

128423: DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT AT:

FOX AND HOUNDS, BROMLEY, STANDON, WARE, SG11 1NX

25.10.23

Introduction

This statement is to be read in conjunction with the accompanying existing drawings, proposed drawings, and heritage statement forming the proposed works.

Location

The site is located within the Northwest of the grounds of an existing detached house, named Fox and Hounds (listed grade II). Bromley Lane flanks the Southwest of the site. A public footpath flanks the Northwest boundary. The grounds of a nearby house are against the Northeast boundary.

Approximately 4km to the Northwest is the village of Standon.

Approximately 5km to the East is the market town of Bishops Stortford, with multiple hamlets and villages between.

Within Standon and Bishops Stortford a wealth of facilities including schools, shops, restaurants, coffee shops, banks, public houses and public transport etc are available.

The site

The existing house on the site known as Fox and Hounds was first listed, grade II on the 23rd November 1983 (list no. 1175249), with a moderately detailed listed description, dating its origins back to the 17th century. The property has also undergone multiple alterations. This is elaborated upon in more detail within the accompanying heritage statement.

The site is 2760m² with the existing house (to be retained) and access positioned to the Southeast. To the Northwest of the site is a tennis court, swimming pool and pool house.

The site boundaries are well defined and lined with established trees. This is elaborated upon in more detail within the accompanying arboriculture tree survey and report.

The site is not within a conservation area.

The proposals

The proposals seek to demolish the existing tennis court, swimming pool and pool house. Split the site into two separate sites, at the central narrow point of the site.

Provide a proposed access from Bromley Lane on the Southwest boundary, leading to the proposed detached house.

The proposed detached house and proposed detached garage annex are positioned centrally within the proposed site, and are approximately 58m Northwest from the existing and retained Fox and Hounds.

No part of the heritage asset with any historical significance is affected. This is elaborated upon in more detail within the accompanying heritage statement.

Materiality

The proposed detached house and detached garage annex are to be finished externally with the following materials; external walls: facing brick plinth and timber cladding above, roof; clay plain tile and rolltop lead, rainwater goods: PPC steel, windows and doors: aluminium and timber.

The material palette is of a rural context with natural and a handmade traditional appearance except for the windows and doors which are contemporary.

Design & Access Statement

In accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2010 as amended a design and access statement is required to support the application. The proposals are considered under the following headings :

(a) explain the design principles and concepts that have been applied to the development.

The key principles guiding the project are to preserve and/or enhance the heritage asset known as Fox and Hounds. In addition to proposing a detached house that immediately beds into its surroundings, local context and setting as to not impose on the surrounding existing group of properties. Neither to interfere and/ or disrupt the existing established trees on the site.

This is proposed by dividing the site at a natural point to form an additional residential plot to the Northwest. The proposed detached house and garage annex are also positioned centrally within the proposed plot in a courtyard/ farmyard type arrangement to suit the rural context and surrounding

properties. This also creates approximately 58m distance between the proposed and existing Fox and Hounds property.

The proposed materials are natural and handmade materials to the extension and alterations, and of a contrary contemporary nature for the rear Crittal doors, the latter enables the buildings history and evolution to be clearly read.

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.

The heritage significance of the Fox and Hounds has been appraised in the accompanying Heritage Impact Assessment. This includes an assessment of the age and significance of the existing retained building and the visual impact of the proposals both in the public realm and from within the site. The design of the proposed detached house and detached garage/ annex has aimed to be distanced from and not to visually dominate the setting of the existing heritage asset known as Fox and Hounds.

The proposed layout of the proposed detached house and garage annex reflects the context of the site and surroundings by way of its rural design and reflection of the surrounding existing properties.

(c) explain the policy adopted as to access, and to how policies relating to access in relevant local development documents have been taken into account.

The general Design Policy GEN2 of the adopted Local Plan 2005 includes a criterion that a new building must provide an environment which meets the reasonable needs to all potential users. The proposed detached house and detached garage annex will provide level thresholds, habitable and sanitary accommodation on the ground floor, all in accordance with approved document part M of the building regulations.

The proposed vehicular access to the proposed development is located on the Southwest boundary to Bromley Lane, positioned to limit any impact on the existing established trees lining the site and to achieve a suitable visibility splay. Both of which are elaborated upon respectively within the accompanying arboriculture survey/ impact assessment and highways consultant survey and report.

The existing vehicle access to the site is to be retained for the sole use of the existing building known as Fox and Hounds. The proposed via the existing shared driveway adjacent the property and the existing vehicle gate to the Western site boundary.

The existing public footpath to the North West of the site is unaffected.

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been of the outcome of such consultation.

No consultation relating to access has been undertaken due to the scale of the proposals.

(e) explain how any specific issues might affect access to the development have been addressed

The existing established trees and visibility splays will affect the positioning of the access to the site.

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