rne architecture

design and access statement

Residential Development

Land at Warboys Road, Old Hurst

1.0 Introduction

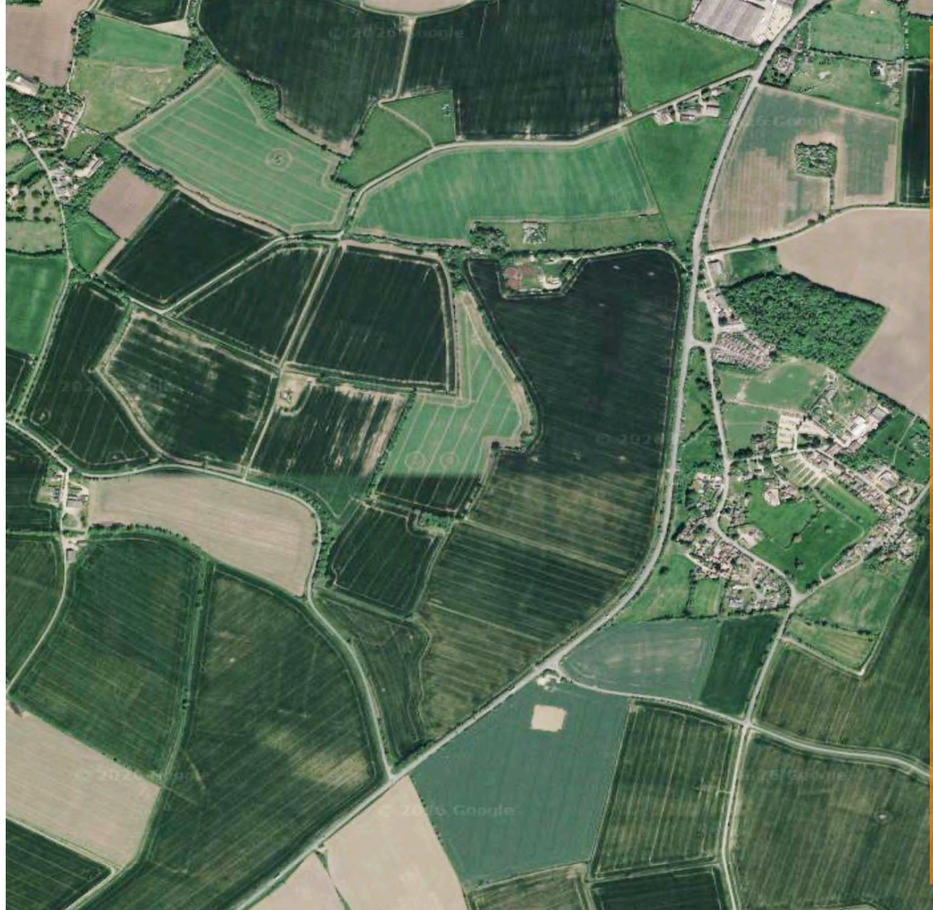
1.1 Overview
This report is submitted in support of a full planning application for the construction a new residential dwelling on land at Warboys Road in Old Hurst. It should be considered alongside the other drawings and documents submitted in support of the application.

1.2 Background
The proposal put forward for consideration sensitively builds on the scheme submitted for pre-application advice in November 2025 (ref: 25/70107/PREAPP).

This statement explains the background behind the scheme and the design principals which have informed its development following the pre-app received earlier this year.

This submission provides the opportunity to utilise a derelict patch of land in a desirable, sustainable location to create a sensitively designed family home.





2.0 Context

2.1 Location
The site is located along Warboys Road in Old Hurst, a rural settlement North of Huntingdon. The site is at the edge of the village though clearly bordered by a fence and hedgerow that delineates the transition to countryside.

The site is well connected to local services and larger settlements and conveniently accessed via the A141 linking it to Huntingdon.

Notably the following services and amenities are within a short travelling distance of the site:

- Warboys Road Bus Stop, running to Ramsey and Chatteris (1minute Walk)

- Johnsons Zoo and Steakhouse (7minute walk)

- Fitness Rush Gym (9minute walk)

- The Crown Inn Pub (6minute drive)

- Warboys Primary School (6minute drive)

- Abbey College Ramsey (13minute drive)

- Supermarket, Tesco Sapley (10minute drive)

2.2 Site

The site is a parcel of undeveloped land on Warboys Road in Old Hurst. The plot is the at the end of the street, adjacent to a care home on one side and an open meadow on the other. Properties along Warboys Road vary in size, shape and architectural style though there is a predominantly semi-rural aesthetic with the majority of dwellings being detached, set back from the highway and set within large plots.

