

Northhaw Road East, Cuffley, Hertfordshire

Reserved Matters Application
Design & Access Statement

September 2024

Bellway

Section 1:

Introduction

*A brief description of the proposals,
location, site context and planning
policy*

1.1 Introduction & Purpose of the Statement

This document has been prepared by GSA on behalf of Bellway Homes Ltd (North London) to support the Reserved Matters application for 10 dwellings at Northaw Road East, Cuffley.

This Design & Access Statement relates to changes to 10 plots which are part of a wider residential development for 121 dwellings.

In March 2022, outline planning consent was granted for the following:

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.

Application No: S6/2015/1342/PP

In March 2023, planning consent was granted for the Reserved Matters:

Development: Approval of reserved matters (appearance, landscaping, layout, and scale) following outline planning permission S6/2015/1342/PP as varied by 6/2023/1352/VAR 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. In addition, to approve details for Condition 10 (noise), Condition 11 (air quality) and Condition 16 (LEMP).

Application No: 6/2022/1774/RM

Approval has recently been granted for an amendment to the Building Heights Parameter Plan (Ref: Drg no P1848.12) under application no. 6/2023/1352/VAR.

The principle of development has therefore been established and building work on the development is well under way.

A huge amount of analysis and research has been undertaken during the OPA and RMA process and it is not the intention to repeat that here. The proposals for 10 dwellings cannot be viewed in isolation and this application should be read in conjunction with the approved plans and documents for the wider site.



Aerial photo of site

Description of development for this application is:

“Approval of reserved matters (appearance, landscaping, layout, and scale) following outline planning permission S6/2015/1342/PP as varied by 6/2023/1352/VAR for residential development of 10 dwellings and associated infrastructure.”

1.2 Site Location & Context

Cuffley, Hertfordshire, is located between the towns of Cheshunt and Potters Bar. It lies north of London and sits 1- 2 km north of the M25 motorway, equidistant between junctions 24 & 25. Cuffley is served by mainline trains providing direct access to Kings Cross station in London and northwards to Hertford and Letchworth Garden City. The application site is well placed for access to the station.

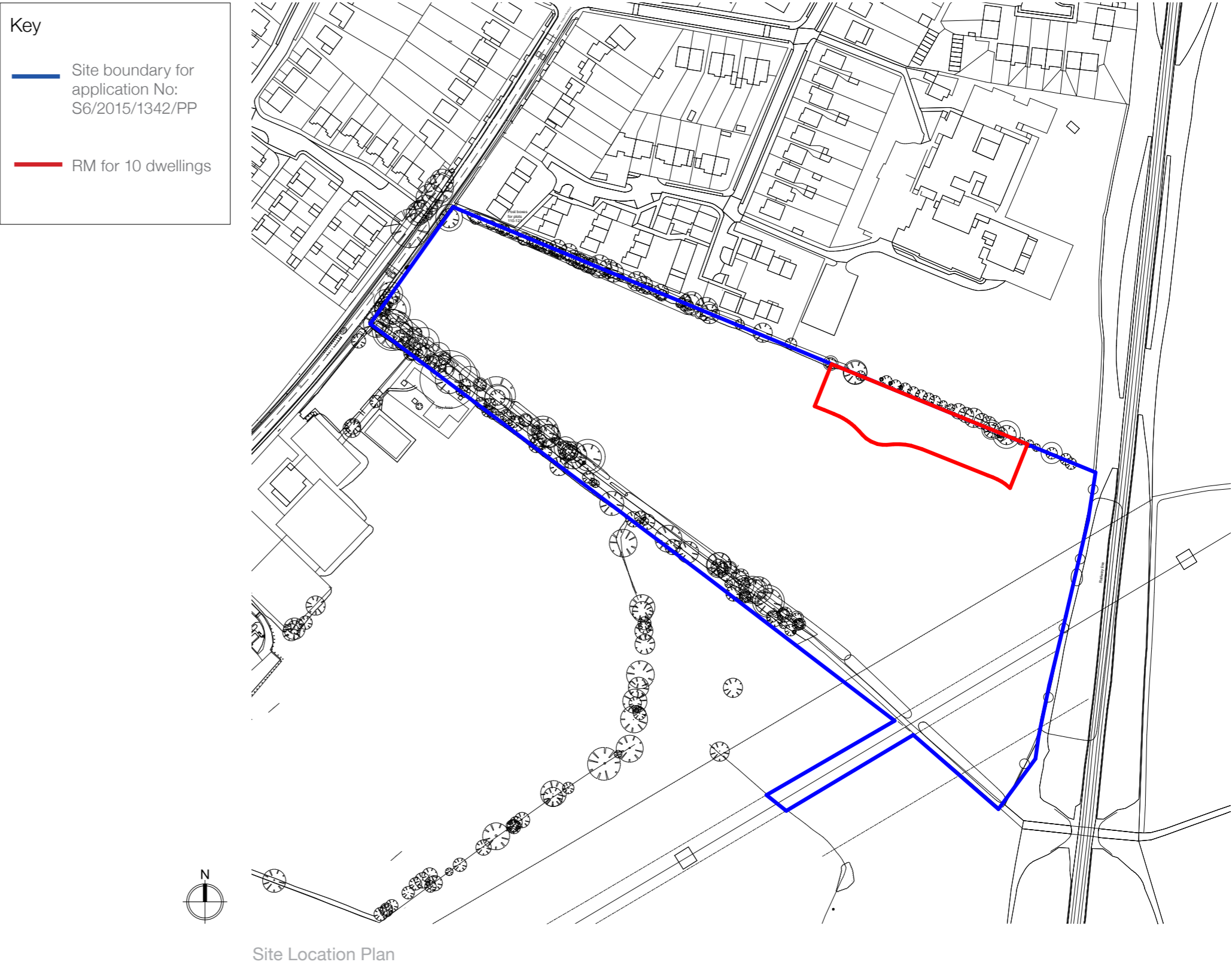
A range of Services and Facilities are within walking or cycle distance from the site. These facilities include Cuffley primary school, community sports facilities, shops, food outlets, hairdressers, a supermarket and pub. Community facilities include a library, post office, doctors' surgery, dental practice, bank and pharmacy.

