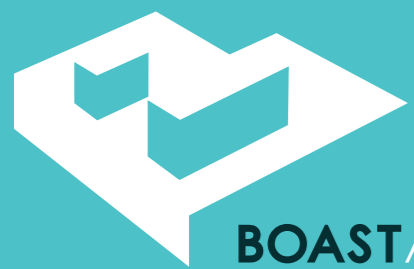




Proposed Residential Development at
45-46 Chesham Road, Bovingdon

Design and Access Statement



BOASTARCHITECTS

Contents

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1.0 Introduction	3
2.0 Site Context	4
3.0 Use	8
4.0 Proposed Quantum of Development	9
5.0 Layout	10
6.0 Scale	12
7.0 Appearance	13
8.0 Access	15
9.0 Conclusion	16



Front Elevations of Plots 5-8

1.0 Introduction

1.1 This Design and Access Statement supports the detailed planning application for the replacement of existing dwellings at 45 and 46 Chesham Road with 8 dwellings, associated parking and soft landscaping.

1.2 The site, outlined in red on the Location Plan opposite, is 0.192 hectares in area.

1.3 A mix of 3 and 4 bedroomed semi-detached houses will be provided in a range of sizes which are appropriate for their location in Bovingdon.



Location Plan

2.0 Site Context

2.1 Bovingdon is situated around 3-5 miles away from the larger towns of Berkhamsted and Hemel Hempstead.

2.2 The site is located on Chesham Road about 250 metres from the local amenities in Bovingdon High Street.

2.3 For commuters the site is in a very attractive area. It is a short walk to the nearest bus stop and a short drive to Hemel Hempstead, Berkhamsted and Apsley for the closest railway stations with regular trains into London.

2.4 For families it is also in an attractive area being a short walk to Bovingdon Academy Primary School and walking distance to a bus stop serving Hemel Hempstead Secondary School and others close by.

2.5 The site is located within a predominantly residential area, with dwellings of various sizes and material finishes as shown in the context images on the following pages.

2.6 There is no encompassing style of dwelling with mixes of terraced, semi-detached and detached houses along Chesham Road.

2.7 To the rear of the site, the gardens of the terraced houses at Simon Dean sit adjacent to the site with the rear elevations being some 14.5m from the application site boundary.

2.8 For the above reasons the site is in a sustainable location.



Google Earth Location Plan

2.0 Site Context

2.9 Site Photographs - Variation of size, architectural style, elevational treatment and fenestration along Chesham Road



New Development Under Construction - 50-53 Chesham Road
Materials - Brick and Render Elevations with White Fenestration and a Grey Roof Tile



Terraced Houses - 16-18 Chesham Road
Materials - Different Coloured Render, White Fenestration with Clay Roof Tiles of Different Shades.



Detached Houses - 20-22 Chesham Road
Materials - Brick, Render and Timber detailing, Brown Timber Weatherboarding, White and Brown Fenestration.



Detached Bungalow - 48 Chesham Road
Materials - Render with White Fenestration and Dark Clay Roof Tile



Detached Bungalow - 47 Chesham Road
Materials - Render with White Fenestration and Dark Clay Roof Tile



Detached Bungalow - 44 Chesham Road
Materials - Brick and Timber Weatherboarding with White Fenestration

2.0 Site Context



Detached House and Bungalow - 23-24 Chesham Road
Materials - Brick and Rendered Elevations with White Fenestration



Terraced House - 26 Chesham Road
Materials - Render and Timber Weatherboarding with Brown Fenestration



Detached House - 28 Chesham Road
Materials - Light Brick and Rendered Elevations with White Fenestration.



Detached House - 42 Chesham Road
Materials - Red Brick and Dark Grey Fenestration with a Red Roof Tile



Detached Chalet Bungalow - 40 Chesham Road
Materials - Brick and White Timber Weatherboarding and Fenestration



Bungalow - 38 Chesham Road
Materials - Brick and Render with Large Rooflights

2.0 Site Context

Relevant Planning Applications

2.10. There are two notable applications on Chesham Road, which have recently been approved to create residential units. These include:

- 2.10.1 50-53 Chesham Road - Planning Reference: 4/01779/17/FUL
- Appeal Reference: APP/A1910/W/18/3202687

Application Description - 'The development proposed is the demolition of existing bungalow at 50 Chesham Road. Construction of 2No new semi-detached properties at 50 Chesham Road. Construction of 7No new terraced properties in the land to the rear of 50-53 Chesham Road. New access road to terraces. The development proposed is the demolition of existing bungalow at 50 Chesham Road. Construction of 2No new semi-detached properties at 50 Chesham Road. Construction of 7No new terraced properties in the land to the rear of 50-53 Chesham Road. New access road to terraces.'

- 2.10.2 49 Chesham Road - Planning Reference: 20/03064/ROC and 19/02696/FUL

Application Description - 'Demolition of existing bungalow, construction of 8 new semi-detached houses (2 x 2 bedroom, 2 x 3 bedroom and 4 x 4 bedroom), access, turning and parking areas, landscape planting and ancillary development'

2.11 Further details of the above applications can be found within the Planning Statement.



Approved Site layout for 50-53 Chesham Road
Planning Reference 4/01779/17/FUL



Approved Site layout for 49 Chesham Road
Planning Reference 20/03064/ROC-19/02696/FUL

3.0 Use

3.1 The proposal is for a new residential development within what is a predominantly residential part of Bovingdon.

3.2 The site currently consists of two plots, 45 and 46 Chesham Road, with bungalows on each (see images to the right). Each plot is long with large gardens.

