

Land Adjacent to The Warren, 8 Carbone Hill, Northaw, EN6 4PL

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Design & Access Statement



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1. Introduction

Proposed Infill Dwelling

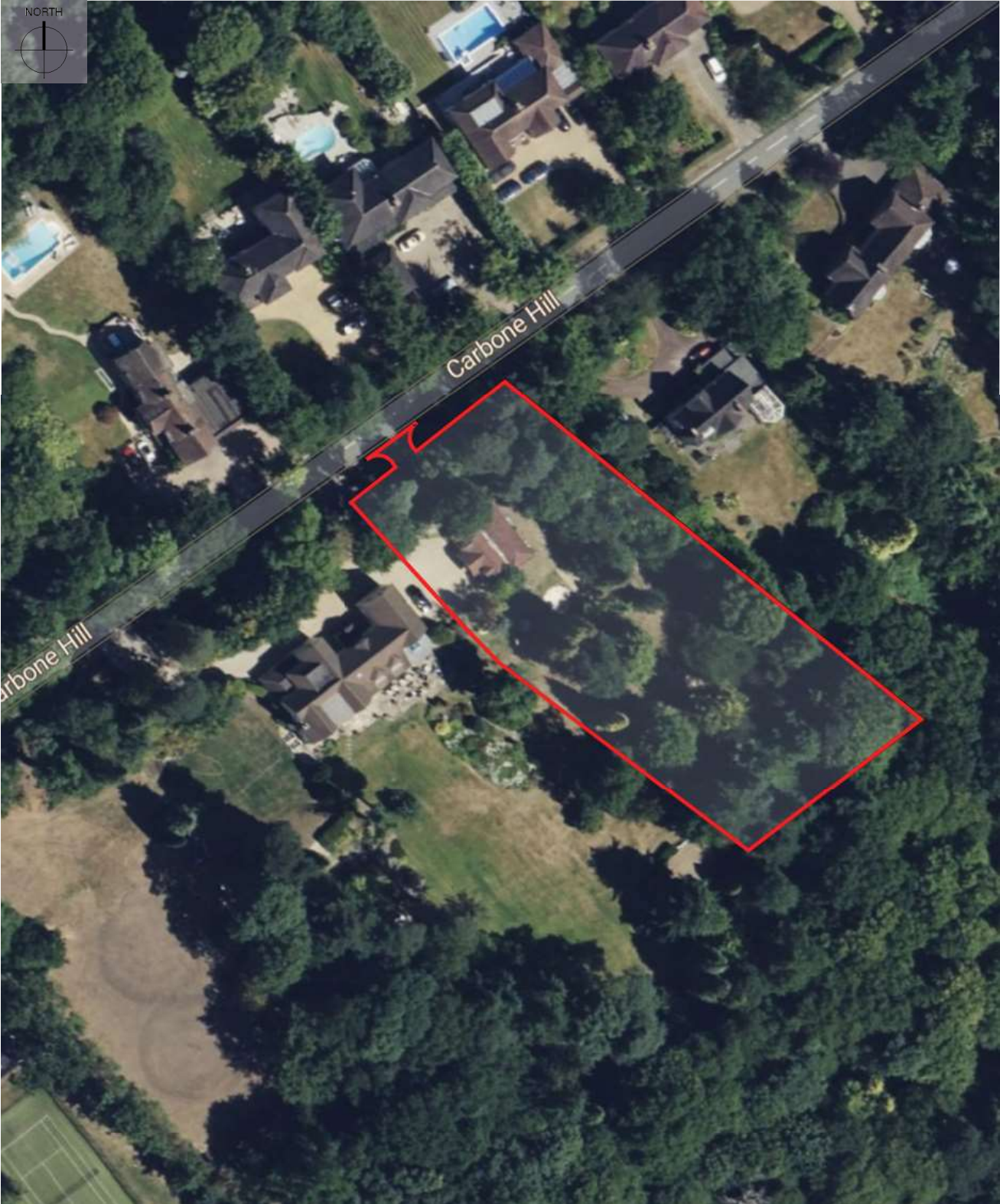
This Design and Access Statement has been prepared by Ascot Design on behalf of the owner to support a full planning application for the an infill and erection of a 2 storey dwelling with detached garaging, driveway and gated entrance off Carbone Hill.