The site extends to 0.27ha and is located on the southern edge of Cuffley. The wider site (121 units) measures 4.89ha. The railway line and Northaw East Road (B156) form strong east and west boundaries respectively.

The wider site was made up of agricultural land but has now been cleared for development. It is bound by urban settlement to the north and west including a retirement development and a school.

To the south of the site there is a dense line of native vegetation along the Hertfordshire Way footpath, a sports facility (King George V playing fields), and an agricultural field.

The 10 plots that are being amended are located along the northern boundary, backing onto the school playing fields.



1.3 Planning Context

The following pages show the approved parameter plans for the wider context and a selection of drawings approved under the Reserved matters approval. The location of the 10 units that have changed are denoted with a red asterix.

The principles of development are largely comparable to the consented scheme and will not affect the quantum of development, tenure strategy, vehicular or pedestrian routes. The concept, identity and architectural language will also be in keeping with the consented scheme.

A number of parameter plans were approved under the outline permission as follows:

- Parameter Plan: Building Heights (Drg no P1848.12)
- Parameter plan: Green infrastructure (2227-SK-1402-D)
- Parameter plan: Land use (2271-SK-1403-D)
- Site Access (Drg ref 141386/A/35 rev A)

The new site access was approved in detail.



Parameter Plan: Building Heights (approved May 2024)



Parameter Plan: Green Infrastructure

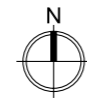
1.4 Reason for new Reserved Matters Application

The revised application which proposes changes to plots 79-88 only from the previous consent, follows a quality design review by Bellway where the opportunity was identified to provide a better home for our future buyers, both from an accommodation and amenity perspective.

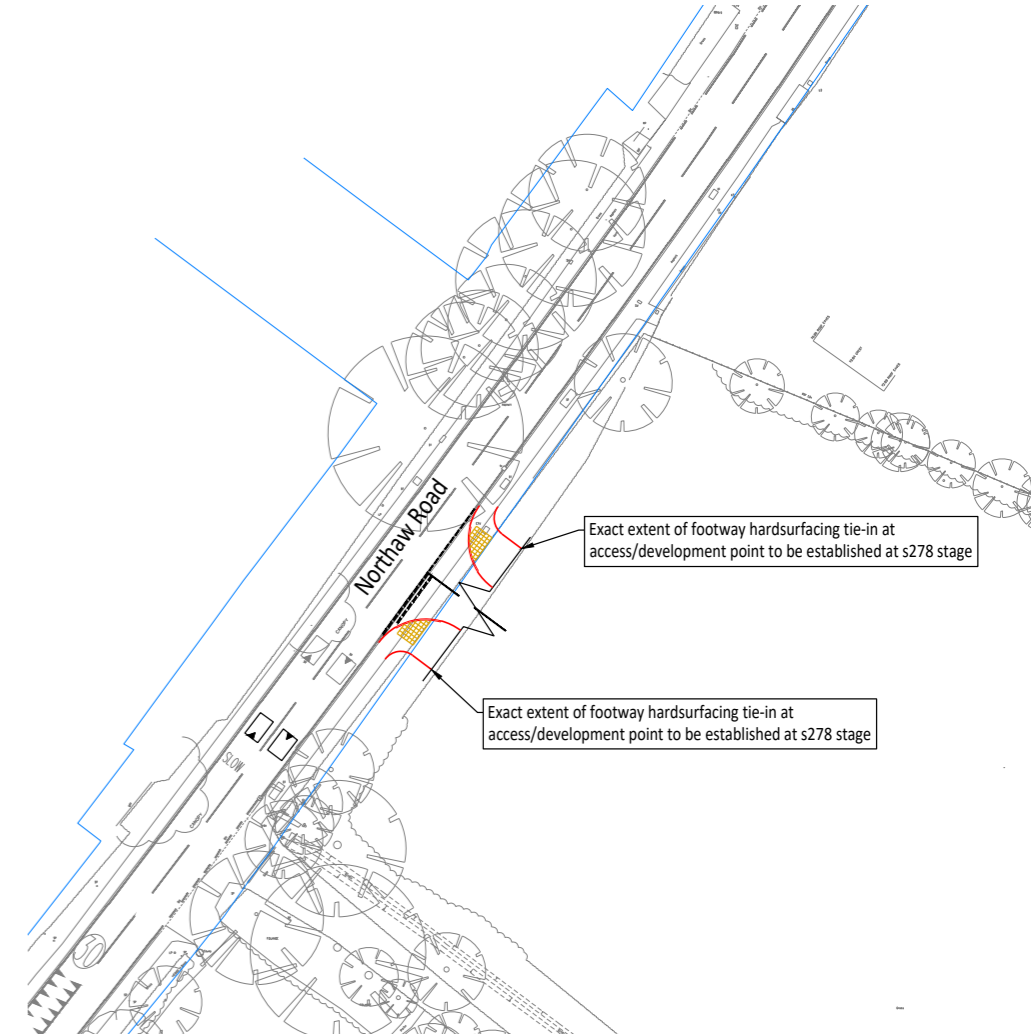
The site has always been constrained by the existing natural land formation, resulting in the need for multiple retaining walls and engineered solutions across the site. This previously resulted in a multi-tiered garden arrangement for some plots, at worst, consisting of 3 separate tiers with multiple concrete retaining walls, metal railings and wooden fence panels, up to circa 4m above ground floor height, causing overshadowing and other disbenefits.

