



Longcroft Green

Design and Access Statement for Ellenbrook Consulting Ltd

Housing Proposal for 1 no detached four bedroomed dwelling and a 3.5 storey high building with 6no two, and three bedroomed apartments

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May 2022

DESIGN AND ACCESS STATEMENT

CONTENTS	PAGE
Location Plan	3
Site Images	4
Site Aerial Image	5
Existing Site Plan, Demolition & Tree Constraints	6
Constraint Plan	7
The Proposals	8
Proposed Site Plan - Roof Plan & Landscape Concept	9
Proposed Site Plan - Ground Floor	10
Flats View	11
Proposed Flats Plans - Ground & First Floor	12
Proposed Flats Plans - Second & Third Floor	13
Proposed Flats North Elevation	14
Proposed Flats South Elevation	15
Proposed Flats East & West Elevation	16
House View	17
Proposed House Plans	18

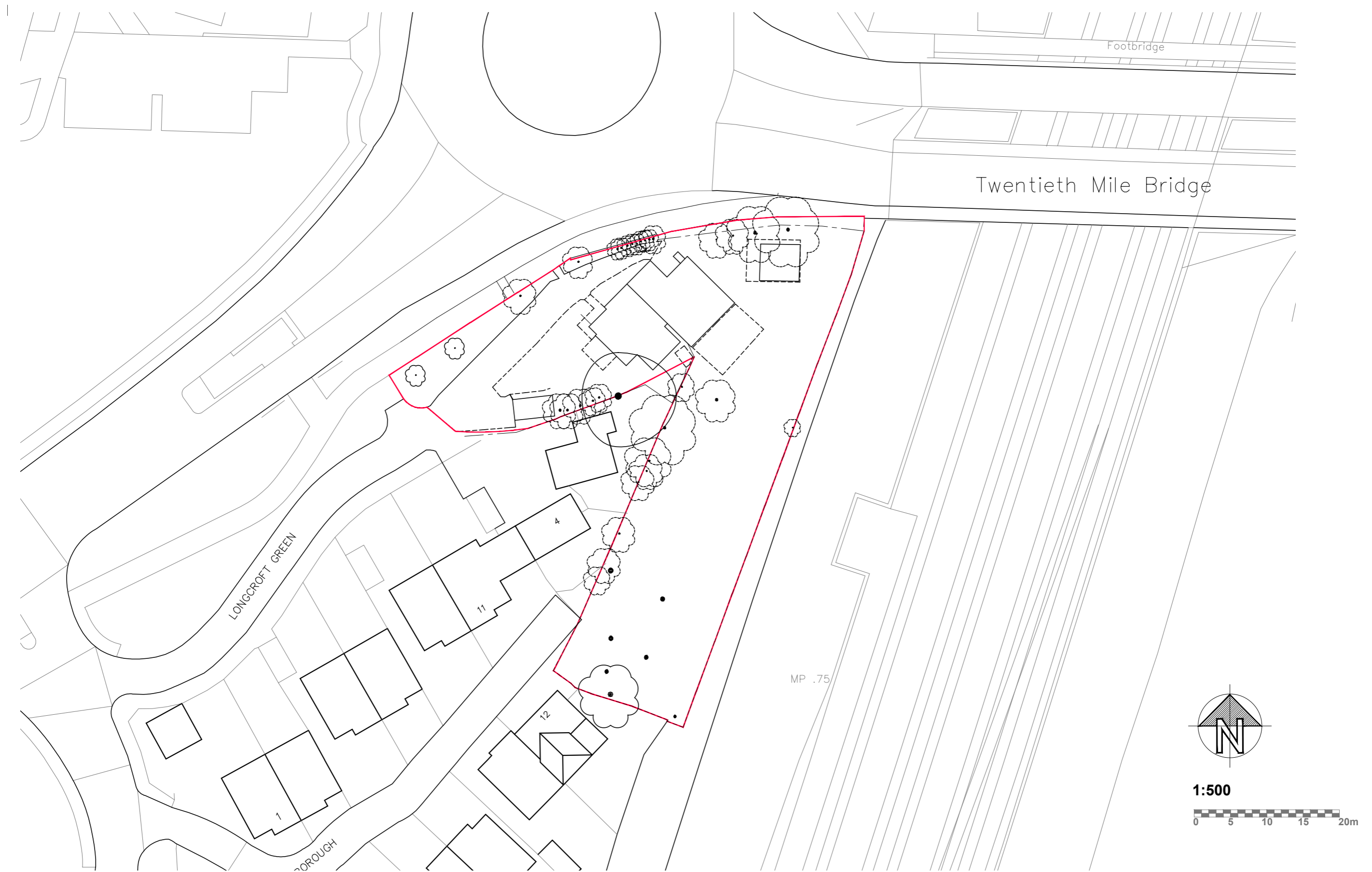
Proposed House Elevations	19
Street Views - North & South	20
Street Views - East & West	21

DESIGN AND ACCESS STATEMENT APRIL 2022

In support of a detailed planning application for 1 no detached dwelling and a 3.5 storey high building with 6 no two, and three bedroomed apartments, car parking, secure cycle storage, refuse and recycling bins enclosure, turning head, and use of the existing vehicular access off Stanborough Road, following the demolition of a semi - detached pair of dwellings at nos 1 and 2 Longcroft Green, Welwyn Garden City, Herts, AL8 6EP.

