

DESIGN AND ACCESS STATEMENT

for

PLANNING APPLICATION

for

**THE DEMOLITION OF EXISTING LIGHT INDUSTRIAL B2 USE
BUILDINGS AND THE ERECTION OF A NEW SINGLE STOREY THREE
BEDROOM DWELLING**

on

**LAND ADJACENT TO BOURNE VILLA
BAKERS END
WARESIDE
HERTS SG12 7SH**

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INTRODUCTION

This Design and Access Statement is being submitted on behalf of the site owner in support of the Planning Application.

The proposal is for the removal of the existing B2 Light Industrial Use, and provide a single storey dwelling in place of the existing buildings including parking and other associated works.

The Applicant's vision for the Site is a high quality environment for either a local couple who wish to down size and still live in the area in a property that provides accommodation all on one level and enjoy a reasonable size garden. Such properties have now become very rare and no new bungalows are being built by any of the House Building Developers in the area. Alternatively, it could be for a young professional couple who work from home.

In addition it is proposed to construct the property to Passivhaus Energy and Comfort Standards.

This statement explains the design principles and concepts that have been applied by reference to the following:

Physical and historical context

Amount, layout and scale of development

Appearance

Landscaping

Planning Policies have been addressed in the Planning Statement.

SITE DESCRIPTION and HISTORY

The application site abuts the Bourne Villa which was originally a part of Bakers End Nursery but is now owned by the owner/occupier of Bourne Villa.

Bourne Villa, which is outlined in blue on the submitted proposed site plan along with the application site, outlined in red, was once the residential unit serving the Nursery Site. The area outlined in blue became separated from the Nursery Site in the 1960's, and a part of what is the application site became an area used for storage and workshop within the existing buildings for the operation of a steel working business. A Certificate of Lawfulness (3/94/0413/CL) was issued in November 1995 confirming industrial use within Class B2 and for the storage and repair of agricultural machinery.

The workshop is of brick construction with a footprint of approximately 45 sq m plus an open sided lean-to of 30 sq m and a garage building of 18 sq.m. to the north, all within the curtilage of the industrial unit.

The brick workshop is currently being refurbished and the lean-to structure is to be replaced. The area of land to which the Certificate relates, together with the access and associated turning area, is 600 sq m, although prior to the applicant acquiring the site it was evident that the authorised light industrial activity extended beyond the land covered by the Certificate.

WIDER CONTEXT

Baker's End lies to the east of Ware and is accessed from either Fanhams Hall Road or the B1004 further to the south. Neither is particularly suited to commercial traffic due to restricted width and poor alignment. The unclassified road (U151) which connects the hamlet of Bakers End to Babb's Green to the south is a sunken lane with quite high embankments on either side. A sign at the southern end of the U151 (as one turns off the B1004) advises that the route is not suitable for HGVs.

DESCRIPTION OF THE PROPOSAL

It was the intention of the applicant to intensify the light industrial use, thus the reason why he has started to refurbish. However as the buildings are close to his residential property and other neighbouring properties it has been suggested that this legal light industrial site could, sometime in the future, effect the living conditions within Bourne Villa and the other neighbouring properties. It is therefore for this reason why an application has been submitted for a modest size residential property on this site and so relinquish the B2 Use.

DESIGN

Baker's End is a small ancient hamlet of mixed residential and agricultural character, located within the parish of Wareside. There are about eleven existing dwellings within the hamlet of varying styles and ages, several of which are listed buildings. In addition to Poplar Villa (re-named Wren Cottage) these include the 17th. century (or earlier) farm house at Castlebury on the western edge of the hamlet together with its grade II listed 18th. century aisled barn and an 18th. century stables and granary; a grade II late Medieval timber framed dwelling with a peg tiled roof known as Hall House located to the north of the road junction; Tudor Cottage also late Medieval and listed grade II located on the southern edge of the hamlet and Bakers End Cottages which front the road junction. Also of timber frame construction clad with weather boarding and listed for their group value.