The use of retaining walls was required to provide functioning garden spaces from a technical perspective, but severely limited the usability and desirability for our future purchasers, particularly so for these family homes, by restricting the ability to accommodate outdoor furniture and appropriate spaces for children.

Bellway did not feel these homes lived up to our 5-star standard, and so have thoughtfully designed a range of bespoke split-level houses, specifically aimed to provide high-quality family accommodation befitting of the location and wider scheme.



Parameter Plan: Land Use



Main Site Access

1.4 Constraints and Opportunities

There are a number of constraints and opportunities associated with the wider site. This DAS will focus on those that affect the 10 units that form this RMA.

Physical constraints that have influenced the design include:

- The relationship with Cuffley Primary School and providing a sensitive edge to this boundary.
- Topography: Gradients across the site and avoiding huge retaining walls or cave-like gardens.
- Creating a sensitive relationship with the proposed flatted blocks opposite the site.
- Noise source generated by railway line.
- Trees along northern boundary.



Constraints Plan from wider site RMA Design and Access Statement

1.4 Constraints and Opportunities

There are also opportunities:

- To create an attractive streetscape along this key route within the wider masterplan
- Use bespoke and innovative design to deal with the challenging topography to create a 2 storey edge to the northern boundary (to the school) and a 2.5 storey frontage onto the street.
- Retaining walls will be used within the buildings rather than in the gardens to avoid cave-like external spaces.
- To create outward looking views from the proposed houses.



Opportunities Plan from RMA Design and Access Statement

Section 2:

Design Response

*Our Design. The design response to
planning policies, local design codes
and local context.*

2.1 The Proposal - Consented Scheme

The original proposal was brought forward by Bellway Homes to provide 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field.

This proposal sought Approval of Reserved matters for outline planning permission S 6 2015 1342 /PP for residential development off Northaw Road East.

This new RMA covers 10 dwellings plots 79-88, along the northern boundary.

Whilst making amendments to the approved scheme, the team have carefully considered the context of this proposal. Some of the diagrams show the 10 units in the context of the wider approval, for ease of legibility.



Proposed Illustrative Masterplan (wider context)



Illustrative masterplan for drop-in 10 units

2.2 Dwelling Mix and Tenure

The dwelling mix and tenure strategy needs to be considered within the wider context. The wider development provides a variety of dwelling types and sizes to encourage a balanced and mixed community. The scheme includes smaller 1 bed and 2 bed dwellings to cater for singletons, couples and smaller families, together with larger 3 - 5 bedroom houses for larger families.

Typologies (within the wider development) range from apartments, detached, semi-detached and terraced housing, to provide diversity in housing style.

All dwellings have been designed to comply with the National Described Space Standards (NDSS) March 2015.

24 (20%) of the dwellings on this development meet the requirements of M4(2), and are spread across this site.

35% of the entire development (121 dwellings) will be affordable housing (42) of a mixed size and “pepper potted” around the layout.

The changes that have been made to 10 plots do not affect the affordable mix or type. The number of private 5 beds has increased to 22 no and the number of private 4 beds reduced to 13 no.

A summary of the overall mix is shown below.

TOTAL dwellings (wider site) = 121

TOTAL dwellings in this RMA = 10 (all are private units). 8no are 5 bed houses and 2no are 3 bed semi detached houses.



Proposed Tenure Plan



Key

Open Market	Affordable		
	Social Rented	Affordable Rented	Shared Ownership
2 bed dwellings x 11 3 bed dwellings x 33 4 bed dwellings x 18 5 bed dwellings x 22	1 bed dwelling x 6 2 bed dwellings x 15 3 bed dwellings x 0 4 bed dwellings x 0	1 bed dwelling x 5 2 bed dwellings x 8 3 bed dwellings x 0 4 bed dwellings x 0	1 bed dwelling x 0 2 bed dwellings x 1 3 bed dwellings x 6 4 bed dwellings x 1
TOTAL 79	21	13	8
	Total 42		

Summary Schedule (for wider site)

2.3 Townscape & Massing

- In keeping with the prevailing character of the local area, the new buildings range in height from 2 to 2.5 storeys with a pitched roof.
- Plots 81-88 are 2.5 storey along the front access road and 2 storey along the rear. The OPA Parameter Plan allows for 2.5 storey feature units on key nodes.
- The taller 2.5 storey buildings have three floor levels, with the top floor accommodated in the pitched roof with dormer windows and dropped eaves. The rear element of plots 81-88 are 2 storey with lowered eaves and wall head dormers.
- Single storey outbuildings between the houses provide a more interesting streetscape to plots 81-88.
- Privacy and overlooking have been considered as shown in Section 2.6 - Amenity.



2.4 Defining the Public Realm

Boundary treatments have been carefully chosen to provide security and privacy and clearly define the public and private realm. A variety of boundary treatments are used as follows:

- Timber fencing between gardens will be used where they are not clearly visible from the public realm.
- Soft planting defines the front garden boundary with hedges and robust shrub planting.
- A close boarded timber fence at 1.8m forms the northern boundary.