KEY POINTS

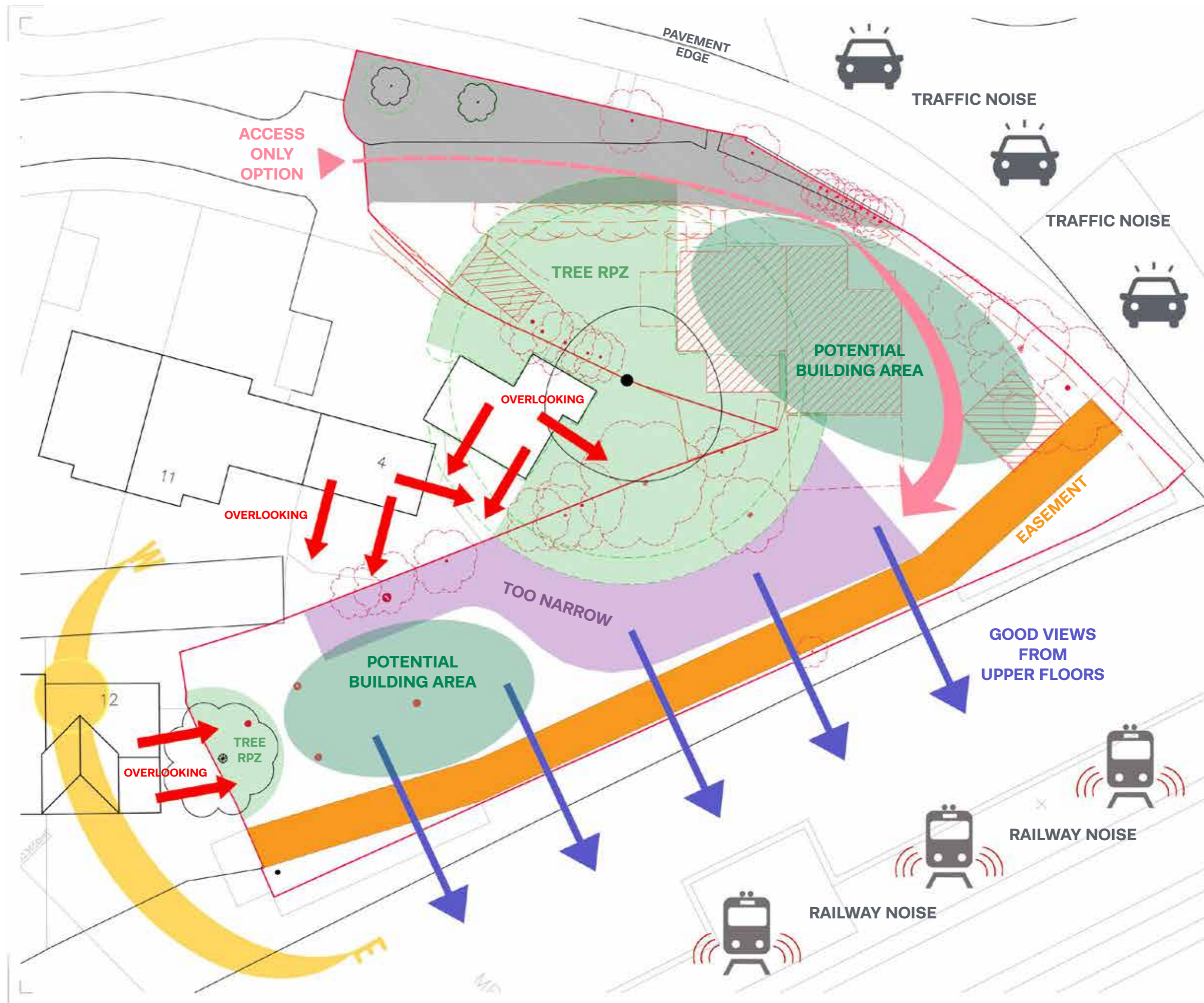
- The site is currently occupied by a single house which is in very poor condition owing to tree root problems.
- The site is heavily constrained by the busy road to the north, the main line railway to the east, significant overlooking from recently built neighbouring houses and the root protection area of a large tree.
- There is an easement for power cables right down the east boundary.
- The site is a V-shape with only one possible access.
- Taking these various constraints into account we are proposing the demolition of the old house, the construction of six new flats in a single block at the north end of the site and the construction of a detached four-bed house at the south end.
- Thirteen parking spaces are proposed and the house includes a garage.
- The designs take account of forthcoming building regulation changes.











1.0 Site Description

- 1.1 The site is prominently located by the roundabout joining Osborn Way, Great North Way and Stanborough Road and is clearly seen from the nearby bridge over the railway.
- 1.2 The site is occupied by a single house, rather run-down as a result of serious tree root damage, with a very uncared for garden.
- 1.3 The site area is 1694 sqm but the awkward shape, a sharp V with the access at one end, makes it hard to use.
- 1.4 Other constraints include the proximity of neighbouring houses in Longcroft Green and Stanborough Mews, and a 3.0m easement for high-voltage cables right down the railway boundary.
- 1.5 One final very major constraint is the mature oak on the site boundary close to the existing house. The root protection area for this tree is large, limiting the area for potential development at the north end of the site to the footprint of the existing house.
- 1.6 The site lies close to the boundary of the Welwyn Garden City Conservation Area.

2.0 Proposed Layout

- 2.1 The site constraints leave two parcels of developable land within the site: one at the south end on the railway side and the other at the north end at the apex of the V-shape close to the railway bridge.
- 2.2 The current site owners want a four-bedroom detached house for their own occupation and it seems logical to place this in the developable land at the southern end of the site on the railway side.
- 2.3 Access for the site is taken from the adopted road, Longcroft Green on the west side and takes the form of a 4.8m shared surface road following the site boundary with turning for fire and refuse vehicles between the two developable areas.
- 2.4 Taking into account the established residential use of the site and the character of the area, six flats are proposed in a three and a half storey block within the developable area at the north of the site.
- 2.5 Resident parking and cycle storage is provided between the house and the flats on an area within the root protection zone using no-dig construction. A path links the parking to the flats entrance.
- 2.6 Visitor parking is provided on the western side near the site entrance.
- 2.7 A refuse store for the flats is located at the northern end of the site.
- 2.8 The house has private gardens, and the two ground floor flats also have private outdoor space. The upper floor flats all have private balconies.

