

HOMEWOOD HOUSE

38 THE RIDGEWAY CUFFLEY

HOMEWOOD HOUSE
38 THE RIDGEWAY, CUFFLEY

PLANNING AND DESIGN & ACCESS STATEMENT

August 2011

PLANNING DEPARTMENT
OFFICE COPY

12 OCT 2011

2011/1812

Produced by

Architects

AH Architects

LIST OF CONTENTS

| | |
|-----------------------------------|-----------|
| 1. Introduction | 3 |
| 2. Site Description | 4 |
| 3. Access | 5 |
| 4. Planning Policy Context | 7 |
| 5. Planning Considerations | 8 |
| Green Belt | 8 |
| Landscape Character Area | 9 |
| Design | 9 |
| 6. Schedule of Drawings | 11 |

Contact Information

Ahmet Huseyin
AHArchitects
89 Wellington Road
Enfield
Middlesex
EN1 2PL
07768 803590



3D aerial view of No.38 The Ridgeway and the neighbouring houses when viewed from the South



3D aerial view of No.38 The Ridgeway viewed from the east side



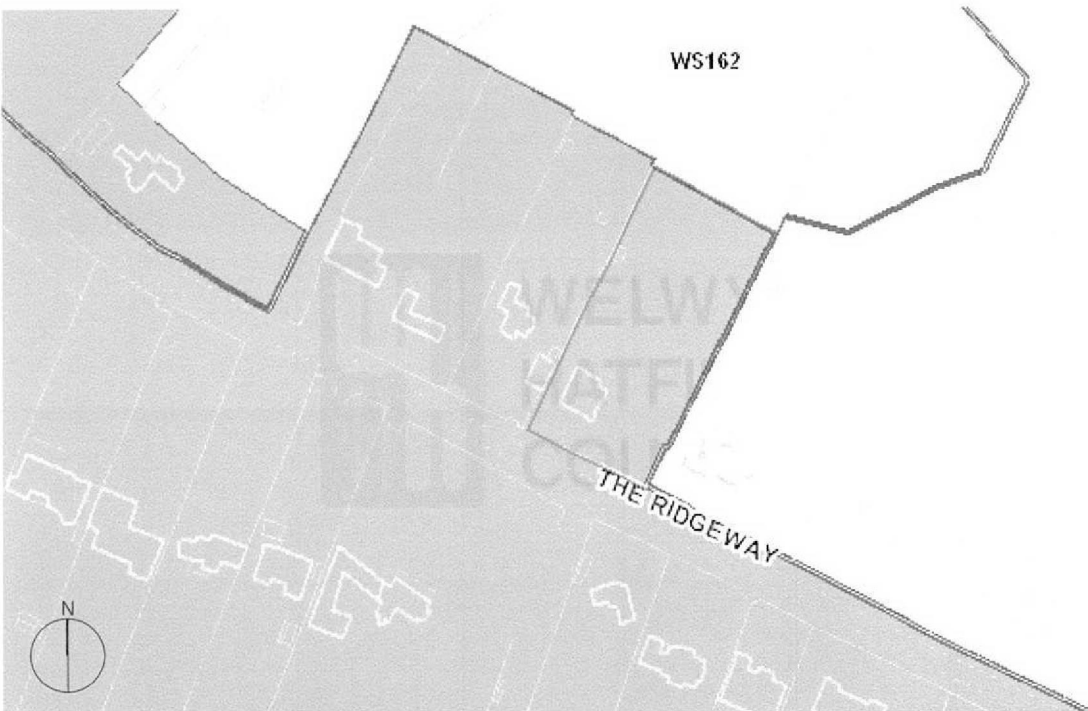
3D aerial view of No.38 The Ridgeway viewed from the north

1. INTRODUCTION

This statement has been produced by AHArchitects on behalf of Mr Taskin Izzet, owner of the site, in support of the full planning application submitted for development at Homewood House, 38 The Ridgeway, Cuffley. The development description is as follows:-

“ Replacement of front porch to front elevation with stone portico with stone steps and stone columns. ”

The statement gives a detailed description of the proposed alterations and assesses the scheme against relevant planning policy and guidance. This statement also provides details on access.