It has been produced in accordance with guidance published by the Commission for Architecture and the Built Environment (CABE) and covers the following:

- Analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to achieve the final design solutions, covering the subjects of Use, Amount, Layout, Scale, Landscaping and Appearance. It considers the constraints of the site and relevant local and national policies, to demonstrate that the proposed scheme is well considered and aims to responsibly integrate into its relevant context.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

This document should be read in conjunction with all other corresponding documentation submitted with the application.

2. Site & Surroundings



Aerial View of plot and The Warren, 8 Carbone Hill (Bing, 2024)

2. Site & Surroundings *Continued*

The site has become available for infill development with the Green Belt, following the splitting of The Warren, 8 Carbone Hill. The new site known in this application as Land Adjacent to The Warren, 8 Carbone Hill is approximately 0.78 acres and is located within a long ribbon of large, semi-rural in character, detached dwellings on the south-eastern side of Carbone Hill and set back approximately 20m from the road screened by mature hedging and trees.

The site is located within the parish of Northaw and Cuffley. Since the 1960s, development within Cuffley has been characterised as infill, redevelopment and refurbishment. Which has preserved the nature of the settlement and its diverse architectural character.

Front boundaries in the surrounding area vary in character, and scale with examples of close-boarded fencing, brick piers and boundary walls and gated entrances in both timber and metal. There is a distinct greenery surrounding, screening most properties on this road, with mature trees, hedges and planting.



2.1. Local Context- Neighbouring Properties



Carbone House. 2 - 2a Carbone Hill (immediate neighbour)



Carbone House. 2 - 2a Carbone Hill (immediate neighbour)



11 Carbone Hill



17 Carbone Hill



19 Carbone Hill



Carbone House, The Lodge, Carbone Hill,



Proposed Urban Grain Plan (not to scale)

3. Planning History - 8 Carbone Hill

Planning Reference	Description	Decision
6/2023/0677/ HOUSE	Erection of a dwellinghouse	Granted
6/2019/0629/ HOUSE	Erection of boundary fence, hedge, brick piers and gates following the removal of existing fence and entrance gates	Refused
6/2018/3158/ HOUSE	Erection of boundary fence, laurel hedge, brick piers and double gates following the removal of existing fence and entrance gates	Granted
6/2017/0430/ LAWE	Certificate of lawfulness for existing outbuilding to be ancillary to the existing dwelling	Refused
S6/2015/0331/ FP	Erection of single storey front extension	Granted
S6/2014/2447/ LUP	Certificate of lawfulness for the proposed erection of a single storey side and two storey rear extension	Granted
S6/2014/1982/ FP	Erection of single storey rear extension and new porch following demolition of existing sun room	Granted
S6/2013/2225/ FP	Extensions and alterations to existing dwelling to include front and rear two storey extensions, and first floor balcony	Refused
S6/1993/0226/ FP	Alterations to elevations and new front porch (re-submission)	Granted
S6/1993/0132/ FP	Erection of detached triple garage	Refused
S6/1992/0144/ FP	Extensions and alterations to existing dwelling; alterations to vehicular access	Granted

4. The Proposal

The proposal has taken into consideration the Metropolitan Green Belt location along with the local landscape character, local policies and the NPPF. The design is for a proposed infill development of a two-storey Arts & Crafts influenced dwelling. Using traditional, high-quality materials, the proposed dwelling combines both render, brick and hung tile in response to the character of the street screen and surrounding area.