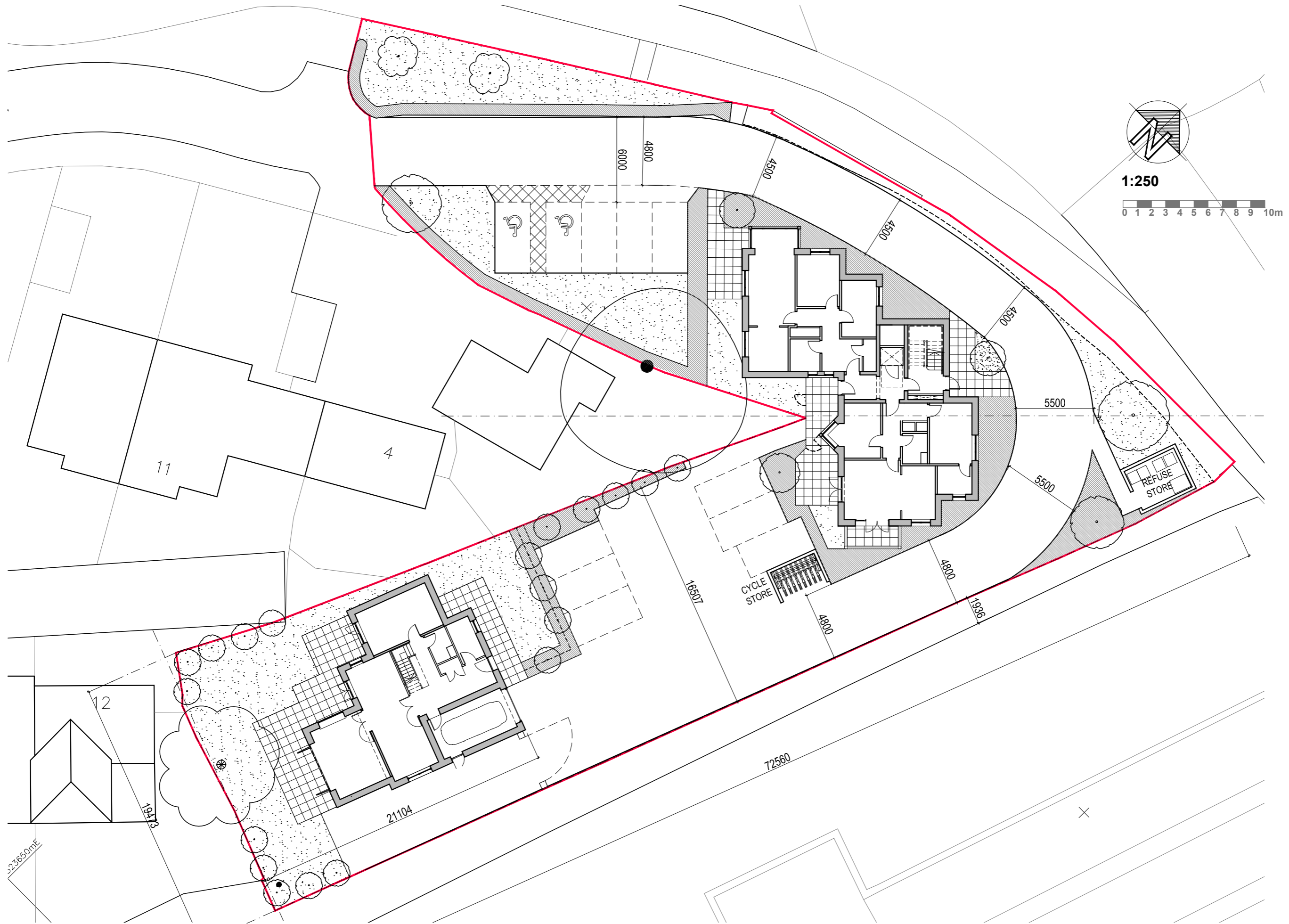
3.0 The House

- 3.1 The house is designed to a brief from the future owners with five bedrooms and a home office.
- 3.2 taking into account the proximity of neighbouring buildings, the house is designed without upper-floor windows for habitable rooms on the south and west elevations and the parts of the house close to these boundaries are all single storey.
- 3.3 The ridge height for the house is the same as that of the neighbouring buildings.
- 3.4 The design of the house respects the late Arts and Crafts character of the conservation area with a gabled roof in plain clay tiles and a long catslide to the west boundary. The upper parts of the walls are tile hung and the lower parts in red stock brick.
- 3.5 The house is designed to achieve a degree of sustainability at least as good as that required by incoming building regulations with 400mm thick walls for additional insulation, with photovoltaic panels on the railway side slope of the roof and with an air-source heat pump.

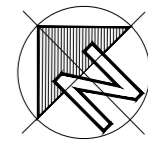
4.0 The Flats

- 4.1 Taking into account the previous pre-application response the flats block has been restricted to three storeys but, aware that this prominent junction site is appropriate for a statement design, we have extended the two top flats up into the roof space as duplex units with dormer windows. The roofs are hipped with a lower section over the central staircase to give a more varied skyline.
- 4.2 Four of the flats are 2-bed units and the upper flats have 3-beds.
- 4.3 The flats are all triple aspect and meet current standards for floor space and ceiling height.
- 4.4 All flats, as stated above, have private outdoor amenity space.
- 4.5 Angled oriel windows are provided for some habitable rooms on the south-west elevations with one side obscure glazed to avoid overlooking.
- 4.5 The common stair can be reached from entrance doors on two sides and a lift is provided.
- 4.6 As with the house, the flats are designed to reflect the Arts and Crafts vernacular of the conservation area, with plain clay tile roofs, flat roof dormers, tile hanging for the upper parts of the walls, and white window frames set into red stock brick with arched window heads.
- 4.7 The building is designed to meet or exceed incoming building regulations with 400mm thick walls to give excellent insulation and air source heat pumps in a space over the common stair at roof level.