Building For Life advises clearly defining private and public spaces with clear boundary conditions, such as railings, walling and robust planting. Creating spaces that are well overlooked by neighbouring properties and providing opportunity for residents to see streets and spaces from within their homes.



2.5 Managing the Car (Parking)

The parking strategy needs to be considered within the wider context. Provision of parking across the 10 unit scheme is summarised below:

- All detached houses will have three parking spaces as a minimum; including two on plot parking spaces and one allocated garage parking space.
- The 3 bed semi detached houses have 2 on plot parking spaces.
- All houses are provided with access to electric vehicle charging points.
- Cycle parking provision is provided at the ratio of 2 spaces for 3, 4 and 5 bedroom houses. These are located at ground floor level, in front of the garden staircase, without the need to take bikes through the house.
- Minimum internal garage sizes are 3m wide x 6m deep.
- There are no visitor parking spaces included within this ‘drop-in’ RM because the 2 visitor spaces required form part of the original consent for 121 units.

Type of Car Parking	No of spaces
Allocated driveway parking space	20
Allocated garage or car barn parking space (6x3m)	8
Visitor parking spaces	0
TOTAL SPACES	28
E.P.C.V to be 13amp wall or pedestal mounted charge with gun holster	10

Parking Schedule



Site Wide Parking Strategy to show wider context

2.5 Managing the Car (Parking)

This diagram clearly indicates how the parking strategy and cycle storage works for all units. Residents have convenient access to cycle stores without needing to go through the houses.

The spaces provided on street are not allocated and can be used by both visitors and residents. These visitor spaces are part of the approved wider scheme and this 10 unit drop-in RMA should be considered within this context.

All the unallocated visitor parking spaces are also integrated into the street scene with soft landscaping.

100% of allocated spaces serving houses with a garage, driveway, front or courtyard parking are provided with access to electrical vehicle charging points. Cycle parking provision is provided at the ratio of 2 spaces for 3 bedroom houses and 3 spaces for 4, and 5 bedroom units.



2.6 Amenity and Open Space

All houses have private rear gardens, generally proportionate to the dwelling size. Many units are also in very close proximity to areas of open space that can further serve the occupants. In general a minimum depth of 10 metres has been proposed.

All gardens are located at the rear of the houses. This provides a sense of privacy from the public entryway into the houses.



Amenity Provision Plan for plots 79-88

2.7 Refuse and Servicing Strategy

The Refuse strategy needs to be considered within the wider context. Therefore the diagram on this page shows the 121 unit scheme with the 10 units identified.

The layout has been designed with a consideration for the collection of refuse and recycling. Provision has been made for the convenient storage of refuse and appropriate access for refuse collection vehicles.

Generally, individual houses will have an area of hard standing in the rear garden designed for refuse and recycling storage facilities as follows: 240 litre wheeled bin (refuse), 1 x 240 litre wheeled bin (recycling), 25 litre food waste bin.

Individual householders will be responsible for moving the wheelie bins and boxes to a designated collection point on the collection day and return them to the front / rear garden.

The designated collection point must be either part of the adopted highway or immediately adjacent to the adopted highway.