The proposed dwelling would respect the established building line and be sited appropriately in relation to the side boundaries. Its scale would also reflect other large dwellings within Carbone Hill. This in-line with Draft Policy SADM 34:

- I. It is within a continuous built up frontage;
- II. It does not extend the existing 'built up' area of the village into the open countryside;
- III. It would not result in the loss of a view or vista which makes a significant contribution to the character of the settlement; and
- IV. It is small scale and would not result in the provision of more than four dwellings (net)

Draft Policy SP3 Settlement Strategy and Green Belt Boundaries

The site is located under the following category:

Green Belt Villages: Lemsford, Essendon, Newgate Street, Northaw

In villages and other rural areas of the borough that lie within the Green Belt, development will be restricted so as to be consistent with the type of development envisaged in national planning policy and other policies of this plan.

Draft Policy SP1 Delivering Sustainable Development

The proposal seeks to create a sustainable design with mitigation in mind for climate change. The new development will include energy and water efficient measures, the use of low carbon and renewable energy, the provision of green infrastructure and sustainable drainage systems (SUDs). Please see section 5, pages 14-15 for more information of how this will be achieved.

Draft Policy SP9 Place Making and High Quality Design

The design has been informed by analysis of the site's character and context so it relates well to its surroundings and local distinctiveness. Continuity of the frontages and the appropriate definition of space is maintained through the siting and landscaping of the proposed infill dwelling.

4. The Proposal Continued

Draft Policy SP25 Rural Development

The infill development is compatible with the Green Belt location, the settlement strategy and the protection of critical assets. The location is within the existing ribbon of development and will not have an adverse effect on the wellbeing of rural communities.

Draft SADM11 Amenity and Layout

- The design complies with SADM11 Amenity and Layout by creating a good standard of building and ensures that the levels of sunlight and daylight have been carefully considered. The dwelling has also been designed with passive ventilation in mind.
- Outdoor garden space has been designed in harmony with the house and setting.
- Privacy for the new dwelling has been ensured with planting and natural screening to the front, sides and rear of the plot. The property is set back from the road, in line with the neighboring dwellings. The infill design is not overbearing upon the existing building and there isn't a public open space for the design to impact.
- The outlook and visual amenity afforded from within buildings has taken into account the relationship with neighboring buildings and the wider street scene, including the design of parking, boundary treatments and landscaping.
- The route to the new site entrance will be of sufficient width, welcoming, and be naturally lit wherever possible.
- The new C3 dwelling is a large family property and far exceeds the Nationally Described Space Standard.

Draft SADM16 Ecology and Landscape

The proposed infill dwelling will maintain, protect and wherever possible, enhance the biodiversity, structure and function of ecological networks.

Mitigation will be in place to avoid, reduce and remediate direct and indirect adverse impacts on biodiversity and the natural landscape.

Landscaping of the site will conserve and enhance the borough's natural and historic landscape

4. The Proposal Continued

and sit comfortably within the wider landscape setting. During the design process, Ascot Design have reviewed the relevant Landscape Character Assessment and ensured the proposal meets the criteria.

Draft SADM34 Development within the Green Belt

The proposed development is inline with SADM34 Infill Development and meets the following criteria stipulated:

Limited infill development will be permitted in villages within the Green Belt provided

- I. It is within a continuous built up frontage;
- II. It does not extend the existing 'built up' area of the village into the open countryside;
- III. It would not result in the loss of a view or vista which makes a significant contribution to the character of the settlement; and
- IV. It is small scale and would not result in the provision of more than four dwellings (net)

Local Plan 2005 - RA1 Development in the Green Belt

Within the Green Belt, as defined on the Proposals Map, except for development referred to in Policies RA2, RA3, RA4, RA5, RA6, RA7, RA8, RA9 and RA16 or in very special circumstances, permission will only be given for development for the following purposes:

- Agriculture, forestry or mineral extraction;
- Small scale essential facilities for outdoor sport and outdoor recreation or for cemeteries and for other uses of the land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it;
- The re-use of buildings in accordance with policy RA17.

Local Plan 2005 - RA10 Landscapes Regions and Character Areas (Northaw Great Wood 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.

The proposal is a high quality design with a nod to the existing character and property types within the local area.

