

Design & Access Statement for the erection of a new detached dwelling at 34, Vineyards Road, Northaw, Potters Bar, Herts, EN6 4PA.

Assessment:

This 0.08 ha plot of land is located to the south of Vineyards Road in a ribbon of residential development comprised mainly of large detached properties of varying styles. It lies to the north of Northaw village centre and is within the Metropolitan Green Belt and Northaw Common Parkland Landscape Character Area.

The land is currently unused but is assumed to have the postal number 34 as the properties on either side are numbered 32 and 36. Presumably it was always intended that in the future a dwelling would be constructed on the site.

The site itself slopes gently from front to back and is generally clear with some boundary vegetation and two trees, an oak and hornbeam situated towards the rear of the site adjacent to the eastern boundary.

Proposal:

It is proposed to construct a detached five bedroomed, two storey dwelling including some loft accommodation and an integral garage and to also form a new vehicular crossover onto Vineyards Road.

Planning History:

An application was submitted in 1987 under ref no S6/1056/87/OP for planning permission to construct a single dwelling however this was refused by WHDC due to MGB policies. A subsequent appeal was also refused.

Consultation:

A pre application enquiry was submitted for a single detached dwelling on 28th January 2020.

The Officer gave a positive response in that he considered that *"the proposal would represent limited infilling in a village and amount to appropriate development in the Green Belt"* and that *"the dwelling design would respect the areas character"*

He was also of the opinion that although the site was not sustainable due to the village centre lacking facilities, it was within reasonable cycling distance of the main town of Potters Bar. The provision of an additional dwelling due to the Council not having a five year supply of housing sites would however mitigate against this.

A copy of his email dated 7th April 2020 is submitted with this application.

Evaluation:

The plot of land is currently unused and sits within a ribbon of existing development between two substantial dwellings.

The construction of a single dwelling on the site would not harm the openness of the Green Belt as it is considered to be limited infilling in a village.

A single dwelling of the design submitted would not have an adverse effect on either of the neighbouring properties in terms of their privacy or any potential loss of light due to the proposed position of the dwelling on the site and the spaces to either side boundary.

The plot is of sufficient width and depth to provide adequate amenity area for this size of dwelling and there is ample space for the parking of at least three vehicles (including the garage).

Refuse collection would be similar to the other properties in the road by the provision of placing refuse bins at the front of the properties boundary with the highway.

Drawings/ Documents:

The following drawings are submitted with this application:

DPL/20/02-1A - Plans and elevations of the proposed dwelling, site and location plans and existing and proposed street scenes.

18753/T/01-01 - Topographical survey plan

Cherryfield Ecology report dated 01/05/20

Email dated 28/07/2020 from Gecko energy assessors

Design:

The design of the dwelling as shown on plan no DPL/20/02-1 would reflect the surrounding development in terms of its overall height, scale, footprint and external materials and would sit comfortably within the street scene alongside the existing properties at nos 32 and 36 whilst maintaining the character of the area as a whole.

The materials to be used would comprise a palette of selected facing bricks and hanging tiles set under a plain clay tiled roof finished with bonnet tiles on all hips. Stone sills and lintels would frame the window and door openings. Windows and doors would have upvc frames. The front drive would be finished with permeable block paviers.

Sustainability:

The site is not considered to be in a particularly sustainable location and it is likely that most journeys will utilise a car as the transport of choice.

Northaw itself lacks facilities and Potters Bar will be the nearest destination of choice for food shopping and the like. It is only a 2.5 mile cycle ride from the site into the centre of Potters Bar which would take around 15 minutes. The residents would therefore have

the opportunity to cycle to a sustainable location if they were so inclined and would therefore not be wholly reliant on using a car for all their daily / weekly domestic journeys.

This lack of sustainability however is considered to be more than offset by the addition of a further dwelling to the Council's housing stock for which at this time WHDC do not have a five year supply of housing.

Energy Conservation:

The dwelling would be designed and constructed to minimise energy consumption and to obtain high energy efficiency levels in excess of the current building regulations by using the latest construction methods and materials to achieve the fabric targets as listed on the attached email from Gecko energy assessors. The improved fabric design would be complemented by the installation of either PV panels or ground source heat pumps depending on the final energy assessment calculations which would be required to be submitted with the Building Regulations application.

Water consumption would be controlled in accordance with Building Regulation requirements.

An electric charging point would be installed within or adjacent to the garage.

Excavated material would be stored and redistributed over the site to avoid transportation to land fill sites and the ordering of materials to construct the dwelling would be strictly monitored by the builder to avoid waste wherever possible.

Building materials would also be sourced locally wherever possible.

Access:

A new vehicular access from the site onto the highway would be

constructed to highway standards.

There would be no issues with visibility splays due to the width of the highway verge which fronts all the properties in Vineyards Road.

There would be level access into the dwelling in accordance with current Building Regulation requirements.

Ecology / Landscaping:

The site contains some vegetation mainly along the boundaries including

two trees, an oak and hornbeam located to the rear of the site adjacent to the eastern boundary.

As the proposed dwelling is not going to be situated close to any of the existing vegetation or trees, a tree report has not been carried out.

The site plan indicates an indicative planting scheme which would mitigate the lack of existing vegetation and would be finalised in more detail for any subsequent planning conditions.

An ecology assessment of the site has been carried by Cherryfield Ecology and their report concludes that there are no ecological constraints on the site.

Conclusion:

This single plot of land is ideal for the development of a single dwelling due to its position within an existing ribbon of development.

Although within the MGB, it is considered that it would be limited infilling in a village and as such would not cause harm to the openness of the Green Belt.

It is considered that the benefit of an additional dwelling to the housing stock, clearly outweighs any negative issues regarding the sustainability of the site.

The ecology report concludes that the site has no ecology constraints.

I would therefore respectfully suggest that for all of the reasons discussed above that this application for a new dwelling should be approved.

design+plan ltd

11/06/2020

Additional notes 04/08/2020