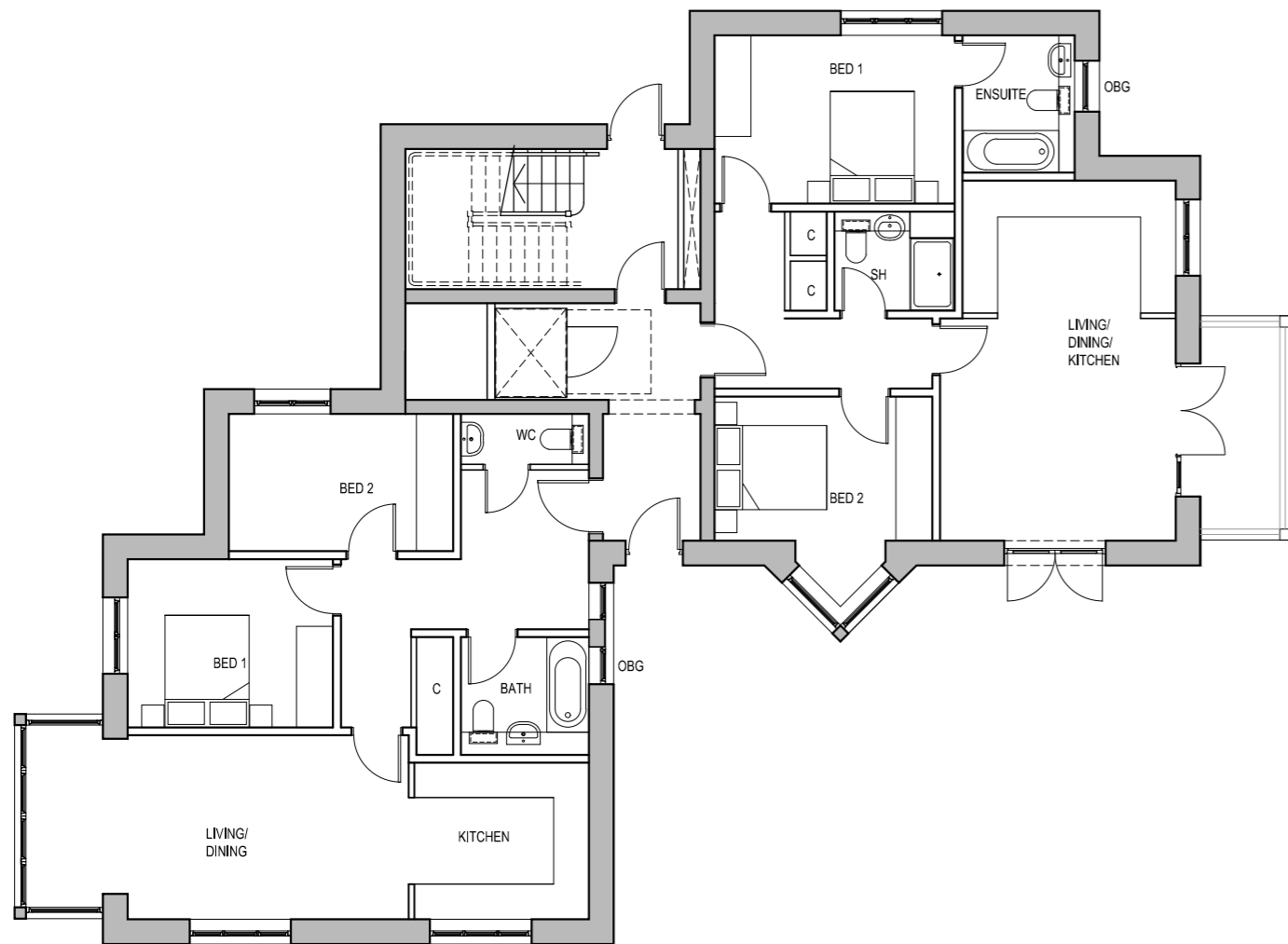




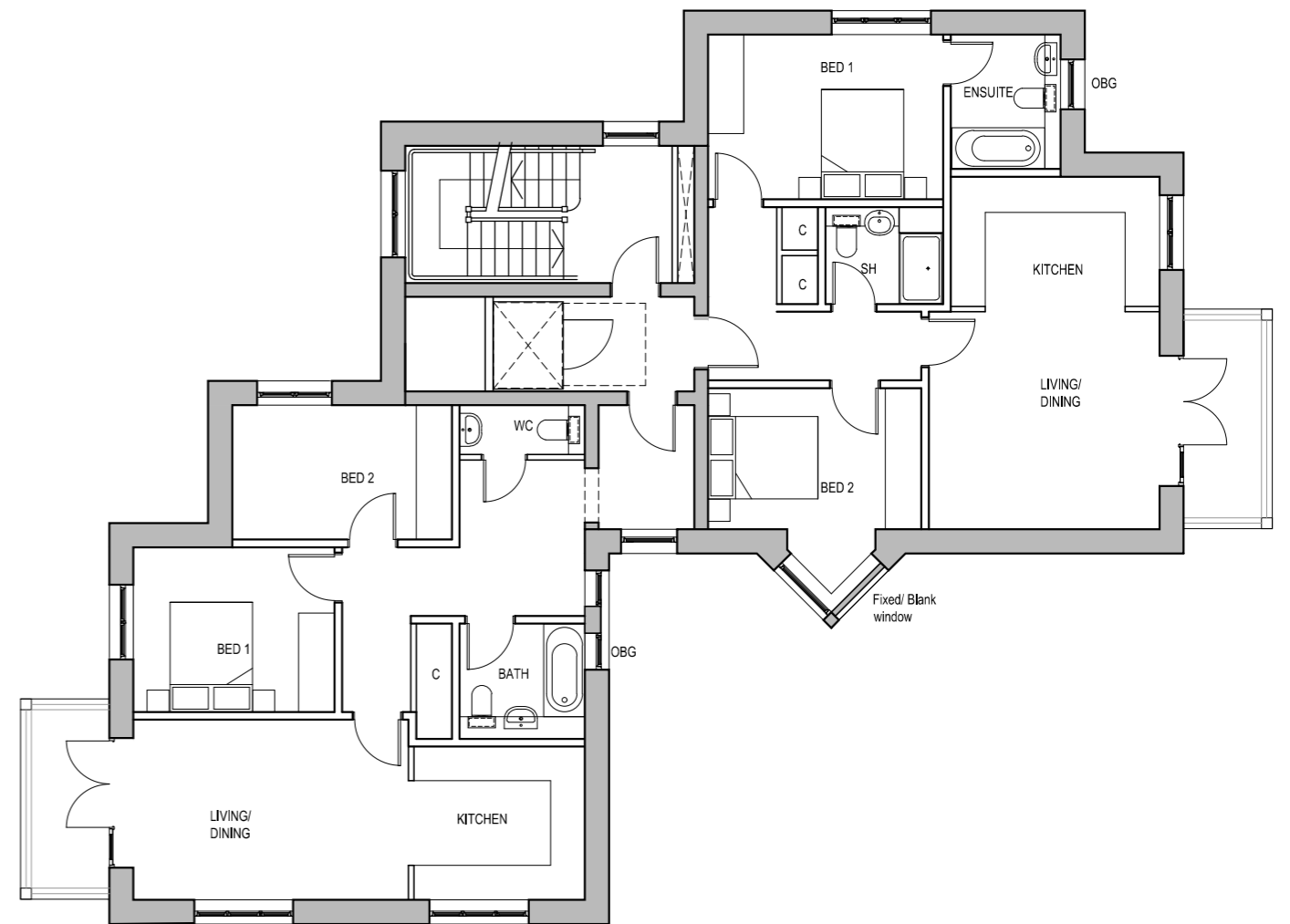




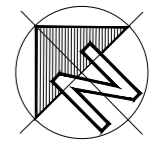