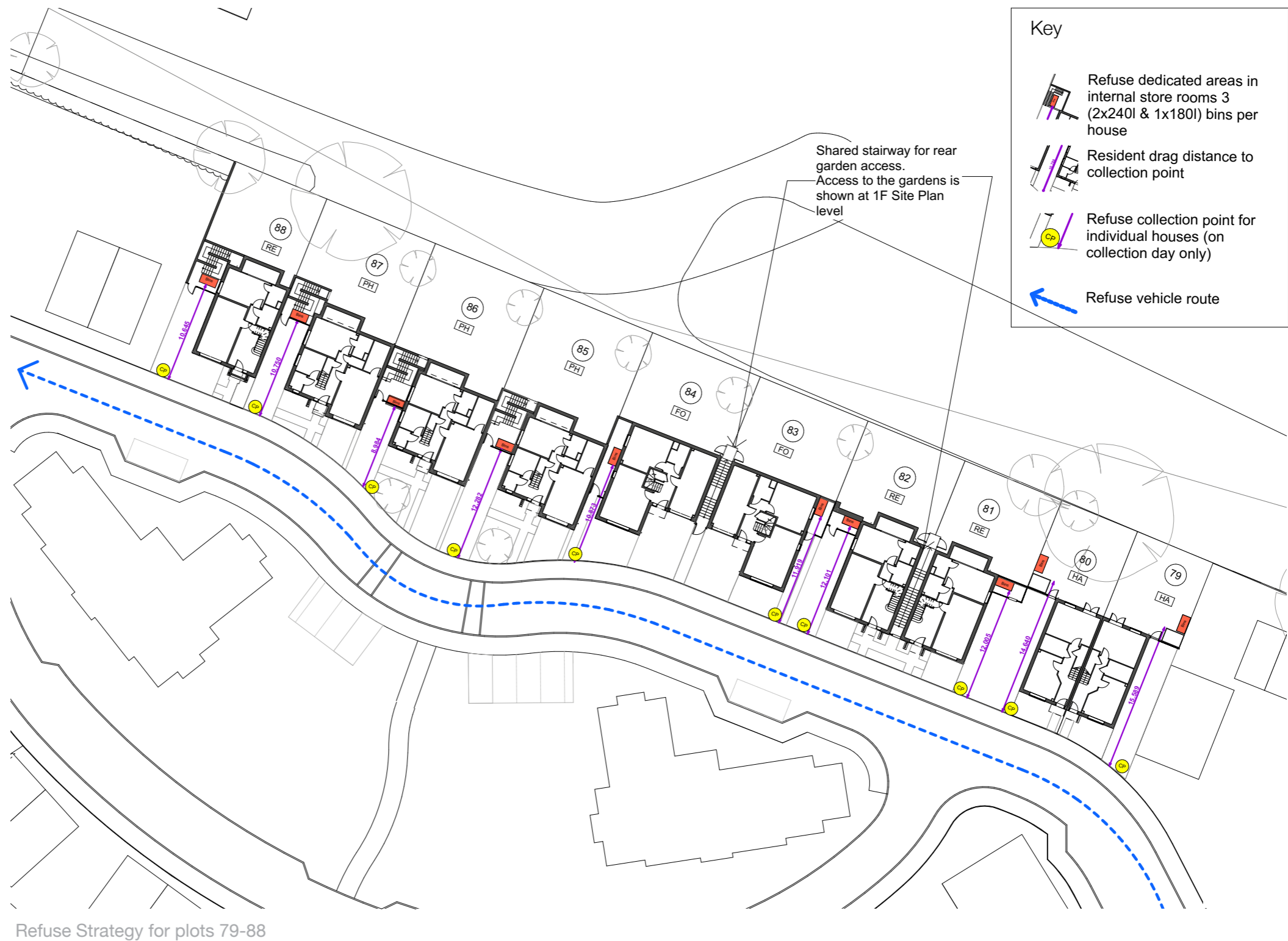


Site Wide Refuse and Servicing Plan

2.7 Refuse and Servicing Strategy

The adjacent diagram illustrates our approach to the storage and collection of refuse. Bin stores are to be conveniently located on the ground floor for residents - provided in external stores, tucked under the external stairs.

In all cases access is provided externally from the front of the house to collection points without going through the house. Composting bins will be provided within back gardens where appropriate.



2.8 Material Strategy

The Design Team have proposed a traditional design approach for the 10 houses, in accordance with the consented scheme for 121 dwellings. This will be sympathetic to the local building traditions within Cuffley with subtle variations in materials and building details to reinforce the legibility of the respective Character Areas, whilst keeping common architectural language throughout the overall development to ensure a coherent identity.

A palette of materials and architectural detailing has been used, all of which are reflective of the local area. These include a mixture of red facing brickwork, tile hanging and weather boarding to create variation within the streetscene and emphasises key locations throughout the development.

This Design Document identifies the following key issues that relate to local character:

Character

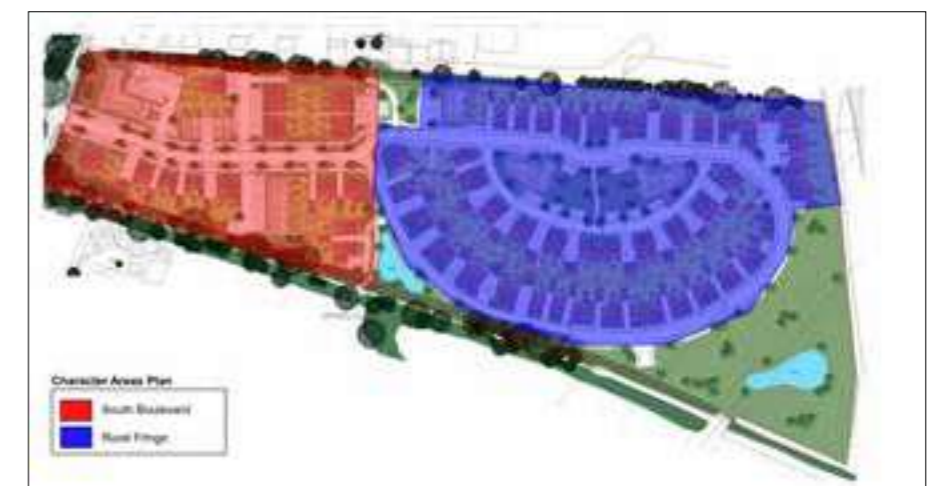
The DAS which accompanied the Outline approval identified 2 distinct Character Areas informing the design approach to the development.

“The 2 areas are intended to have individual personalities distinguishable by their divergent layout patterns through building & landscaping design creating an individual sense of place for residents and visitors.”

The design on the amended 10 houses considers materiality used within the wider masterplan. The amended 10 houses are located within the Rural Fringe Character Area which benefits from scenic views over open space and public rights of way.



Proposed Character Areas from consented scheme



2.8 Material Strategy

The proposed materials palette is red facing brick, arched head and brick cill and tile hanging in accordance with the approved proposals.

The roof includes strong gables with red roof tiles or recon slate with white barge boards and fascias with black rainwater goods.

The windows, doors and porches include casement windows with traditional cross bar in white. Lean to porches on gallows brackers and partly glazed front doors.

