities of the site is the Quinbury Farmhouse. Inspiration is taken from features and detailing found in this building, in order to complement and enhance the character of the area.

- Red multi brickwork
- Brick band details
- Brick window heads
- Slate Roofs
- Stone window cills
- White timber sash windows
- Slates
- Brick mensula eaves detail
- Cast iron effect rainwater goods
- Detailed chimneys



QUINBURY FARMHOUSE  
details and features

# PROPOSED ELEVATIONS

## DESIGN AND MATERIALS

### FRONT ELEVATION

All materials and detailing are to be of high quality. Traditional materials will be used to create a building that is appropriate to the character of the area.

- Red multi brickwork
- Brick band details
- Flat Arch Brick window heads
- Slate Roofs
- Stone window cills/ porch
- White timber sash windows
- Slates
- Dentilled brick eaves detail
- Cast iron effect rainwater goods



FRONT ELEVATION – South

# PROPOSED ELEVATIONS

## DESIGN AND MATERIALS

### REAR ELEVATION

The rear elevation takes a more contemporary language at ground floor, where large amounts of glazing and big spans take centre stage

- Powder coated, low profile sliding doors
- Soldier brick course detail
- Recess brick panels



REAR ELEVATION – North

Sustainability

08

# SUSTAINABILITY

## FABRIC FIRST DEMAND – REDUCTION MEASURES

- Energy efficient building fabric over and above BR requirements
- High efficiency triple-glazed windows
- Quality build – Air-tightness
- Efficient building services – high-efficiency heating systems
- Low energy lighting

## WATER CONSERVATION

- Aerated fittings/ Dual flush toilets
- Showers to all en-suites
- Rainwater harvesting/ reuse
- Grey water recycling

## DRAINAGE STRATEGY – SuDS

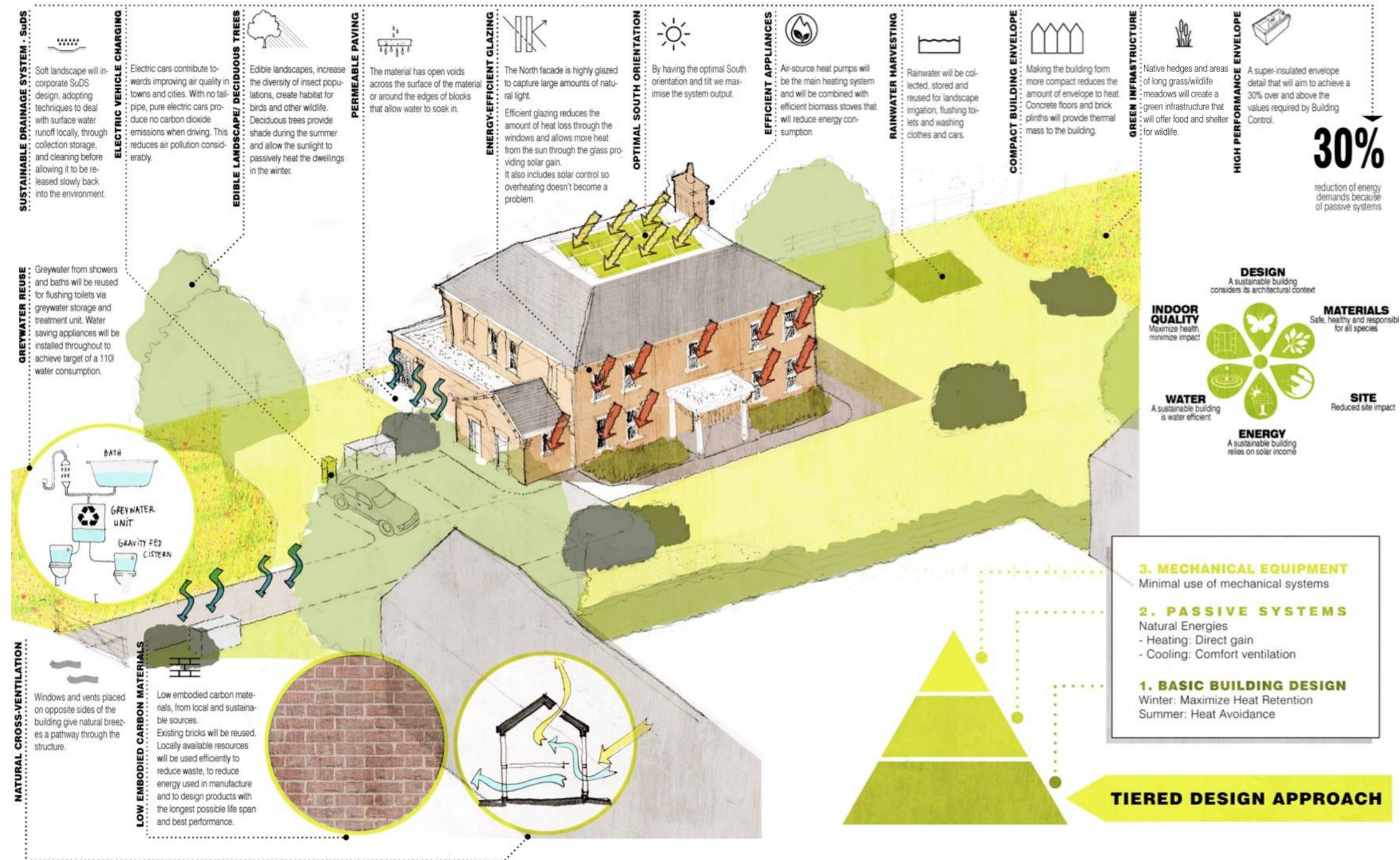
- Permeable paving
- Soakaways/ Rainwater harvesting
- ACO/ slot drains to all level thresholds

## TRANSPORT

- Cycle storage above the requirements.
- Passive vehicle charging points

## LANDSCAPING

- Retention of quality mature landscape
- Native hedging /native ornamental species
- Shrubs for wildlife/ New fruit trees – edible landscape



## SUSTAINABLE STRATEGY



Summary

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