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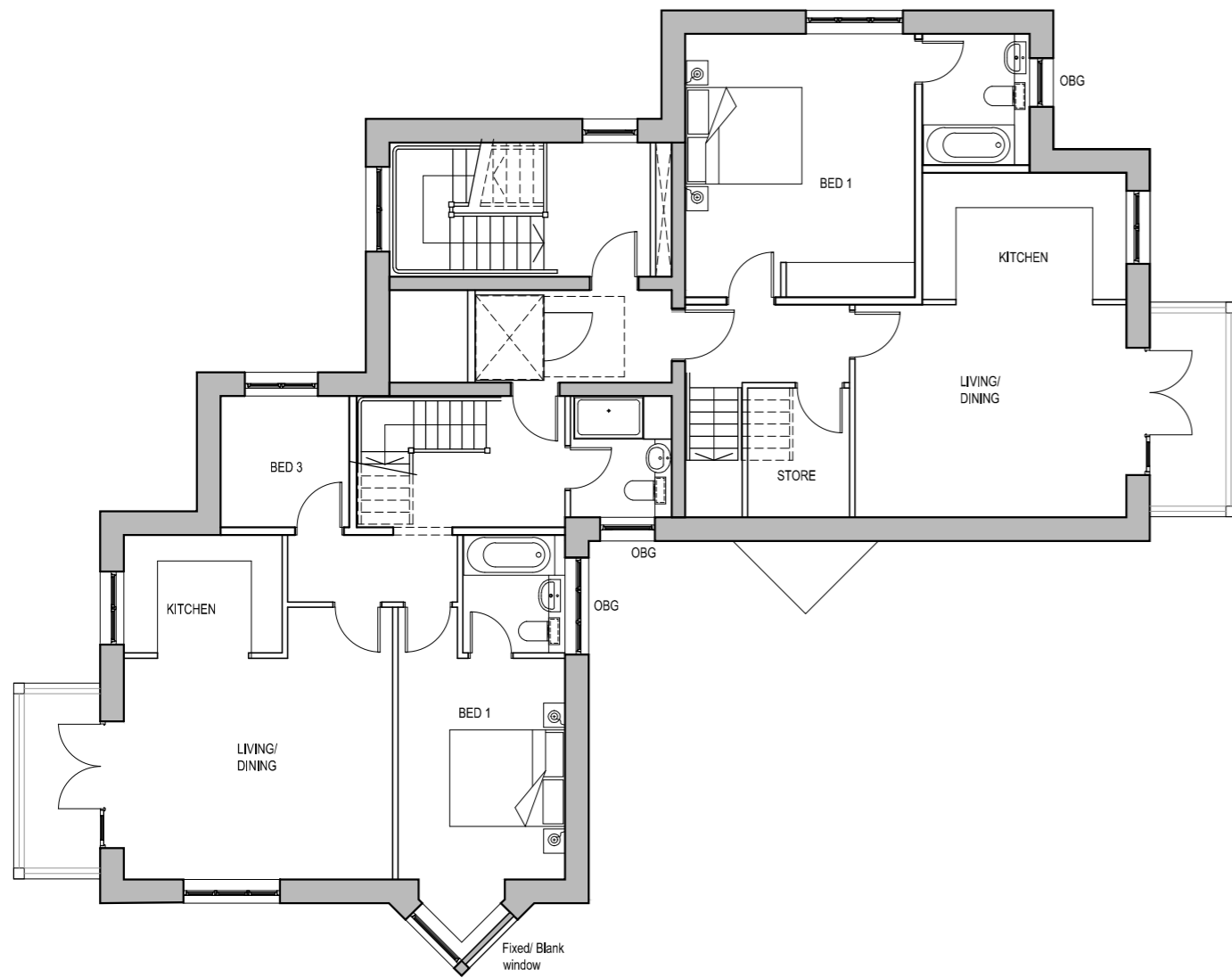
GF PLAN