The area of land subject to this submission is 'L-shaped', with a rectangular plot adjacent to the established building pattern of the street connected with a narrow strip of land which runs along the rear of the properties on the Northern side of the road. Historically, the land was used to keep horses on. When it stopped being used for that function, the land became somewhat overgrown until it was cleared and tidied by the present owner.

There is presently pedestrian access onto the plot from the front of the site and a fence runs along all sides providing a clear boundary.

Red line indicates proposed development site, dashed line indicates additional parcel of land owned by applicants.











Photographs of the site from the entrance and open fields to the south

2.3 Opportunities and Constraints

- The site benefits from good sun exposure throughout the day allowing the opportunity to harness this.

-The site is a large, derelict and underutilised plot with creates an opportunity to provide a good sized family dwelling without harming the character of the street.

- The location is well served with amenities and resources ensuring that any development can be considered sustainable growth for a rural village.

- The semi-rural location provides views to the south over the open countryside without causing undue harm.

- The proposed development site offers logical 'squaring off' within an already established development pattern in line with the dwellings along Dacre Close.

- The site offers potential to deliver biodiversity net gain through new planting and other ecological enhancement measures.

2.4 Pattern of Development

The illustrations opposite show the pattern of development along Warboys Road since the late nineteenth century. Historically, Warboys road continued through the paddock to the south of the development site forming a through road which continued to Huntingdon. The land opposite the site was occupied by a series of farm buildings.

Following construction of the A141 in the mid twentieth century, Warboys road terminated at the edge of the farm buildings opposite the site and this area of Old Hurst began to take on a more obviously semi-rural residential character.

Conversion of the farm site into residential usage and further development of new dwellings along Warboys Road in the late twentieth century transformed this portion of the village into its modern 'edge of settlement' character. The formation of three dwellings along what is now Dacre Close established a new settlement boundary with open countryside continuing to the south.



1887



1901



1974



2026



1



2



3



4



5



6

2.5 Architecture

The semi-rural, edge of settlement location is such that the area surrounding Warboys Road contains dwellings incorporating a variety of architectural styles and materials. The properties also vary in scale, from single storey bungalows along Lancaster Drive (5), to larger two storey properties along the northern edge of Warboys Road (3 and 4).

In the immediate vicinity of the site, the properties are predominantly 1.5 storey, with a second storey partially or fully within the roof space. There are several architectural styles utilised with some using exposed timber frame and render (1) and others using a more obviously agricultural material pallet of black painted timber and light buff brickwork (2).

Closer to the centre of the village, the houses are two storey in height, faced in buff brickwork (4) matching the architectural style of the listed building (6).

2.6 Planning Policy

The design has been developed by reference to the design policies of the Huntingdonshire Local Plan to 2036 (adopted May 2019), which has detailed guidance on the development of land on the edge of settlements such as this. Section 4.85, states that the built-up area will include:

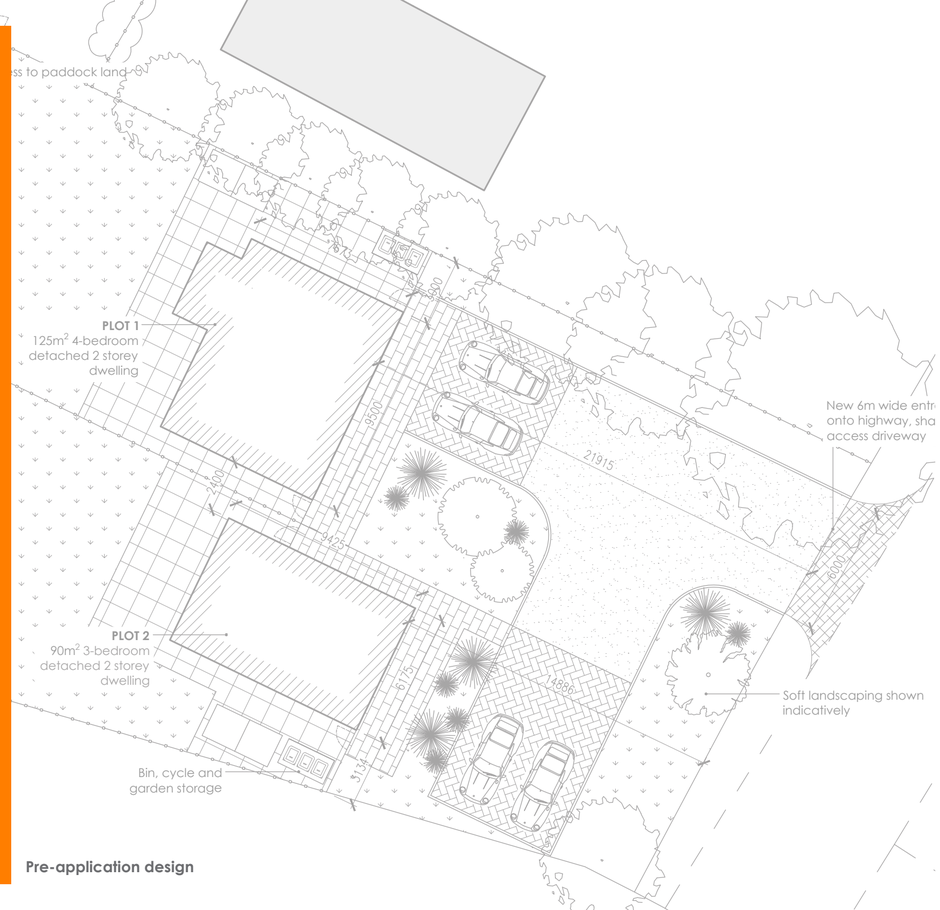
Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings.