Key

Red Roof Tiles

Grey Roof Tiles

C

G

G

D



Material strategy for plots 79-88



Grey Roof Tiles



Red Roof Tiles



Red Multi-stock Brick



Red Tile Hanging

Appearance - Front



- MATERIALS KEY**
- SLATE EFFECT ROOF
 - CLAY EFFECT ROOF
 - TILE HANGING
 - RED FACING BRICK
 - DARK RED DETAIL BRICK
 - CASEMENT WINDOWS, WHITE
 - FASCIAS AND BARGEBOARD: WHITE
 - GUTTERS AND DOWNPIPES: BLACK

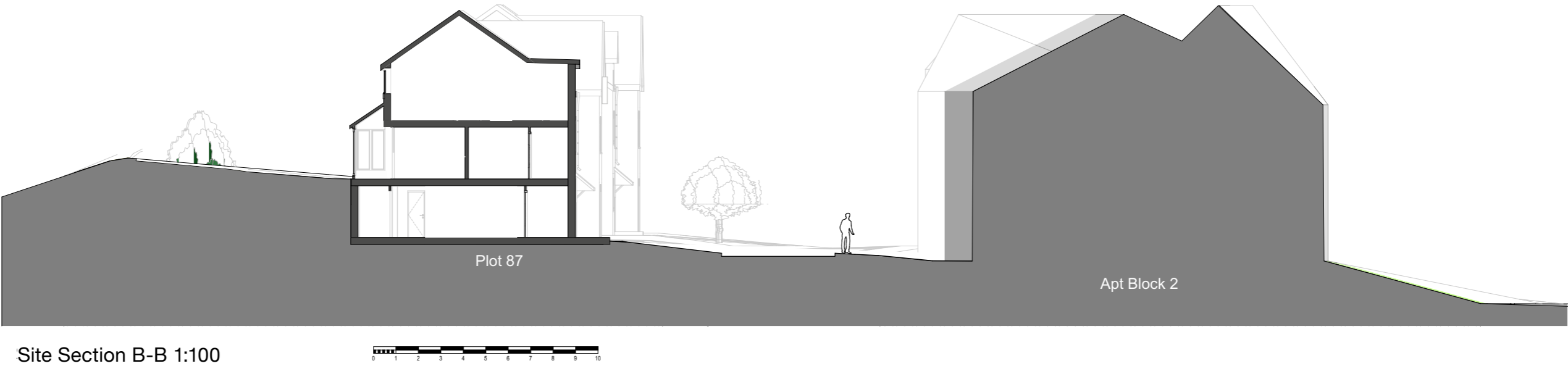
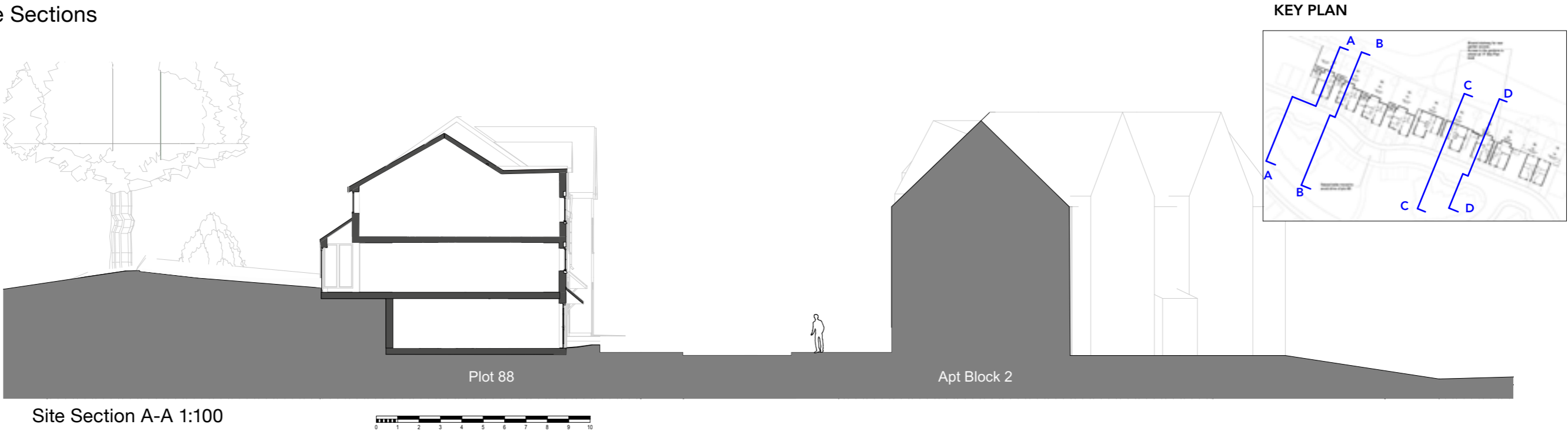


