



Heritage / Design and Access Statement

relating to the erection of a replacement single dwelling

at

Dingley Dell

The Street

Furneux Pelham

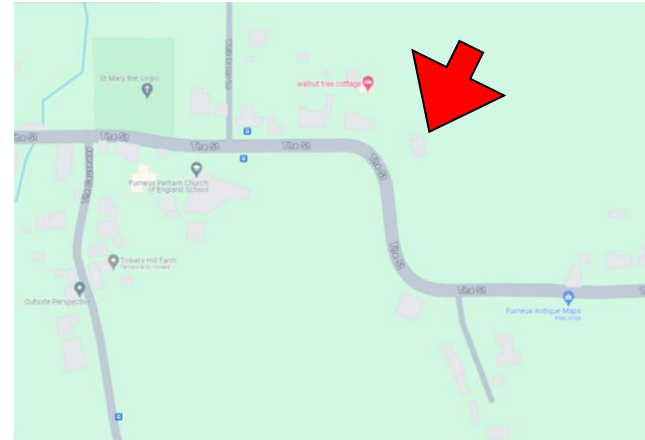
Nr Bishop's Stortford

Hertfordshire

SG9 0LJ

Introduction:

This Design and Access Statement is prepared by Marlin Design Ltd. It supports the application submitted on behalf of our client, the applicant, relating to the demolition of the existing single storey dwelling to make way for a new single storey dwelling.



The property to which this application relates lies in the heart of the Hertfordshire village of Furneux Pelham. The site is in a prominent position and bounded to the north and east side by open fields.

The property is of timber framed construction and built in the 1940s, the detached garage being used as the village Post Office. Upto the summer of 2023 the property had been owned and occupied by Mr. Sortwell for some 48 years. Viewed from the west Dingley Dell can be viewed in conjunction with the adjacent property of Lodge Farm Cottage, a Grade II listed Victorian property. This property is considerably closer to the main road than the application property. The open space between neighbouring properties at this point in the village affords views across open countryside. The setting of Dingley Dell is simple and uncluttered. There are a number of trees across the front boundary to Dingley Dell, as well as mature hedging around the entire boundary line.

A number of recent new build projects within the village, and close to the application site, have impacted the street scene with a large detached dwelling built to the west of Lodge Farm Cottage and also a new dwelling built to the rear of Blacksmith's Cottage. These are all substantial dwellings and imposing on the street scene.