5. The Design

- A. Amount – The proposal is for a two storey infill dwelling within the Metropolitan Green Belt following the “splitting” of the site at The Warren, 8 Carbone Hill.
- B. Layout – Careful consideration has been given to ensure there is generous spacing between the neighbouring properties, 14 Carbone Hill and The Warren, 8 Carbone Hill. As such, the proposed dwelling has been positioned centrally, to the plot, allowing for a sweeping driveway from the proposed right hand side entrance. The siting has also been designed to be level with existing dwellings to create a harmonious street scene appearance.
- C. Scale - The design approach has been to produce a new dwelling which reflects the context of the site and surrounding area in terms of it's size, scale, bulk, mass, siting, height and depth whilst ensuring that the new development respects the Green Belt locations.
- D. Appearance – The proposal is for a high quality, traditional Arts and Crafts influence. The combination and variation of material have been configured and designed to respond positively to the local vernacular. The asymmetrical features and welcoming porch with stitched quoin brick detailing and arched head. Traditional flush casement windows with brick cills and headers have been proposed with bay windows to the ground floor, enhancing the character and detail of the design. The roof has been designed with red clay tiles and sprocket eaves detailing.

5. The Design Continued



Proposed Materials:



Off-white render



Red clay tiles



Brickwork



Timber

6. Access & Sustainability

(a) Access

Access to the site would be by means of creating a new vehicular crossover with dropped kerb and vehicular gate adjacent to the driveway of The Warren, 8 Carbone Hill. Within the new site, a new permeable driveway will be formed for car parking and maneuvering to allow safe access to and from the site in forward gear.

The new dwelling would also have a provision for secure parking and refuse/recycling within the proposed oversized detached garage, to keep the bins away from the street scene. Waste collection would be in conjunction with the existing services and no additional or special requirements would be needed.

(b) Sustainability

I. Sustainable Design

The proposal is to construct a single two storey detached dwelling. The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

Please refer to supporting energy statement for further information.

II. Energy Efficiency

To minimise heat loss from the proposed dwelling and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

Domestic appliance ratings will follow the CfSH requirements of:

- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer

III. Water Resource Management

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts and storage tanks

The development will include the use of rainwater harvesting via the provision of water butts and will also include internal restricting devices such as flow restrictors on taps and dual flush toilets to achieve water usage per person of 110 litres a day.

IV. Flood Risk Management

The application is not situated in a flood risk area. To minimise the surface run off and promote permeability, the following will be incorporated:

- Soakaways for surface water drainage
- Permeable surface driveway

The development will incorporate the requirements of SUDS hierarchy, by disposing of as much storm water drainage on-site as possible. Any shallow infiltration available will be utilised by the provision of the permeable road surfaces and the run off from the proposed building will be dispersed via soakaways located on site at a depth determined by the best available percolation rate. The run off rate achieved will be in accordance with stipulated EA requirements.

V. Biodiversity

The proposal will retain existing trees and hedgerows where possible. Additional planting is also proposed.

VI. Waste Recycling

The proposal will encourage responsible waste management by providing an allocated space for the storage of household waste and recycling containers with a refuse and recycling collection point provided near the site entrance. Allocated space defined on the site for composting facilities.

VII. Sustainable Transport

Cuffley railway station is approximately 1.5 miles from the site.

VIII. Sustainable Construction

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.

7. Summary and Conclusion

The proposed infill dwelling is beneficial as it provides a high-quality and sustainable property without having an adverse effect on the Green Belt or existing street scene. Located within the long ribbon of large detached properties within the Green Belt, the proposal will not cause harm to the sense of openness and does not encroach into rural areas.

Attention has been made to the style of the street scene in terms of design, shape, size and materials to ensure the development would not appear out of place within its context. The new access for the one property would not be detrimental to Carbone Hill.

Overall, the design for the infill development provides an additional family home within the Green Belt without effecting looking disproportionate or out of place. Well screened and set back from the road, the siting is inline with neighbouring dwellings and wouldn't cause adverse harm to the local landscape.



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