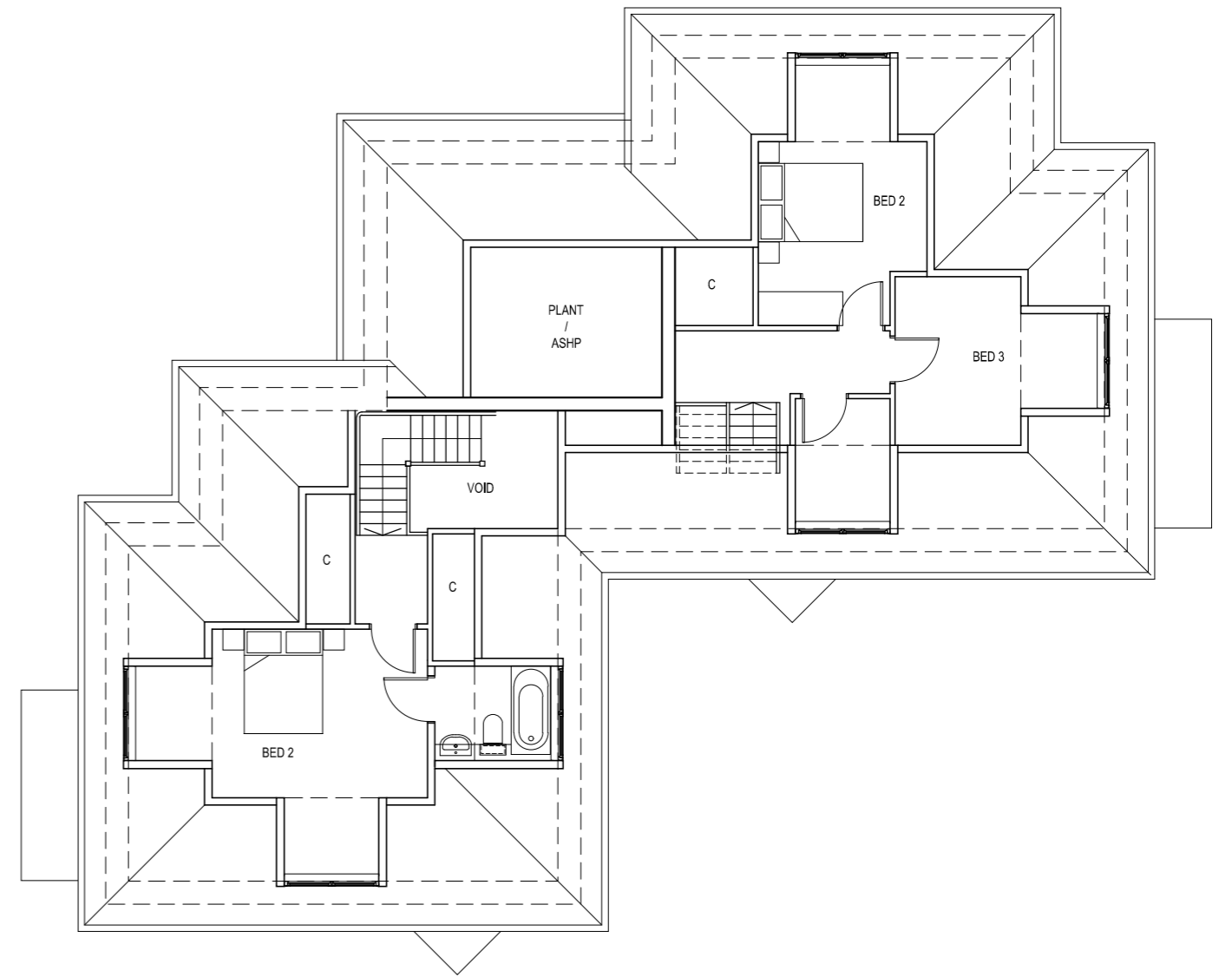
1F PLAN



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2F PLAN



3F PLAN



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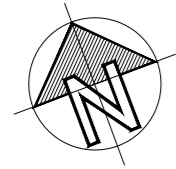
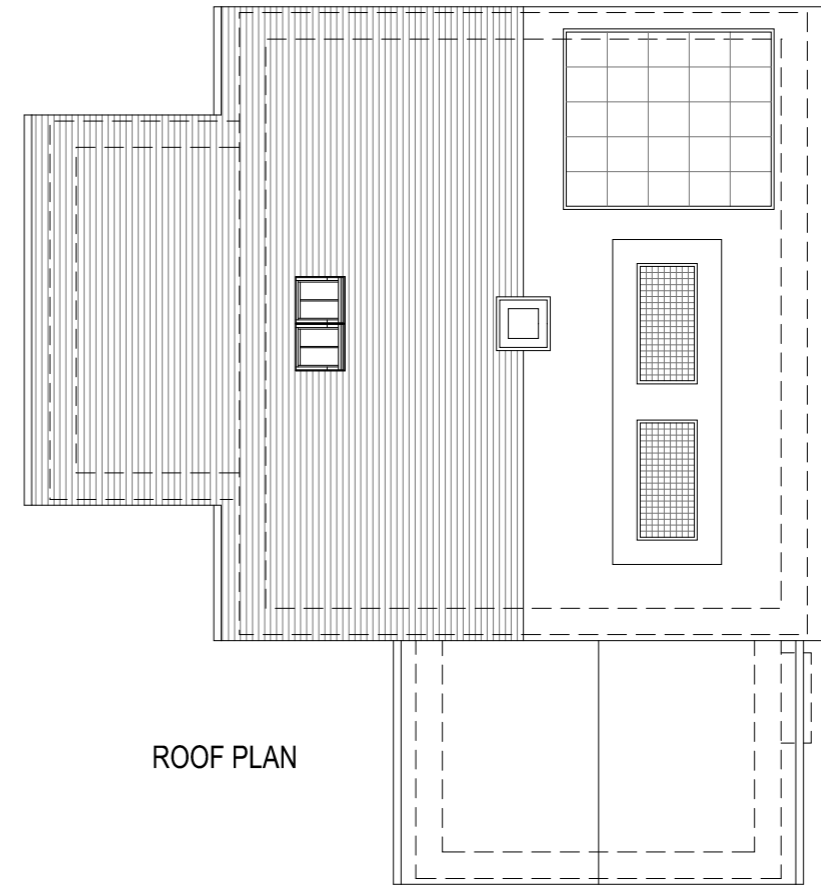