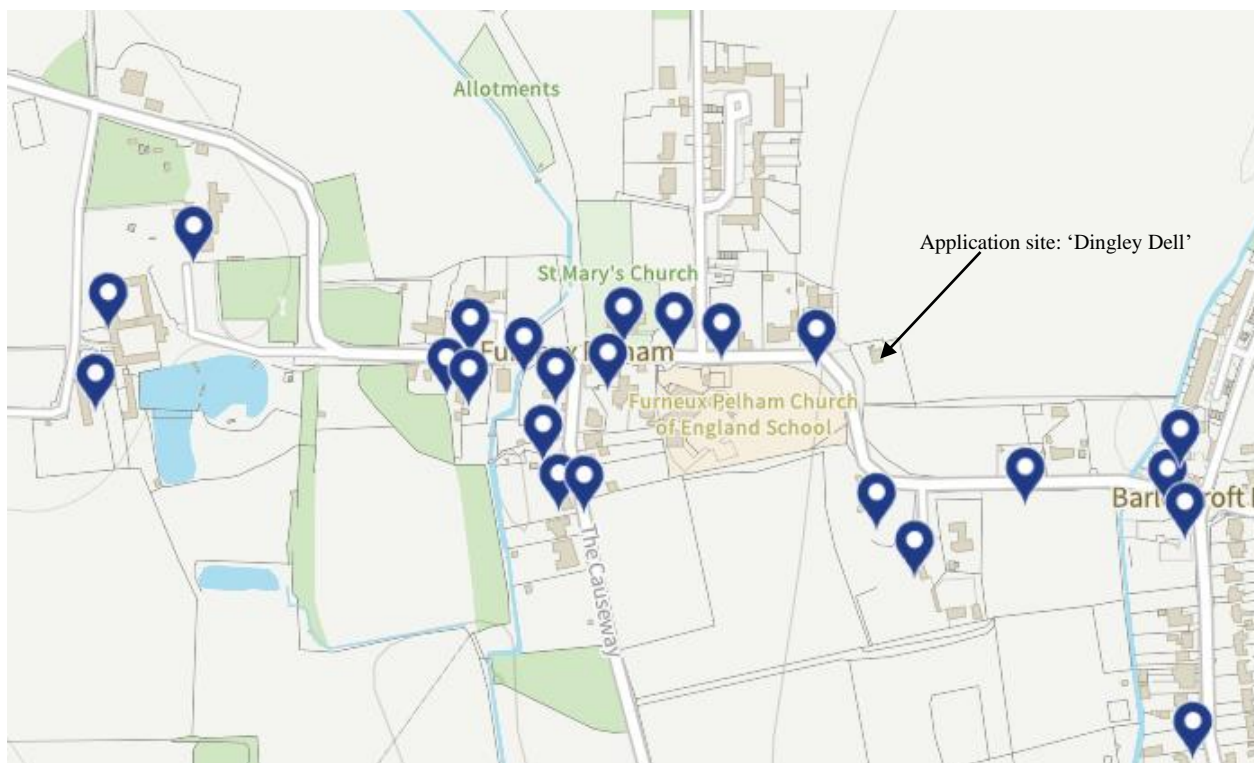


Historic mapping:



Map dated Circa 1899

Historic England map showing extent of listed buildings in the village Dec 2023



Policy:

The village of Furneux Pelham is classed as a Group 2 village by East Herts Local Plan 2018. This allows limited infill development and notes that all development should:

- (a) Relate well to the village in terms of location, layout and connectivity;
- (b) Be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality;
- (c) Be well designed and in keeping with the character of the village;
- (d) Not represent the loss of a significant open space or gap important to the form and/or setting of the village;
- (e) Not represent an extension of ribbon development or an addition to an isolated group of buildings;
- (f) Not unacceptably block important views or vistas and/or detract from the openness of the countryside;
- (g) Not be significantly detrimental to the amenity of neighboring occupiers

Physical:

The site is generally level throughout the main area.

There are no alterations to the existing Planning Classification use of the building resulting from this proposal.

The Proposal:

The proposal is to demolish the existing dwelling, whilst retaining the existing detached garage. The existing dwelling would be replaced by a new single storey dwelling of a similar height to that of the the existing. Whilst occupying a larger footprint on the site the new dwelling will have no larger an impact on the amenity of the village than the existing dwelling.

With black charred timber cladding, black slates, and black alluminium windows and doors, this new dwelling will be no more prominent in it's setting than the existing dwelling.

The new dwelling does not encroach to the north, or the west, beyond the respective walls of the existing dwelling. All footprint increase is to the east and south.

It is proposed to construct the new dwelling from SiPs panels, being used for walls and roofs. With Air Source Heat Pump, under floor heating & triple glazed windows this provides for a house with very low running costs and minimal environmental impact.

Roof tiles from the existing dwelling are proposed to be reused on the existing garage roof.

Where possible timber from the existing dwelling can be reused to minimise the removal of waste from the site and all masonry crushed on site to be repurposed as hardcore.

Access:

A new vehicle access is to be created with a short area of the existing front hedge to be removed. Replacement hedging of equal amount and type is proposed to the southern end of the front hedge; the existing vehicle access is to be maintained as is.



View looking left from proposed new vehicle entrance



View looking right from proposed new vehicle entrance



Position of new vehicle entrance

Planning history:

An on-line planning search has indicated a planning history relating to the site. The following list indicates a summary of the applications available to public view on the East Herts District Council website:

3/20/2017/FUL-Replacement dwelling-Granted with conditions-16.12.2020

3/17/0632/FUL-Replacement dwelling-Refused 12.05.2017-Appeal allowed with conditions

Summary:

The proposed new dwelling has no detrimental effect to the village as a whole and offers no detrimental effect to the existing neighbouring properties. With the materials proposed the new dwelling will be in keeping with the village, and character created by the existing dwelling. There is no effect to the open space, views or vistas, or loss of space between adjacent buildings and has no detrimental effect on the setting of the village or openness of the countryside. The proposed new vehicle access improves the access provides a safe forward entry and exit from the site and the new dwelling will vastly reduce any draw on local energy resources. With this in mind we look forward to receiving Planning Consent for this proposal.

Marlin Design Ltd:

Tel:

London office: 0207 118 3039

Bishop's Stortford office: 01279 933039

Stevenage office: 01438 530039

Email: admin@marlin-design.co.uk

www.marlin-design.co.uk

MARLIN Design Ltd., Design & Access Statement, Dingley Dell, The Street, Furneux Pelham, Herts SG9 0LJ