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# Proposed Residential Development

Land to rear of 56 Station Road,  
Cuffley,  
Herts.  
EN6 4LA

## Planning Design & Accessibility Statement

**HOXA** limited  
October 2009

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# Planning Statement

- **Outline of Proposal.**

This application is seeking Full Plans permission for the construction of 5 No 2 bedroom and 4 No 1 Bedroom flats on the site.

The flats will be situated in two blocks, the first being three storeys high, fronting onto Tolmers Road, rising to a maximum of 8.40m in height, and comprising 2 No 1 bed and 3 No 2 bed units.

The second block is to be situated well into the site, comprising two storeys to a maximum height of 6.00m, containing 2 No 1 bed and 2 No 2 bed units.

The buildings will be of a simple modern contemporary style with significantly glazed areas and a gently sloping flat canopy style roof line.

- **Background and Site Context.**

The site is located to the North of Station Road, with road frontage onto Tolmers Road, and is currently disused. The site formerly formed part of the rear garden of the Cuffley Hotel Public House, which has since been acquired and converted into a Tesco Express store.

The site is bounded to the North by the rear gardens of the properties forming Tolmers Gardens, and has a mature aspect to this elevation from the planting at the rear of those gardens.

Tolmers Road is adjacent to the Eastern boundary, and it is from here that the proposed vehicle and pedestrian access is to be achieved.

To the South is the Tesco Express store and its car park, with a relatively open aspect across the car park of Tesco's into Station Road itself. To the south eastern corner is a block of garages serving a small residential development of maisonettes.

To the western boundary is another car park and garaging area serving the flats forming 25 – 55 Station Road.

The site has a tiered set of levels, dropping by approximately 550mm to the South and West boundaries. Existing and proposed site sections are enclosed with this application.

As part of a previous outline application, a full combined Phase 1 & 2 Environmental survey and limited geotechnical survey was carried out, and the site was purchased by the applicants in the knowledge that the underlying ground was of virgin London clay with no risk of contamination or underground gas issues.

### **Planning History.**

The afore mentioned survey was undertaken as part of an Outline Application submitted on behalf of Tesco Stores Limited, to establish the potential of the site for residential development. This application was for 5 No 2 bed and 4 No 1 bed units on the site, in a two block formation, and was dealt with under the Local Authority Ref S6/2008/0618/OP.

This application is submitted based on conditions set out within that application relating to the overall heights of the buildings, but with modified access and parking arrangements, and differing vastly from the indicative elevations submitted with that original outline application

Prior to the outline application, it is believed that the site formed part of the car park and rear beer garden of the Cuffley Hotel Public House, which later became a restaurant and then a Tesco Express Store.

A recent conversion into habitable accommodation to rooms above the original public house have been taken into consideration with this application with respect to overlooking, over shadowing and loss of privacy, and fenestration and building heights designed accordingly.

It is understood that a permission to develop part of the site fronting Tolmers Road was agreed in 2003 (S6/2003/1317/FP), however this permission was never started.

As part of the application process the applicants and their agents have met for pre-application discussions with Mark Peacock of your Planning Department, and constructive and substantive advice forwarded in a series of meetings.

## **Design Statement**

- **Materials and Design.**

The area along Tolmers Road within which this development is to be located is typified by its mixed character of properties, ranging from Bungalows to small 3 storey developments of varying ages and styles.

It is strongly felt that the site affords the opportunity for a distinctive development and the proposed buildings will be of a modern contemporary style, reflective of the quality required in terms of style and character outlined in the pre-application meetings and the councils design guidance.

The applicants believe that the proposed buildings will afford with the council's policies D1 and D2 of the adopted District Plan in that they respect and relate to the character and context of the area in which they are proposed, and that they will enhance the diverse street scene of properties within this part of Tolmers Road, reflecting the quality of build so commonly associated with this part of Cuffley.