Extract from the Proposals Map, site outlined in red



Viewed from the South. Mature hedgerow and trees line the boundary

2. SITE DESCRIPTION

The site, comprising 0.389 hectares, is located on the northern side of The Ridgeway, within an established residential area, approximately 1.8km to the west of Cuffley Railway Station.

The plots along The Ridgeway are generously sized and accommodate substantial properties, many of which have had large extensions and porches/porticos added over time. There is generally a set back of between 10 and 12 metres from the public footpath to the building face, with many houses having double garages to their front.

The site comprises a two-storey plus lower ground floor level, single-family dwelling which is situated by the south western corner of the site.

Currently the building is being refurbished and extended which received planning permission on 18th December 2008 under Planning Approval number S6/2008/1950/FP. Building works will be completed by the autumn of 2011.

Once all extensions and refurbishment are complete the dwelling will have a total floor area of 585 sq m.

The Welwyn Hatfield District Plan Proposals Map identifies the site to be located within the Green Belt and also within the Northaw Common Parkland Landscape Character Area.



Street scene viewed from the west, No.38 The Ridgeway is obscured by mature hedgerow and trees

3. ACCESS

Underlying Philosophy

The applicant is committed to a policy of equality, inclusion and accessibility. The applicant fully intends to comply with current regulations and good practice and wishes to construct the main entrance in line with the obligations imposed on the applicant as service provider under the Disability Discrimination Act 2005.

Influencing Legislation at the Application Site

The applicant acknowledges that the proposed alteration presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 2005 (DDA) are to be met.

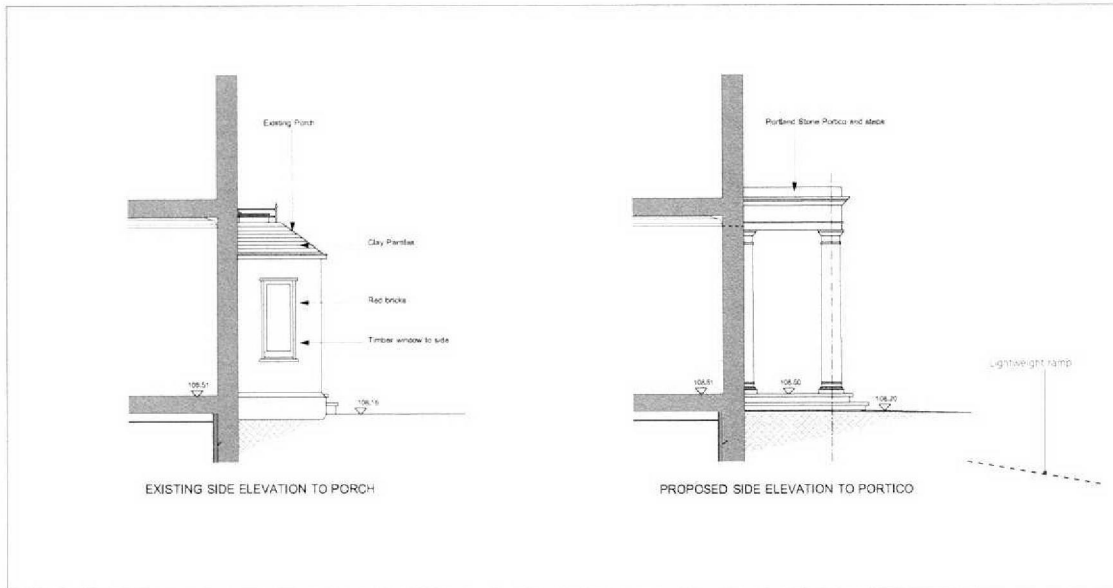
The designers of the development will be encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).