A request for pre-application advice was submitted in November 2025 with a written response provided in April 2026 (ref: 25/70107/PREAPP). The key point from the feedback can be summarised as follows:

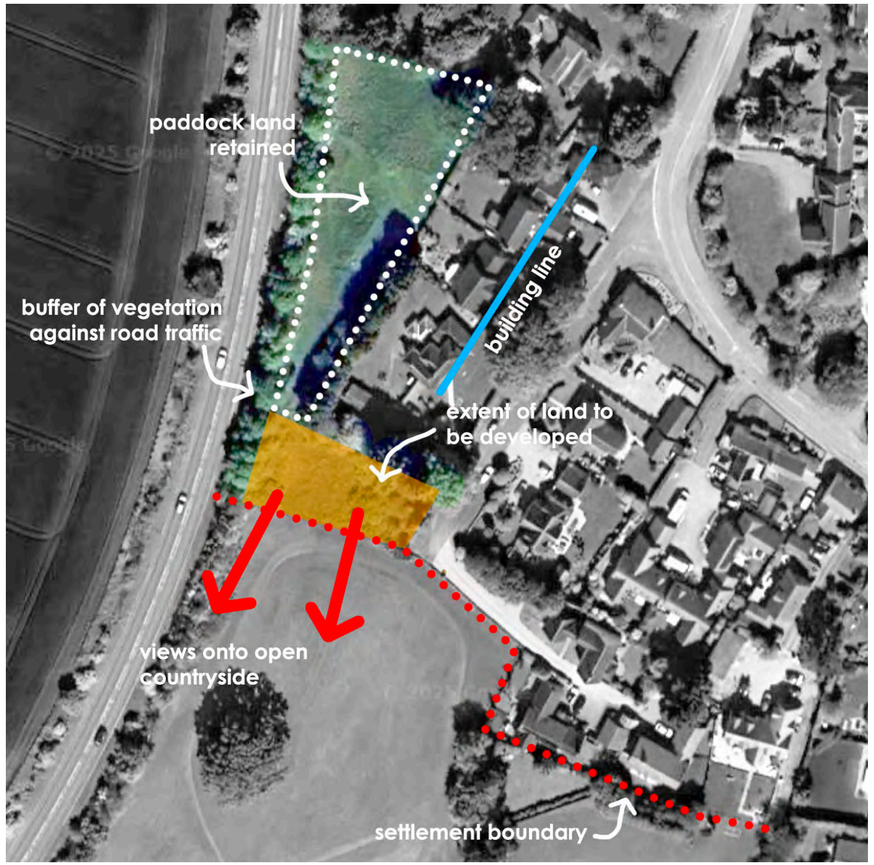
- The principal of development was considered acceptable on the basis that the council cannot currently demonstrate a 5 year housing supply and therefore the tilted balance applies.

- It was recommended that the scheme is reduced in density from two dwellings (pictured left) to a single chalet style dwelling.

- It was stated that the revised scheme must provide means of vehicular access to the neighbouring paddock to the north.



Pre-application design



3.0 Design

3.1 Principles

The diagram opposite illustrates the key design objectives afforded by the site as identified through development of the scheme following the pre-application advice.

The revised scheme...

- Is stepped back from the highway with a deep garden, following the established building line along Warboys Road.

- Maintains the established boundary of the settlements and is clearly related more to the built up area of Old Hurst than the open countryside.

- Uses the buffer of dense vegetation between the site and the A141 to ensure a pleasant living environment for the new occupants.

- Responds to the scale, density, architectural character and materials of the established properties on Warboys Road and neighbouring streets.

- Retains access to the paddock land to the North of site via a new access drive leading from the highway.