It is proposed to use an engineered face brick finish to the buildings, with substantive glazed areas to the principle elevations, and accent panels of Cedar timber cladding to soften the geometric lines of the brickwork. Joinery will be of slender profiled dark grey powder coated aluminium type frame, with high specification low-e gas filled units to achieve significant thermal efficiency over and above current building control standards.

The gently pitched canopy style roofs will have similar dark grey powder coated fascias, and it is proposed that the rear block, with its roof being clearly visible to the South from Station Road, should be a living roof, constructed using the Aquadyne capillary drainage board manufactured by City Roofs, which is made from 100% re-cycled plastic. This system produces a much greener aspect to the South Elevation of the rear block, and also significantly reduces the carbon footprint of the build itself.

Windows within the development are situated such that overlooking has been minimised to all boundaries. Windows to the Southern Elevation have been confined to bathroom areas, and the common hallways and have been kept at cill height in excess of 1700mm from floor level to restrict overlooking.

A separation of 32m is proposed for the windows from the rear units of the 3 storey front block to those of the property behind at 1 Tolmers Gardens. In order to further minimise the overlooking the unit to the rear of this block has been made a split level unit, with the living space at first floor level and the bedrooms and bathrooms confined to second floor level. Together with the mature screening already in existence to the northern boundary, it is considered that the proposed unit will not impact the existing properties, by way of loss of privacy or overlooking.

Brickwork test panels will be constructed on site using variations in the mortar colour prior to the build, and all materials will be sampled as part of any approval.

- **Sustainability.**

The applicants are opting for a traditional build, with a 300mm Cavity wall construction proposed for the structural shell of the building. This will allow for the external building fabric to be insulated to a level above that of the current building regulation standards.

The flat roof areas due to their depth, also allow for significant over insulating of the void spaces, and it is due to these well insulated areas that the development can encompass the larger areas of glazing, related to its contemporary style.

The living roof area to the rear block will be formed on Aquadyne capillary drainage boards, made of re-cycled plastics, and this product equates to a saving of 1 tonne of CO<sub>2</sub> for each 20m<sup>2</sup> of Aquadyne installed.

In summary the buildings insulation standards will achieve the very highest of thermal efficiency. The build fits the model for lifetime homes in respect of sustainability.

The proximity of the development to Cuffley Station will make the development particularly appealing to those who commute for work purposes into the city of London, and this proximity helps in the reduction of car usage. Secure Cycle storage facilities are provided within the development, to encourage cycle usage for future owners, and it a combination of these two factors which will assist in achieving the reduction on car dependence sought in the Local Transport Plan for Hertfordshire.

The area is not shown on the 100 year flood plain model from river and tidal sources and has a rating of 0.1% risk of flooding or greater than 1 in 1000.

- **Drainage**

The site is served by a mains Foul drainage system, and it is proposed to connect the new development to the trunk sewer which runs through the site.

Surface water drainage will be dealt with by way of new soakaway drains located under the parking areas and garden areas of the development, and by the living green roof of the rear block.

- **Internal Layouts**

All internal rooms are accessed from wide and open central hallways, giving excellent circulation throughout the units. All Ground Floor units will have wide hallways affording plenty of width for wheelchair users and all internal doorways are designed to meet the required published standards.

The floor by floor layouts have been designed so that the flats stack above each other without undue impact to the units immediately above or below, and all units are well in excess of the minimum published standards for such dwellings.

Where possible outside spaces have been incorporated at locations where impact on the privacy adjacent properties is not compromised.

- **Landscaping**

The site has been cleared of existing trees, which were not protected. A plan showing the proposed landscaping of the site is attached with this application, as are section drawings showing the existing and proposed site levels.

A rear garden area of approximately 230m<sup>2</sup> is provided for the enjoyment of all future occupiers and this is laid out in a 24m x 9.5m single area format. Other areas will have raised planted beds retain, in order to soften the otherwise hard landscaping of the parking area.

A fully specified planting schedule will be provided as soon as it can be made available from the applicants landscaping contractor with associated planting schedules.

