



Proposed Development of Two Houses at **The Spinney**

High Road, Essendon, Herts, AL9 6HP

Design & Access Statement

Submitted in support of an Application for Planning Permission

prepared by **Chassay Studio Ltd**, architects

for Lime Interiors

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Lime Interiors has commissioned Chassay Studio to design two new houses to be built at The Spinney, Essendon.

Lime Interiors is a development company based in St.Albans, Herts, with a track record of producing high quality developments in St.Albans and Brookmans Park.

The brief is to design two houses of high quality that will grace the beautiful setting that the site offers. The plans are laid out to suit a contemporary life style.

This report is accompanied by the following:

Planning Statement
 by Dominic Lawson Bespoke Planning

Landscape & Visual Impact Assessment
 by Scarp Landscape Architecture

Tree Report
Arboricultural Impact Assessment
Arboricultural Method Statement
Tree Protection Plan
 by ACD Arboriculture

Transport Statement Report
 by JMP Consultants Ltd

Ecology Survey
 by The Ecology Consultancy

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Site Location ■



Essendon

THE SPINNEY

Essendon Country Club Golf Course

Essendon Country Club

The Spinney is a 2-acre plot located to the south of Essendon.

It is bordered on the west by the B158 High Road, from which the site is accessed.

The north-east boundary of the site abuts privately owned broadleaf woodland.

The south-east boundary of the site abuts the golf course of Essendon Country Club.



Site Location - Planning Constraints



The Spinney is outside the Essendon Conservation Area.

The site lies within designated Green Belt land.

A portion of the site is covered by a woodland Tree Preservation Order, reference TPO Wood TPO3 W4.

Boundary of the Essendon Conservation Area

The White Cottage

Essendon Manor

North Lodge

THE SPINNEY

Boundary of Tree Preservation Order: TPO Wood TPO3 W4

Essendon Country Club Golf Course

Essendon Place: Great Oak House & Cedar House

Essendon Place

Essendon Country Club





Essendon Manor

North Lodge

THE SPINNEY

Privately owned woodland

Woodshed

Great Oak House

Workshop

Cedar House

Mulberry House

Golf course of Essendon Country Club

Essendon Place

The site is very densely screened by mature trees on all sides.

This includes not only the trees of the woodland to the north-east of the site but also trees planted on the golf course to the south and against the boundary with High Road to the west.

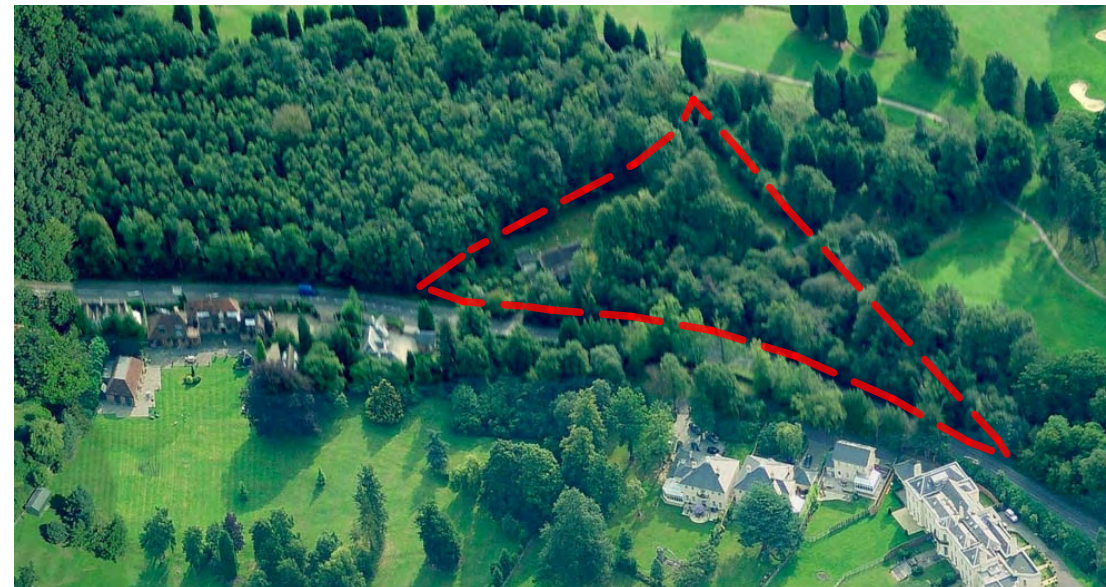
The existing house on the site was built as a pair of semi-detached cottages in the 1950s, known as Victoria Cottages and was then converted into a single dwelling in the 1970s and renamed The Spinney.

There is a single vehicle access onto the site via a gate from High Road towards the northern end of the site.





View from the south



View from the west



View from the north



View from the east

These aerial views show just how very well screened the site is by trees and hedges on all sides.

Analysis of the Character of the Houses in the Village



① Essendon House



② Pond Cottage



③ 42, 40 & 38 High Road



④ 32 High Road

We have carried out a photographic study of the houses on the south side of the village from Essendon House along High Road as far south as Essendon Place.

Roof forms

The photographs shown on this page illustrate that the roofs of the houses are typically either pitched hipped roofs or pitched roofs with central ridges and gabled ends. There are just two houses with hipped roofs behind parapets: Essendon House and Essendon Place.



⑤ 30 & 28 High Road



⑥ Rose & Crown



⑦ The Vines



⑧ 16 & 14 & 12 High Road

Roof materials

There are houses with roofs in natural slate and houses with roofs of clay tiles.

Wall materials

The predominant materials for the external walls are painted render and red brick. There are two examples of houses with painted timber weatherboarding to the upper storey.



⑨ 10 & 8 High Road - Rose Cottage



⑩ Essendon Manor



⑪ North Lodge



⑫ Essendon Place



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