3.2 Layout
The layout of the site has been developed in response to the feedback received during the pre-application process. The density of the site has been reduced to a single, larger 1.5 storey dwelling, set back from the road with access retained to the rear paddock. The key features of the site layout can be defined as follows:

1 - New access onto highway with adequate vehicle and pedestrian visibility

2 - Planting along the front boundary to soften the site entrance

3 - New driveway formed of permeable paving with ample parking

4 - 1.5 storey, 4 bedroom dwelling

5 - Concealed bin store

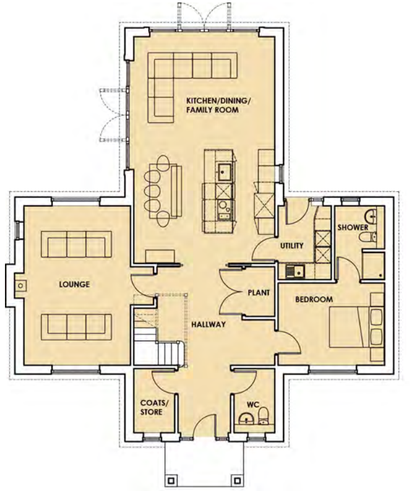
6 - Access to rear paddock via gravel driveway

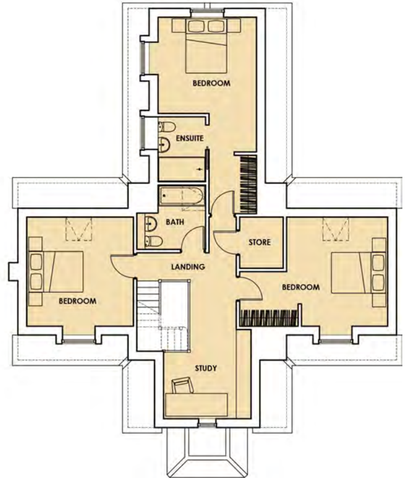
7 - Carport, bike store and EV charging station

8 - Post and rail fence boundary with countryside to the south



Site Plan





Floor Plans

3.3 Scale and Density
The proposed building is 1.5 storeys in height, with the first floor accommodation located within the roof space. Dormer windows are utilised on the front elevation and on the south facing elevation, maximising views over the countryside.

The building is positioned centrally within the plot, with ample space around and offset 12m from the highway ensuring the street remains low density. The frontage of the property is in line with the neighbouring houses, ensuring a clear building line is retained.

The only additional structures proposed for the plot are a two bay carport with adjacent garden store located at the rear of the plot and a bin store next to the dwelling. The scale and density of the site is therefore consistent with the surround properties and the pattern of development along Warboys Road.

3.4 Materials and Appearance

The images opposite illustrate the palette of materials intended for the new dwelling. All the facing materials are consistent with those used on other properties along Warboys Road, suiting the semi-rural vernacular of the street. The hard landscaping and boundary treatments are intended to be soft and unobtrusive, allowing the transition into the countryside to the south.

3.5 Auxiliary Structures

In addition the main dwelling, the proposal seeks permission for a two-bay car port and garden storage shed to be located at the rear of the site, out of view from the road. An EV charging station will also be located here. The car port will utilise the same material palette as the main dwelling and be modest in scale and impact on the site but is a necessary addition to the property.

3.6 Utilities

It is proposed used a soakaway system within the expansive rear garden for rainwater runoff from the dwelling, garage and hardstanding. Foul water drainage will connect to existing public drainage system along Warboys Road. Water efficiency within the new dwelling will be in compliance with Approved Document G.



Black painted timber weatherboarding



Mixed buff brickwork



Natural slate roof tiles



Painted timber casement windows



Post and rail fencing



'Harvest' tegula drivesett paving



'Autumn bronze' 3 size block paving



'Apricot quartz' gravel



Front (Street Facing) Elevation

4.0 Access

The site presently benefits from gated pedestrian access onto the highway. It is proposed to replace this with a larger 5m site entrance inset 2m from the site boundary to enable adequate visibility from those entering and leaving the site by car and on foot.

Access is retained to the triangular patch of paddock land north of the site via a gravel which extends from the principal driveway. A carport and EV charging station is also located here.

Level thresholds are provided at both the front and rear of the property.

6.0 Conclusion

This document, alongside the other drawings and documents submitted with the application, demonstrate that the proposed construction of a chalet style bungalow on a vacant plot in the village of Old Hurst represents well considered development in a sustainable location that adheres to all local and national policies.

RNE Architecture Ltd

Castle Hill House
High St
Huntingdon
PE29 3TE

07843 388879

nick.ormesher@
rnearchitecture.com