



09 / 008

Design and Access Statement

Site at : Rickmansworth School, Scots Hill, Croxley Green, Herts

Proposal: Erection of 7 four bedroom dwellings and 8 three bedroom dwellings
submission of reserved matters to planning approval 06/2054/OUT.

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Howarth Homes

Legislative Provision.

This statement is written in accordance with the requirements of article 4C of the GDPO and covers matters of both design and access.

Background

PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. Good design plays a fundamental role in achieving this. As PPS1 states:

10 "Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

This statement illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way. A major part of the statement is the explanation of how local context has influenced the design.

Context

The site is situated on the south side of Scots Hill, the main road between Rickmansworth and Croxley Green. The site was previously used as tennis courts as part of Rickmansworth School and has been cleared. To the east is Cottage Close which consists of a mix of two-storey dwellings. To the south lies the main playing fields' serving Rickmansworth School. To the west is Chalmers Court, which provides sheltered housing for older people. The site is allocated in the Three Rivers Local Plan 1996—2011 as a proposal site for residential development.

Outline Approval 06/2054/OUT.

Outline planning permission was granted on the 14/2/2007 for fifteen dwellings, with a mix of seven 4-bedroom dwellings and eight 3-bedroom dwellings. The permission approved access, layout and scale. Access to the site was approved from Chalmers Court.

The Proposal.

The current application seeks the approval of reserved matters pursuant to outline planning permission 06/2054/OUT. The application applies for the discharge / variation of the following reserved matters:

- Appearance.
- Landscaping.
- Layout (variation).
- scale (variation).

The application is supported by the following drawings / information:-

Drawing no.s PA1040-200-01, PA1040-100-02 through PA1040-100-21,
PA1040-100-30.
Drawing no. HOW 16783-12B (Landscape Drawing)
Drawing no. HOW16782-03B (Tree Protection Drawing).
Report 16873-amsB- Arboricultural Method Statement
Report 16783-trB- Tree Report and Arboriculture Implications Assessment.
Vehicle tracking drawings 4307-90,91 & 92

Involvement

In order to achieve a high quality design, the applicant has sought to design a scheme which builds upon and improves the design previously submitted to the Council. The architect who was responsible for designing the houses on the IMC site at Croxley Green is also responsible for the current designs.

Evaluation / Assessment

Application 06/2054/OUT approved the reserved matters of access, layout and scale. The current application seeks minor changes to the layout and scale as well as approval for the reserved matters of landscaping and appearance.

Layout - *the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.*

The current plans propose the same cul-de-sac layout as approved under the outline application. The principal changes to the layout can be summarised as follows:

Plots 1 – 8 (semi detached houses).

The addition of 2.3m deep single storey extensions, across part of the rear elevation.

Plots 2, 3, 6 and 7 (semi detached houses)

The addition of linked garages between the properties.

Plot 4 (semi detached house)

The addition of a single detached garage.

Plots 9 and 13 (detached houses)

Linking of the double garage to the main house.

Plots 10, 11 and 12 (detached houses)

Handing the positioning of the rear gables and re arrangement of garaging.

Plots 14 and 15 (detached houses).

Plot 15 is moved slightly further north allowing a greater space from plot 14. The detached garages are replaced with linked garages between the two houses.

The amended layout does not alter the approved mix or type of houses. All properties have at least a 14m garden depth. The four bedroom houses have three on site car parking spaces consisting of garages and driveways, and the three bedroom houses would have at least two parking spaces, all but two of the three bed houses have garages. None of the proposed changes conflict with the Council's planning policies or guidance.

The layout of the site in a small close is similar to the layout of other adjoining developments at Chalmers Court and Cottage Close. The heights of the dwellings are principally two storeys which reflect the height of the surrounding development in Chalmers Court and Cottage Close.

Refuse collection

In terms of refuse collection all properties will benefit from a fixed storage area within the back gardens. These areas are of sufficient size to cater for refuse and recycling bins, on collection days refuse wheelie bins will be moved to kerbside for collection by local municipal operatives.

Scale. – the height, width and length of each building proposed in relation to its surroundings

The changes being proposed from the approved drawings can be summarised as follows:

Plots 1 – 8 (semi detached houses).

The addition of 2.3m deep single storey extensions across part of the rear elevation.

Plots 3 and 4 (semi detached houses)

Roof scale reduced by changing gable ends to hips.

Plots 2, 3, 6 and 7 (semi detached houses)

The addition of linked garages between the houses.

Plot 4 (semi detached house)

The addition of a single detached garage.

Plots 9 and 13 (detached houses)

The linking of the double garage to the main house.

Roof scale reduced by changing approved gable ends to hips.

Plots 10, 11 and 12 (detached houses)

Handing the positioning of the rear gables and re arrangement of garaging.

Plots 14 and 15 (detached houses).

Plot 15 is moved slightly further north allowing a greater space from plot 14. The detached garages are replaced with linked garages between the two houses.

The roof scale reduced by changing approved gable ends to hips.

The overall changes to the scale serve to reduce the impact of the approved roof forms by proposing hipped roofs as opposed to gable ends. Where additional built form is proposed it is of a modest nature (typically single storey) and does not cause harm to the quality or form of the development which has already be approved.

Appearance – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.

Appearance was not approved under the outline plans however the submitted drawings indicated brick houses with casement windows and arched window heads at ground floor. Typically roofs were gable ended and tiled.

The current application seeks to lift the quality of the design by using improved detailing and materials, to create a development that makes a positive contribution to the character and appearance of the area.

The houses are designed with banded render "Stucco" at ground floor level this is used on the principal elevations and side elevations where visible. The top edge of the render is defined by a "Bathstone" molding which is also used for the porches as well as the cills on the windows.

At first floor level on the front elevations as well as the side and rear elevations, the houses are finished with yellow London stocks. All of the roofs are of grey slate appearance.

The windows have the appearance of sash windows and are of white UPVC.

The front elevation of the detached houses (plots 9-13) have twin shallow projecting gables introduced to break up the mass and bulk of the built form when viewed in the street scene whilst adding to the visual interest of the elevation.

The overall design approach is to create a group of dwelling which have varied forms however in detailing and the use of materials appear as a cohesive design achieving a high quality appearance.

Landscaping – the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

The application is supported by a detailed landscape plan - drawing no. HOW 16783-12B; tree protection measures are detailed on drawing no. HOW16782-03B. In addition to the landscape plans the application is supported by an Arboricultural Method Statement as well as a Tree Report and Arboriculture Implications Assessment.

The submitted plans / arboricultural statements, demonstrate that the proposed scheme allows for the retention of existing trees on the site whilst incorporating significant new planting. The overall effect of the retention of existing planting in combination with the new planting is to achieve private and public landscape areas of a high quality that enhance and integrate the development into its surrounding.

Design Component

Amount – number of units

The number and type of units does not change from the outline approval.

Layout

The changes to the layout are set out within the section headed "Evaluation / Assessment".

Designing out crime

The scheme allows for the natural surveillance of the parking and creates a visual control to access within the site. The layout therefore seeks to decrease the opportunities for crime

Scale – the height, width and length of a building or buildings in relation to its surroundings.

Height

See above report

Width

See above report

Length.

See above report

Landscaping – treatment of private and public areas.

See above report

Appearance - external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

See above report

Design and Access Statement – the Access Component

Access to the site has already been approved as has the road layout.

Condition no. 14 applied to the outline planning permission requires the submission of a Transport Assessment. This document is submitted under the conditions application.