

# Northaw Road East, Cuffley, Hertfordshire EN6 4RD



**DESIGN & ACCESS STATEMENT ADDENDUM**  
June 2023 (Section 73 Planning Application)

**aap**  
architecture

**Bellway**

# CONTENTS

## PAGE NO

### Section 1 Introduction

- 3 1.1 Executive Summary
- 4 1.2 Design Approach

### Section 2 Conclusions

- 5 2.1 Conclusions



# 1.1 Executive Summary

## 1.1 Executive Summary

This Addendum to the Design and Access Statement has been prepared on behalf of Bellway Homes in support of their Section 73 Application for amendments to the outline planning permission.

This Section 73 application seeks an amendment to the Outline planning permission LPA Ref: S6/2015/1342/PP and will be followed by a further Reserved Matters application on approval of this Section 73 application to regularise the amendments.

An experienced Design Team has been assembled to help improve the approved Illustrative Masterplan in respect of the built form along the northern boundary.

For avoidance of doubt, the proposed changes will not result in any amendments to plots, layout or other proposals beyond the those that back onto the northern boundary. Eight of the dwellings, will now be of split level design to address site levels and boundary trees.

This application seeks permission for a Section 73 amendment to the approved Illustrative Masterplan, Heights Parameter Plan and Proposed Levels Plan approval under application S6/2015/1342/PP for delivery of 121 dwellings with change of use and all matters reserved apart from access to the site.. The original Outline Design and Access Statement details the design vision for the site, paying regard to the parameters in both storey height and indicative levels submitted with the application.

This application proposes the following amendments to improve the relationship between the plots backing onto the northern boundary with Cuffley School.

- Provide split level dwellings with integral garages by providing three storeys to the southern elevation and two storeys to the northern rear elevation.
- Improve the topographical relationship between the design levels and the existing slope at the highest part of the development.
- Protect the longevity of the existing, mature boundary screening to the north
- Improve back garden amenity space for residents by reduce the amount of retaining walls and the slope from the rear of the house to the boundary.
- Reduce the number of retaining walls at the front of the dwellings.
- Keep the storey height to the rear of the dwellings at 2 storey.
- Propose the mix of house types across both private and affordable tenures:
  - 1 Bed apartments – 11
  - 2 Bed apartments – 19
  - 2 Bed houses – 16
  - 3 Bed houses – 39
  - 4 Bed houses – 14
  - 5 Bed houses - 22



# 1.2 Design Approach

## 1.2 Design Approach

This application submission is for:

**Section 73 Application for amended outline planning permission S6/2015/1342/PP for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms. At Land to the north east of King George V Playing Fields, Northaw Road East, Cuffley, Hertfordshire, EN6 4RD.**

### Layout

These proposals seek to retain the layout structure approved under application number S6/2015/1342/PP and approved Illustrative Master Plan opposite. There has been a slight adjustment to the location of the plot types, with the new split level house types addressing the street and overlooking the central open space. The revised layout will not result in any changes to the approved access arrangements.

### Scale

This Section 73 application is to amend the heights and levels parameter plans attached to the Outline Approval, a number of dwellings along the northern boundary will be split level with a 3 storey frontage to the street and 2 storey elevation to the rear garden. As part of the increase in storey heights 5 of the dwellings have increased from 4 bedroom houses to 5 bedroom dwellings, the accommodation in the other 3 amended dwellings has been retained at 5 bedrooms.

### Appearance

The proposed split level dwellings will be a three storey at the front and two storey at the rear, and be a house type version similar to other house types across the site. Their appearance within the north eastern part of the site, and in the heart of the Rural Fringe Character Area (as proposed in the Outline Design & Access Statement) will follow that of the other dwellings with the Rural fringe, on the eastern half of the site.

### Landscaping

Landscaping will follow the principles established within the Illustrative Landscape Plan. The split level design of the dwellings to the north eastern boundary will ensure the longevity of existing trees and hedgerows along the boundary with Cuffley School.



Outline Illustrative Master Plan



Coloured Section 73 Illustrative Master Plan

## 2.1 Conclusion

### 2.1 Conclusion

This Section 73 application provides an important first step opportunity to deliver a high quality, responsive and sustainable housing scheme contributing to the local housing needs. These revised parameter plans improve on the approved Outline layouts, creating a more desirable environment in both public and private realms, whilst ensuring the longevity of existing boundary landscape features. This Section 73 amendment application, seek changes to the previous approval that can be considered minor in nature, with an overall approach to the design of the site that is not significantly affected by these proposals.



illustrative street scene of proposed townhouses