Other good practice guidance to be considered will include: The Sign Design Guide – a guide to inclusive signage (JMU Access Partnership and The Sign Design Society), The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

Specific 'Access Issues' with the proposal

The main entrance alterations are compliant with requirements of the Approved Documents, Part M.

3. ACCESS



Existing Side Elevation thru Main entrance

Proposed Side Elevation thru Main entrance

Horizontal and Vertical Circulation

Main Entrance

Careful consideration has been given to the Main Entrance stepped approach under the existing condition. Unfortunately due to the relative levels of the forecourt and the Ground floor internal level a stepped approach cannot be avoided, however, the steps are to be more generous in width and rise with the top step providing a proper landing which is to be level with the internal floor finishes. The overall rise from the forecourt to finished floor level will be 310mm over 2 risers of 155mm. Our suggestion to overcome the rise is to provide a lightweight ramp which will be stored in a convenient place. There will be no amendments to the vertical circulation of the building.

Conclusion

The design of the main entrance comply with the Disability Discrimination Act 1995 and other relevant legislation and good practice.

For the reasons outlined above it is concluded that the proposed building will be fully accessible to all people including people with disabilities.

4. PLANNING POLICY CONTEXT

In preparation of the scheme we have had consideration to the following local planning policy guidance:

Local Planning Policy

The Council's current District Plan was adopted in April 2005, and comprises the main statutory document guiding development in the Borough. Following the introduction of the Local Development Framework (LDF) some of the District Plan policies were deleted in September 2007, under the rules established by the Planning and Compulsory Purchase Act 2004. In advance of the adoption of the new LDF, the policy context will comprise 'saved policies' from the District Plan.

It is considered that the following District Plan Policies are relevant to the proposed development:

RA3 - Extensions to Dwellings in the Green Belt
RA10 - Northaw Common Parkland Landscape Character Area
D1 - Quality of Design
D2 - Character and Context

In addition, consideration has been had to the Council's SPG on Design, adopted in February 2005.

5. PLANNING CONSIDERATIONS



The following section discusses the key planning considerations relevant to the alterations.

Green Belt

Policy RA3 states that the Council will allow extensions to existing dwellings within the Green Belt where the following criteria are met:

- The proposal would not individually or when considered with existing or approved extensions to the original dwelling, result in a disproportionate increase in the size of the dwelling;
- It would not have an adverse visual impact (in terms of its prominence, size, bulk and design) on the character, appearance and pattern of development of the surrounding countryside.

It is advised that as a general principle, no extensions will be approved that would either by itself or taken together with outstanding permissions and previous extensions to the property, make the property more prominent or visually obtrusive.

The proposed main entrance portico will lead to a decrease in floor area by 5 sq m. However, the existing porch is a later addition built in the 1980's and is therefore not part of the original building.

The second criteria of Policy RA3 relates to impact on the visual appearance of the Green Belt.

The main entrance portico, timber entrance gates and brick piers have been carefully designed to ensure that they complement the architectural rhythm and character of the host building and the materials chosen match those of the original building.

It is considered therefore that the proposed alterations will have no impact on the visual appearance and openness of the Green Belt.

5. PLANNING CONSIDERATIONS

Local Landscape Character

The site has been identified to be located within the Northaw Common Parkland Landscape Character Area.

Proposals for development in the rural areas will be expected to contribute, as appropriate, to the conservation, maintenance and enhancement of the local landscape character of the area in which they are located, as defined in the Welwyn Hatfield Landscape Character Assessment (Policy RA10).

The Landscape Character Assessment identifies the following key characteristics and distinctive features within the Northaw Common Parkland Landscape Character Area:

- Tight circles of Scots pine, limes and oaks planted in open parkland;
- Lodge houses and grand entrances to mansions;
- Restricted views and limited public access;
- Horse grazing in fenced pasture;
- Mixed architectural influences;
- Ridgelines and valley 'bowls';
- Hornbeam pollards;
- Evidence of deer park boundaries;
- Swallowholes;
- Forestry plantation; and
- Sequoia and cedar avenue at Leggatts Park.

