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DESCRIPTION:

DEMOLITION OF EXISTING

HOUSE AND

ERECTION OF 6 HOUSES

SITE AT:

101 BROOKMANS AVE

BROOKMANS PARK

AL9 7QG

Design and Access statement

08/19

1. Existing site

- 1.1** The site is located on the corner of Brookmans Avenue, Golf Club Road and Georges Wood Road. The site faces onto Brookmans Avenue and Golf Club Road.
- 1.2** The area of the site is 4100m²
- 1.3** There is an existing house on the site which has an area of 814m² including a separate coach house and other out-buildings. The existing house has no architectural merit and does not define the aesthetic in the area. The house is outdated and in much need of attention.
- 1.4** There are several trees on the site. The Oak at the front of the house is protected. An arboricultural report has been provided with the application which ensures the protection of the existing trees.
- 1.5** The surrounding area consists of large detached dwelling houses of all different styles. Brookmans Avenue consists of mock Georgian, Mock Tudor, and contemporary dwellings. Examples of these houses have been shown in (fig 1).
- 1.6** Reports that have been provided with the application to review the existing site include:
- arboricultural report
 - Ecological bat survey
- 1.7** An application was submitted and approved in May 2019, for the demolition of the existing house and erection of 5 houses ref : 6/2019/0434/FULL.



(fig 1)

Note: No. 11 and no. 91 Brookmans Avenue have recently been approved with dormers on the front at second floor level.

2. Proposal

- 2.1** The applicant seeks to demolish the existing house and erect 6 detached houses on the site.
- 2.2** The applicant seeks to replace the approved, front two houses along Brookmans Avenue with three detached houses. It is felt that there is more than adequate space for such a proposal. The proposal is compliant with National , Regional and Local Planning Policy (see planning statement)
- 2.3** The proposed houses are mock Georgian style, which has been used along Brookmans Avenue and in the immediate area. There are many examples of this style.
- 2.4** The materials used will be of the highest quality with red brick and Portland stonework details, slate roof tiles and white timber sash windows. (materials are shown on the drawings)
- 2.5** The houses have been designed with the grandeur of Brookmans Avenue in mind and follows the typology of the area.
- 2.6** The footprint of the houses follows the natural line of Brookmans Avenue and the heights of the surrounding properties to ensure the scheme fits within its context in a positive way.

The houses along Golf Club Road have been located to ensure adequate parking to the houses is provided with a large garden depth to ensure no overlooking possible into no. 99 Bas' garden.

- 2.7** The following table defines the facts of each house;

House number	GIFA (m2)	Amenity (m2)	No. of beds	Parking Spaces
1	389	242	5	3
2	421	245	5	3
3	389	309	5	3
4	319	229	5	3
5	352	249	5	3
6	352	295	5	3

2.8 Landscaping

A landscaping plan has been provided with the proposal which ensures the site will have a very high ecological value which also shows enhanced ecological features. The landscaping has also been designed to add additional screening to boundaries. All driveways will be permeable.

2.9 Sustainability

A separate Sustainability statement has been provided as part of the submission which provides details compliant with council Policies. Bike sheds will be provided to each house and refuse/recycling/ garden waste area has been shown on the site plan.

3 Access, Transport and Parking

- 3.1** Three additional crossovers are proposed .Two additional crossovers are proposed onto Golf Club Road in addition to the two existing crossovers. One additional crossover is proposed onto Brookmans Avenue in addition to the existing crossover.
- 3.2** A Transport Report has been provided with the application which defines the safety of the crossovers and the effect on the roads.
- 3.3** The site is located in the heart of Brookmans Park and is a 14minute walk to the local station. The local golf club/ tennis club is on Golf Club Road with access to Chancellors school close by. The site provides the necessary provisions for sustainable family homes.
- 3.4** Each of the six houses will have three parking spaces each which complies with the Councils Planning Policies.

4 Provided Documents

4.1 The following defines the documents provided with this application.

- Design and Access statement
- Planning statement
- Sustainability statement
- Highways Report
- Landscaping Plan
- Bat ecology report
- Arboricultural report
- Architectural drawings (485018 – (13-26))

5 Conclusion

The proposed dwelling area of a very high standard in terms of design and materiality. They reflect the style of the area in a sympathetic manner and consider the context both immediate and locally in a well-considered design approach. The previous scheme for five houses was approved and this new proposal does not conflict with Wel Hat planning Policy and makes a positive contribution to the street scene along both Brookmans Avenue and Gold Club Road. The fact that the houses are within context of the area and comply with Welwyn and Hatfield's Planning Policies as proven in the Planning Statement, it is requested that the application is approved.