There is no obvious pattern to the distribution of buildings throughout the hamlet, the best description probably being that it is loose knit. Whilst the core of the village of Wareside has Conservation Area status this does not extend to Baker's End.

Appearance

As the proposed dwelling is intended to be a 'Passivhaus' it is simple in design and by introducing timber cladding to the property it will give the appearance of a typical building found in a rural area and will therefore be in keeping with the surrounding area.

Layout

The orientation of the proposed dwelling is dictated by the size, location and shape of the site and its relation to neighbouring property. Therefore the dwelling has been laid out so that there are no habitable windows overlooking the neighbouring properties. Furthermore the proposed development would not block any views from existing neighbouring properties.

Scale and Amount

The scale of the dwelling proposed will be in keeping with the surrounding buildings. The floor area is 115 sq.m. which is a modest 40% greater than the floor area of the buildings being demolished.

Accommodation.

The accommodation to the proposed dwellings will all be on one level and comprise of an open plan kitchen/ dining area/ lounge, utility room, bathroom and 3 bedrooms, one of which will have en-suite facilities. The second bedroom would be a guest bedroom and the third small bedroom would be for either a hobby room for a retired couple or an office for a professional couple working from home.

The dwelling will be to Lifetime Homes standard and fully accessible to mobility standards.

ACCESS, PARKING and AMENITY

Access into the application site from the U151 is taken between Bourne Villa and The Brae. This access drive is under the ownership of Bourne Villa and is also used to access Bakers End Nursery and the bungalow.

The proposed new driveway leading off from the access drive leads to the front door of the new property which will have level thresholds for wheelchair use in compliance to Part M of the Building Regulations. There will be a car parking space with a width of 3300mm to Mobility Standards and space to turn in order that the site can be egressed in a forward direction.

The proposal meets the Council's policy of providing 2.25 car parking spaces for a 3 bedroom dwelling.

The property has the benefit of generous size front and rear gardens which are much larger than the gardens now being provided in new developments.

LANDSCAPING

The application site contains an existing native hedgerow on the north-east boundary and it is proposed to plant native hedging to the north-west boundary abutting Bourne Villa and to the south-east boundary abutting Bakers End Nursery. There will also be some tree planting to the front and rear of the proposed dwelling which will be to the approval of the Local Authority.

The property will not be visible from across the open countryside.

The access drive and manoeuvring areas will be surfaced with gravel and the parking area and forecourt in front of the dwelling will be surfaced with porous block pavers to enable its use by wheelchair users.

The following key points are highlighted:-

- Additional native hedgerows will be provided where required.
- Within the site new native tree species will be planted.

ENERGY EFFICIENCY

The aim of this development is to construct the properties to Passivhaus Energy and Comfort Standards.

- Energy efficiency /CO₂
- Water efficiency
- Household Waste Management
- Use of Materials
- Electric Car Charging point will be installed

Construction

The external walls comprise of cavity walls with 300mm cavity, fully insulated providing a thermal insulation far above what is required under building regulation.

Water Efficiency and Recycling

The property will be fitted with dual flush toilets, spray taps and water efficient showers. Recycling bins will be built into the kitchen and low energy light fittings throughout.

Hot Water

It is proposed to supply hot water by a Solar Panels. This comprises of panels which provides heat and electricity making the system Zero Carbon, as the pump for the water circulation is solar powered.

Flooding

The site is not within a flood zone and there are no flood risks to deal with.

Contamination

The Contamination Walk Over Assessment confirms that there is no sign of any contamination but due to the history of the site and its use being classified as B2 Light Industrial it is suggested that a condition be imposed on a planning consent that prior to commencement of any building work soil samples should be taken from trial holes on the site and sent away for Laboratory testing. If any contamination is found a remediation scheme will then be submitted for approval from the Local Authority.

Biodiversity.

There are no issues with regard to Biodiversity as there are no features on the site that would encourage wildlife that would be effected by the proposed development, however as it is proposed to demolish the buildings on the site a Bat Survey has been carried out and submitted with the planning application.