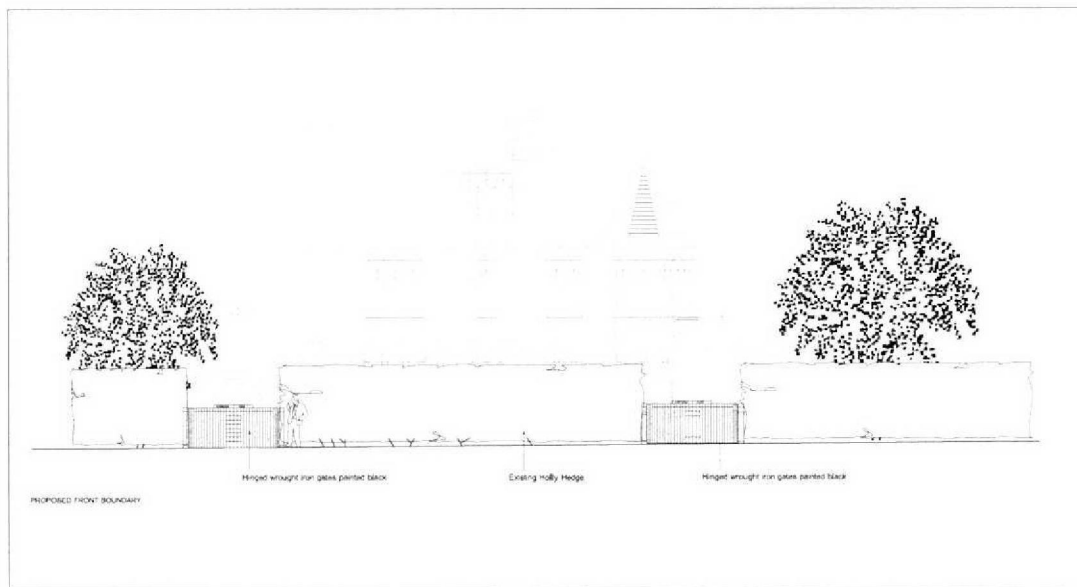
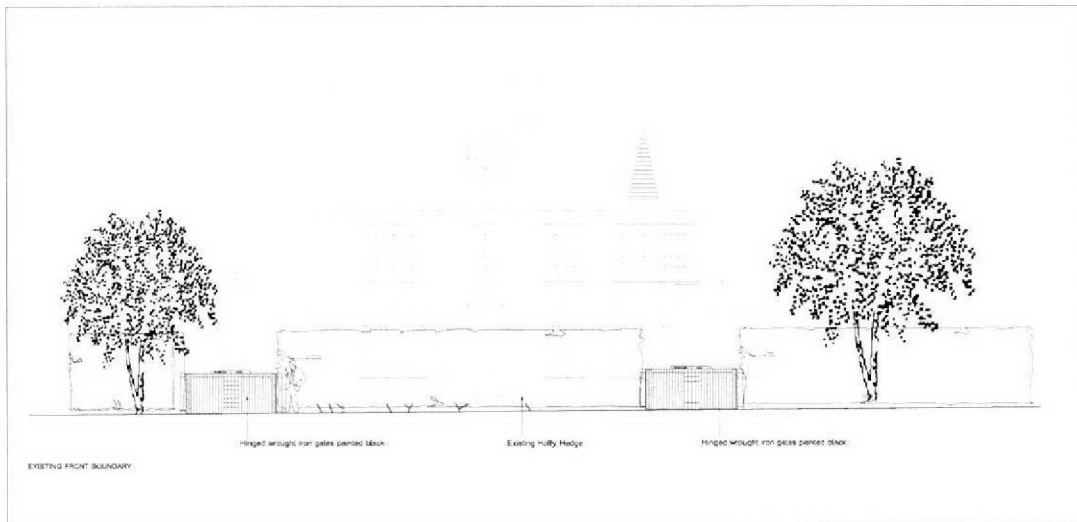
The proposed development due to its minor scale and location will have no impact on the character and appearance of the Northaw Common Parkland Landscape Character Area, in keeping with Policy RA10.