Appearance - Garden Elevation

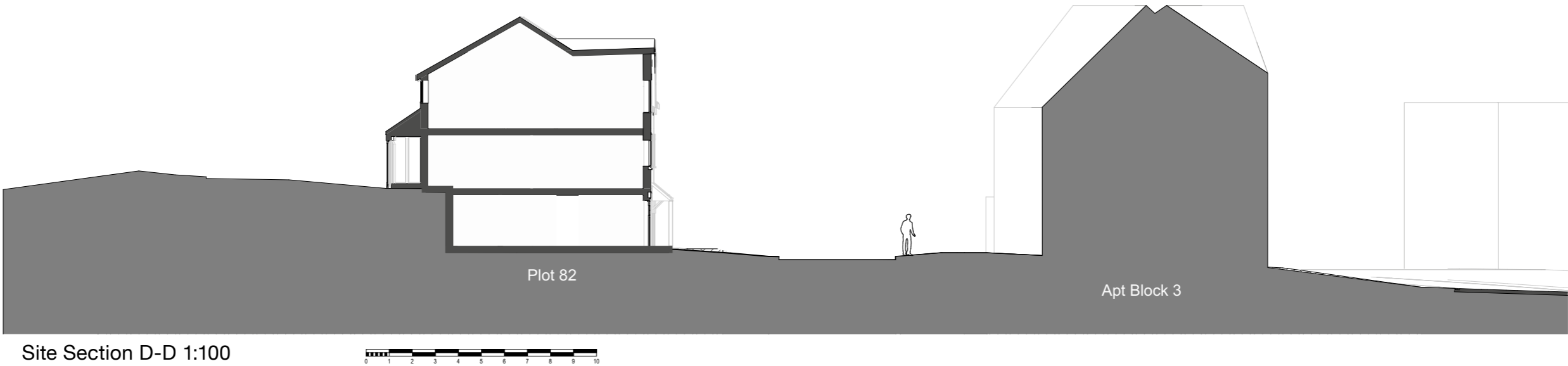
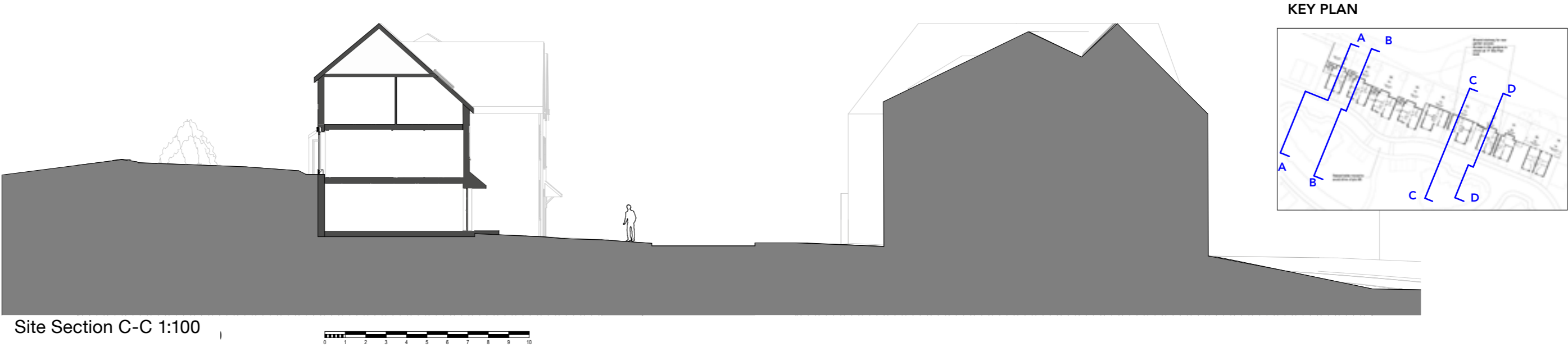
The split level houses (plots 81-88) have been designed so they appear as 2 storey dwellings to the north.