The Northern boundary to the site (rear gardens of Tolmers Gardens) is a mature planted area with a number of specimen trees located close to the boundary. Whilst outside of the applicants control it is hoped that all of the existing trees and boundary planting at this location will be maintained in order to screen the proposed development and reduce any perceived overlooking from the new development.

*New perimeter retaining walls to the proposed car parking area will be in the same face brickwork as the main buildings, and the timber close boarded fencing enclosing the southern and western boundaries will be maintained, and replaced where necessary.*

Hard standings for vehicles will be of a semi porous type to help safeguard against increased run off of surface water into the existing drainage system.

- **Parking Provision.**

The proposal will provide 13 No secure off street parking spaces, which will be designated as occupier and visitor spaces. This accords with the current standards set out in the Councils supplementary planning guidance and the requirements of the original outline application.

The parking areas does afford space adjacent to one of the proposed spaces for it to be converted as necessary into a wider space designated for disabled parking usage.

The parking area will be formed in a semi-porous drive set paving brick, with planted beds and low intensity security lighting to further safeguard the area.

- **Public Transport.**

The development is ideally suited for public transport links. The properties are within a short walk (100m) of Cuffley BR Station providing main line rail services to central London. Local buses serving a route extending to Potters Bar and Waltham Cross are accessible from Station Road at the Station Bus Stops.

- **Local Amenity.**

The centre of Cuffley provides a range of everyday facilities far greater than those found in a traditional village location. Grocery shopping, bakers and newsagents are interspersed with a post office, convenience store and pharmacy, as well as banking facilities. Within close proximity are the far more extensive facilities of Brookfield Farm (Cheshunt) and Welwyn Garden City.

Primary Schools are located within 500m, and secondary schools are available within 2miles on direct public transport links.

## **Access Statement**

- **Vehicles.**

It is proposed to provide a new vehicle access to Tolmers Road to serve the proposed development. This can be safely accommodated at this point as the carriageway in this location is straight giving good vision in both directions.

It is proposed to have an automatic gated entrance to the proposed development with the entrance gates being situated a minimum of 6.00m back from back of the footway. The access road itself will be 4.80m wide to allow safe passage for vehicles entering and exiting the site at the same time.

Headroom into the development will be restricted to 2.50m, and this will be clearly indicated at the entrance to the parking area.

- **Pedestrian.**

Pedestrian access will be over the same access as that for vehicles, with level access being provided to the front doors of each block for wheelchair users. The properties will both have positional ground floor cloakroom facilities with suitably hung wide access doors from the hallways.



- **Services**

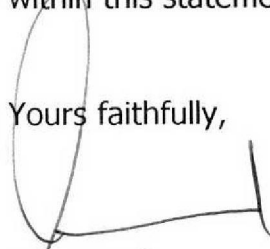
The proposed dwellings will be served by all mains domestic services, and sustainable drainage systems for both foul and surface water disposal.

Waste collection will follow the existing council arrangements, with space being able to accommodate sorting and storage for re-cycling items.

Internally the dwellings will be wired to meet Part M standards for positioning of electrical outlets for disabled users.

A series of photographs are attached to this report, and we would respectfully ask that should you require any further information relating to this application, or clarification of any of the matters raised within this statement that you do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ian Wood', written over a large, faint, oval-shaped watermark or stamp.

Ian Wood  
**IWPS** Planning & Building Control

On behalf of **HOXA** Limited

**SITE PHOTOGRAPHS**



Site Northern Boundary 1. Rear Garden of 1 Tolmers Gardens



Site Northern Boundary 2. Rear Gardens of 3&4 Tolmers Gardens



Site North Eastern Corner



Site West boundary and South West Corner



Site Southern Boundary. Position of Rear Block



Site Southern Boundary behind Tesco Express



View from West to East through site



South Eastern Corner of site



Front of Site from Tolmers Road



Front of site High View