Design

Policy D1 requires all new development to be of a high quality design.

Policy D2 states that new development should respect and relate to the character and context of the area in which it is proposed and should maintain and where possible seek to enhance or improve the character of the existing area.

The design of the alterations are of a traditional nature and will complement the architectural qualities of the original building.

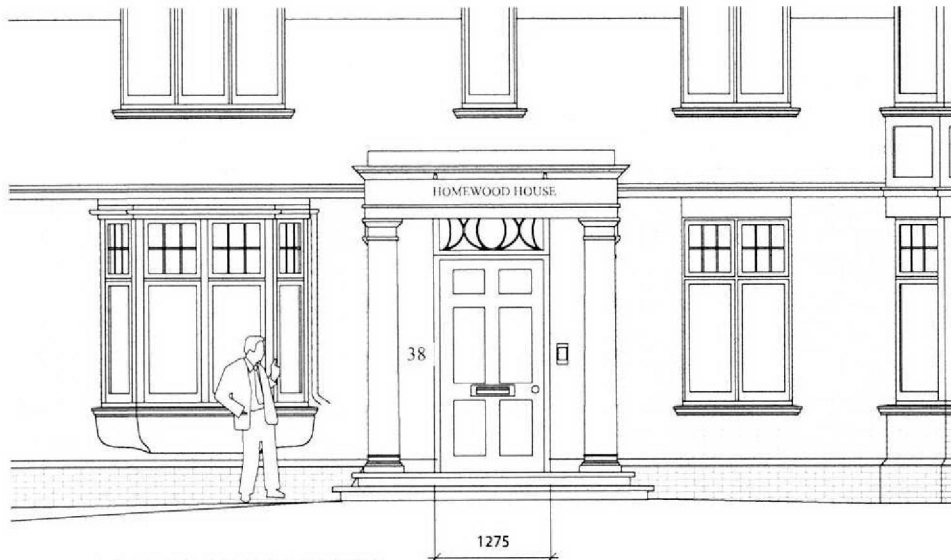


5. PLANNING CONSIDERATIONS

The proposed design has been carefully considered to ensure that the proposals relate to the character of the main building and the wider area. The detailing and materials to be used have been chosen to respect the architectural qualities of the main building and the local distinctiveness and character of the area.

Portico :

The portico and the steps will be smooth natural portland stone with random coursing. The top landing of the portico will have a level entrance into the house. The narrow existing front door will be replaced with a new wider single leaf hardwood painted dark grey to match the main entrance gates. In order to bring some light into the hallway an ornate fanlight befitting the design and the period is proposed. No 26 The Ridgeway, has a very similar portico and main entrance door. We believe this is a recent addition to the house.



ELEVATION DOOR/PORTICO



Precedent: Fanlight detail above door



Precedent: Portland Stone portico at No 26 The Ridgeway

8. SCHEDULE OF DRAWINGS

List of drawings to planning application

| Drawing No. | Description | Scale |
|-------------|--|--------|
| 207/PL/01 | Ordnance Survey Map | 1:1250 |
| 207/BR/11D | Proposed Site Plan | 1:200 |
| 207/BR/12B | Existing Front Elevation | 1:100 |
| 207/BR/18 | Proposed Front Elevation | 1:100 |
| 207/BR/19A | Proposed Front Landscape scheme | 1:100 |
| 207/BR/20 | Existing Front Landscape scheme | 1:100 |
| 207/BR/22 | Existing & Proposed Side Elevation | 1:100 |
| 207/DET/01 | Existing & Proposed Side Elevation Detail | 1:25 |
| 207/DET/02 | Proposed Detail of Portico to Front Entrance | 1:25 |