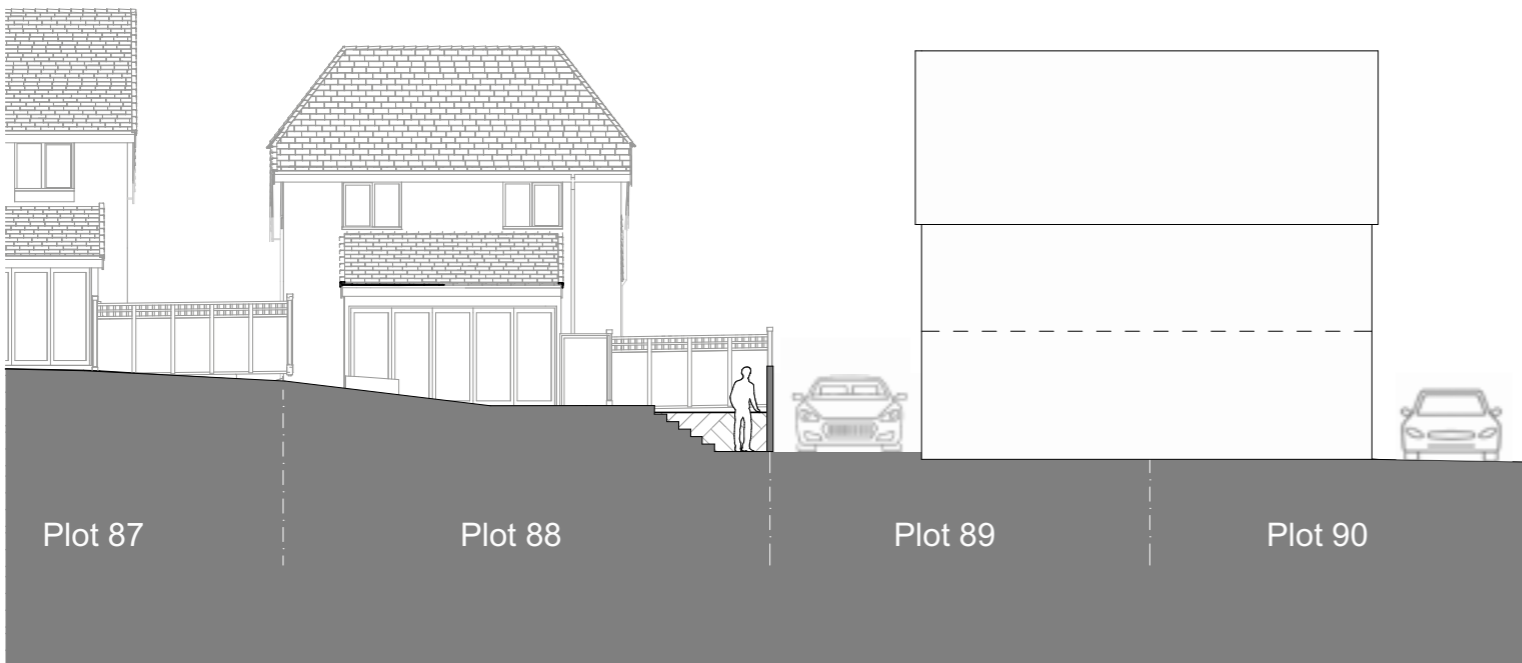
Appearance - Site Sections



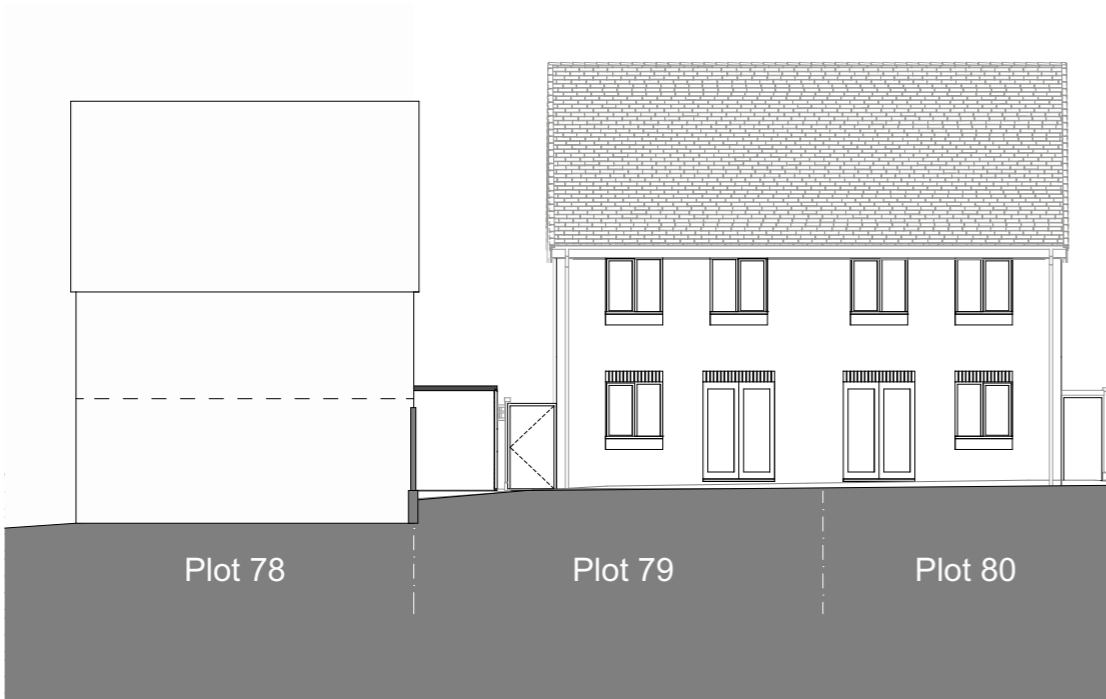
Appearance - Site Sections



Appearance - Site Sections

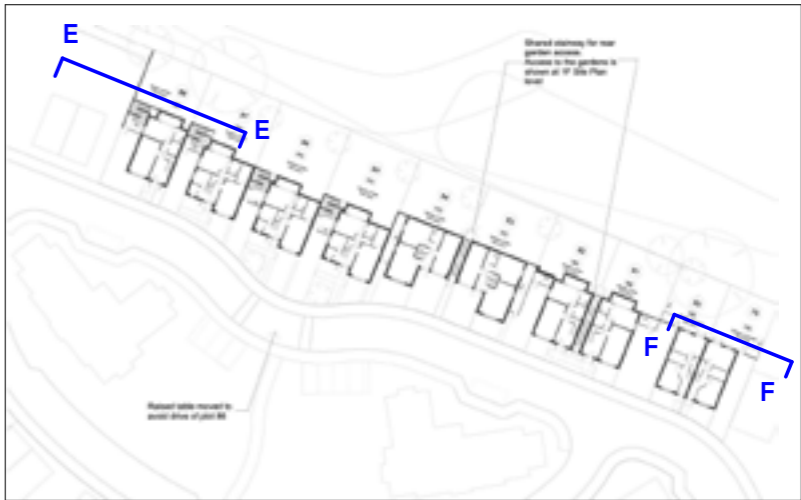


Site Section E-E 1:100



Site Section F-F 1:100

KEY PLAN



3D Views



Illustrative view of plots 79-88

KEY PLAN



3D Views



Illustrative view of plots 79-88

KEY PLAN



3D Views



Illustrative view of plots 79-88

KEY PLAN



Section 3:

Schedule of Accommodation

*A summary of the proposed unit
types and sizes*

Northaw Road East, Cuffley
Ref:1404-rs/ag-Cuffley Summary SOA
Rev 12.09.24

Plot number	House / Flat	Tenure	(Bed/Person)	GIA sqm	GIA sqft	NIA sqm	NIA sqft
79	House	Private	3B/4P	93.82	1010.00	95.28	1026.00
80	House	Private	3B/4P	93.82	1010.00	95.28	1026.00
81	House	Private	5B/8P	190.48	2050.00	193.03	2078.00
82	House	Private	5B/8P	190.48	2050.00	193.03	2078.00
83	House	Private	5B/8P	221.20	2408.00	223.54	2406.00
84	House	Private	5B/8P	221.20	2408.00	223.54	2406.00
85	House	Private	5B/8P	213.38	2351.00	221.01	2379.00
86	House	Private	5B/8P	213.38	2351.00	221.01	2379.00
87	House	Private	5B/8P	213.38	2351.00	221.01	2379.00
88	House	Private	5B/8P	190.48	2050.00	193.03	2078.00

Total Units = 10

Total GIA =20039sqft

Total NIA = 20235sqft