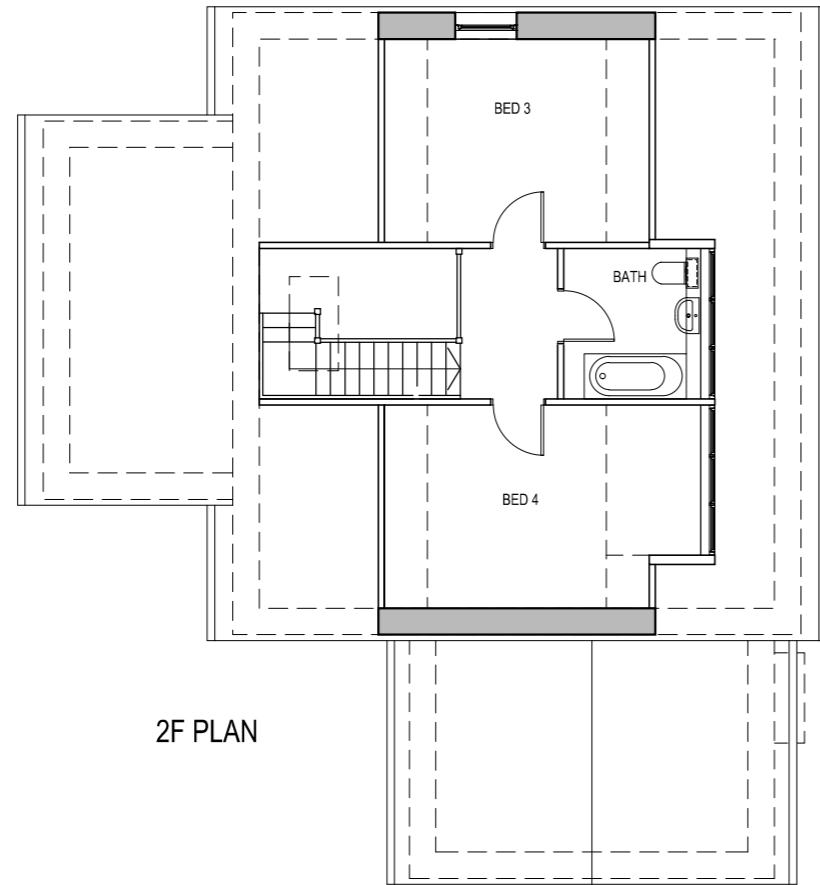
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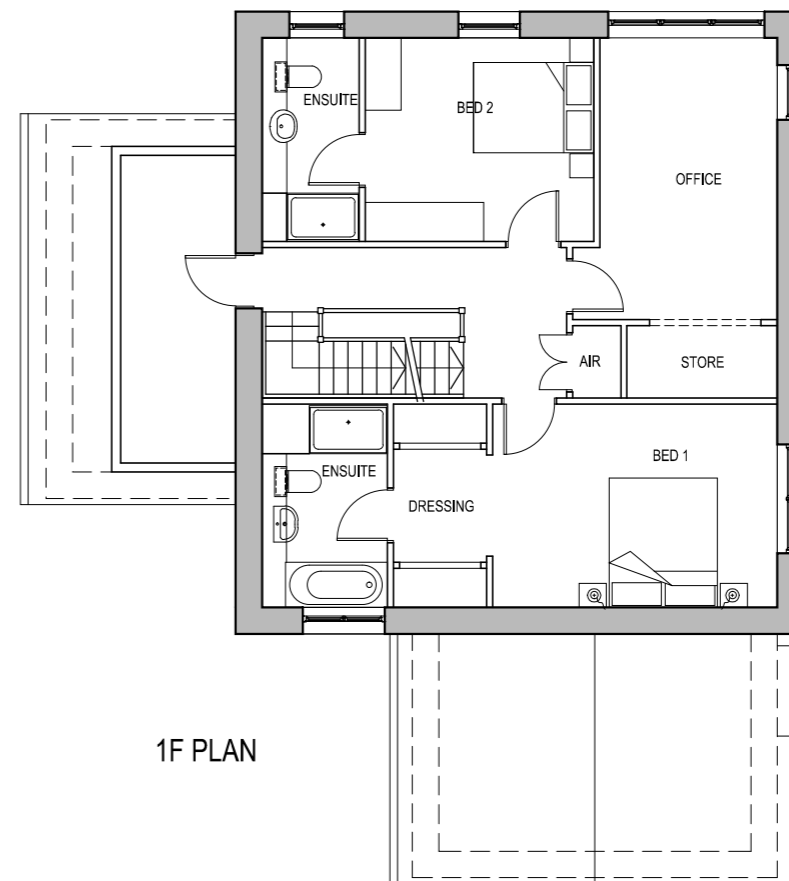
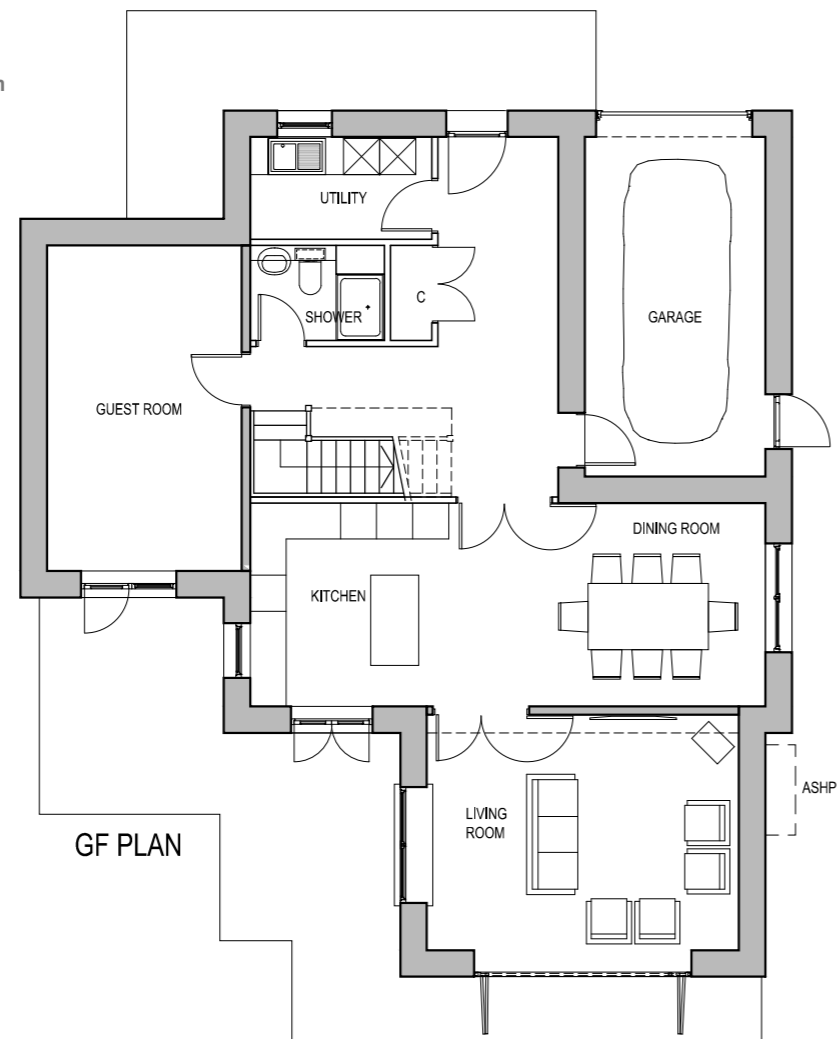
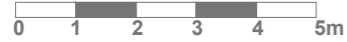
WEST ELEVATION

EAST ELEVATION





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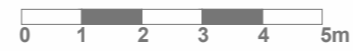


SOUTH ELEVATION



NORTH ELEVATION

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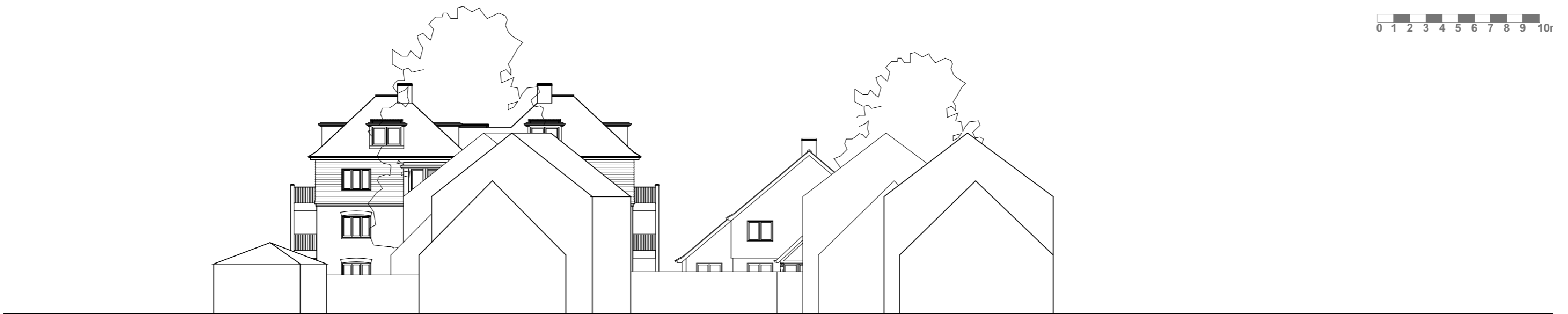
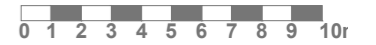


WEST ELEVATION



EAST ELEVATION

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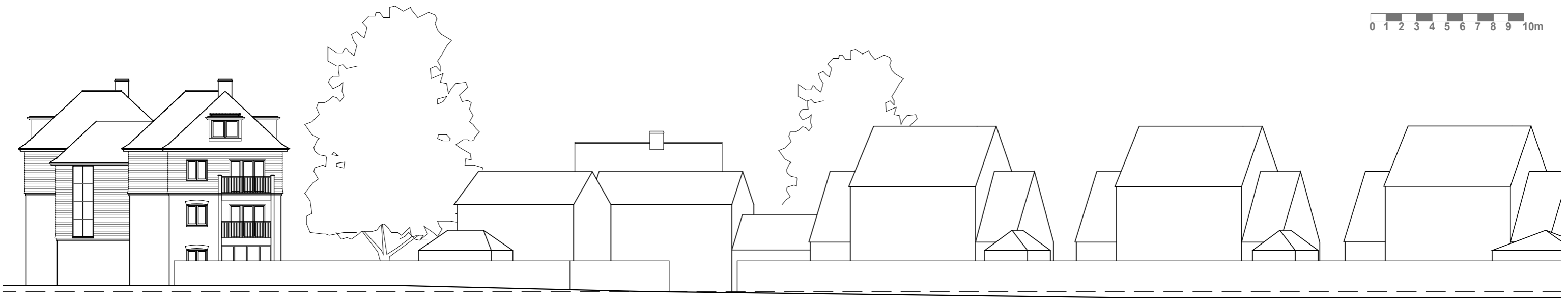
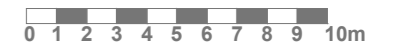


STANBOROUGH MEWS STREET VIEW (SOUTH ELEVATION)

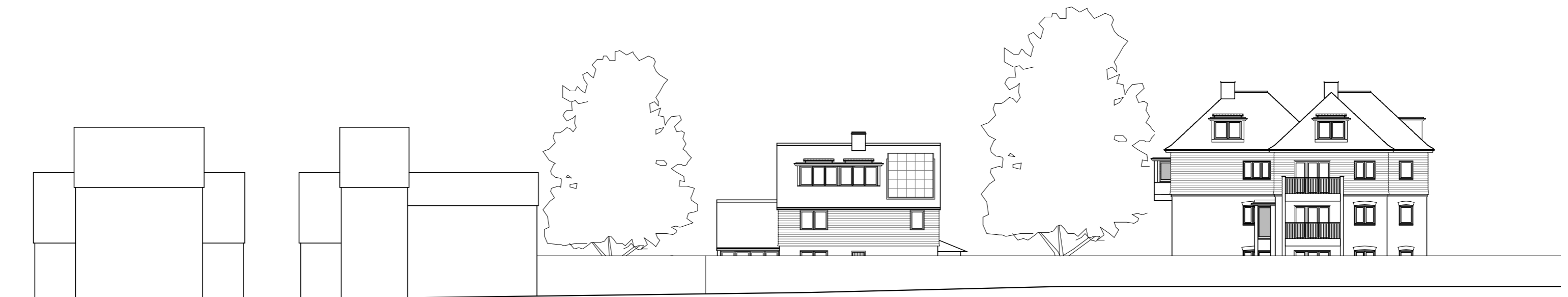


VIEW FROM GREAT NORTH ROAD (NORTH ELEVATION)

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LONGCROFT GREEN STREET VIEW (WEST ELEVATION)



VIEW FROM RAILWAY (EAST ELEVATION)