3.3 The proposal for a new residential development is informed by existing uses in the immediate area which consist of houses and bungalows of various sizes set in quite large gardens.

3.4 The proposal is also consistent with two previous approvals along Chesham Road.



Application Site - 46 Chesham Road



Application Site - 45 Chesham Road

4.0 Proposed Quantum of Development

4.1 8 dwellings are proposed consisting of four semi-detached houses all with gardens of appropriate sizes.

4.2 There are 6 three bedroom dwellings (Plots 1-4, 6 and 7) and 2 four bedroom dwellings (Plots 5 and 8).

4.3 The quantum of the proposed development takes advantage of what is currently an under utilised site in a very sustainable location. It also reflects the two previous approvals recently obtained along Chesham Road, as noted in item 3.4 within this report and site layouts below.

4.4 The Schedule of Accommodation and garden sizes is shown opposite.

4.5 All new dwellings exceed the minimum gross internal floor areas set out in DCLG's Nationally Described Space Standards.

4.6 25% of the proposed house, Plots 5 and 8, have been design to comply with Building Regulations Part M4(2) whilst the other Plots comply with Part M4(1).

Plot	GIA in sq.ft	Garden Area m ²
1	1,070	51.2
2	1,242	50.8
3	1,515	58.9
4	1,515	61.8
5	1,653	95.2
6	1,385	76.2
7	1,385	76.2
8	1,653	87.9
Total	11,418	

Gross Internal Areas

5.0 Layout

Access and Building Layout

5.1 The proposed site layout creates a new access road at the centre of the site between two pairs of semi-detached dwellings.

5.2 The new road layout provides sufficient space for a refuse vehicle to enter the site turn and exit the site in a forward motion.

5.3 The semi-detached dwellings allow for the development, with the breaks between the buildings, to feel spacious and not cramped while allowing for easy access to the rear of all new dwellings.

5.4 The dwellings proposed at the rear of the site are 25.6m away from the two-storey rear elevation of the terrace on Simon Dean, this exceeds the recommended back to back distance of 23m.

5.5 Small windows at first floor within the gables of Plots 1,2, 3 and 4 will have obscured glazing to preserve the privacy and amenity of no's. 44 and 47 Chesham Road as well as within the development.

Gardens / Amenity / Landscape

5.6 All dwellings have a south-easterly facing garden which enables them to have good access to sunlight to enhance their living environments.

5.7 Garden sizes are similar to those approved at 49 Chesham Road, Planning references 20/03064/ROC and 19/02696/FUL

5.8 All proposed plots have paths to give access to their rear gardens. All Plots have space for storing refuse and re-cycling bins within their rear gardens.

5.9 With regard to refuse collection and recycling, the access into the site and manoeuvring space enables a bin lorry to turn and leave in forward motion.

5.10 To break up the parking across the site pockets of soft landscaping have been introduced to soften areas of parking and hardstanding.

5.11 Please refer to David Clarke's report on existing trees and hedges on the site, which accompanies this application

Car Parking and Cycle Storage

5.12 Designated parking for each dwelling is located within its own front amenity space, other than Plots 5 and 8 which have two at the front and additional space opposite.

5.13 Two additional shared visitors spaces are also located within the site

5.14 Overall the parking provision complies with Dacorum Borough Council's parking standards

5.15 Sheds or secure spaces will be provided for cycle storage to meet the minimum requirements, please refer to the submitted site layout for locations.

5.0 Layout



Proposed Site layout

6.0 Scale of Development

6.1 The proposed two-storey dwelling with accommodation in the roof reflects the varied nature of the dwellings along Chesham Road and also within the two approved schemes noted in item 3.4.

6.2 Being sympathetic with the size and scale of other residential buildings in the area, the proposed new houses provide an appropriate amount of accommodation.

6.3 The street scene below shows the relationships between the application site and the adjacent dwellings. Demonstrating that the proposed development steps down to no. 44 Chesham Road to sympathise with its lower scale which takes reference from the approval at no. 49 Chesham Road.

6.4 The plan footprint of Plot 1 has been set-back to take account of the projected 45 degree line from the ground floor window of 44 Chesham Road.

6.5 The roofs of Plots 1, 4, 5 and 8 have been half-hipped to reduce their scale next to the site boundaries and adds visual interest to the gable elevations.

6.6 Gable ends to Plots 2 and 3 articulate the entrance into the development.



Site Section across the rear of the site showing plots 5-8



Street Scene along Chesham Road which references the approval at no. 49 Chesham Road

7.0 Appearance

7.1 The design rationale is to create a development which appears to be sympathetic to the character of Bovingdon and Chesham Road. Although there is no over-arching design ethos around the site, there are local architectural details and materials which have been referenced in the proposal during the design of the dwellings.

7.2 As well as taking influence from the existing buildings we also felt that it would be prudent to take reference from the previous approvals mentioned in item 3.4.

7.3 Proposed materials are facing brick, render and timber weatherboarding, all of which are seen along Chesham Road.

7.4 The fenestration steps in at the first floor level to give individuality and break-up the elevation. This ensures that semi-detached dwellings do not appear to be a single large house.



Front Elevations Plots 3-4



Front Elevations Plots 1-2



Front Elevations Plots 5-6 (Plots 7-8 are handed)

7.0 Appearance

7.5 Materials Palette

Materials will reflect and complement architectural details seen along Chesham Road:

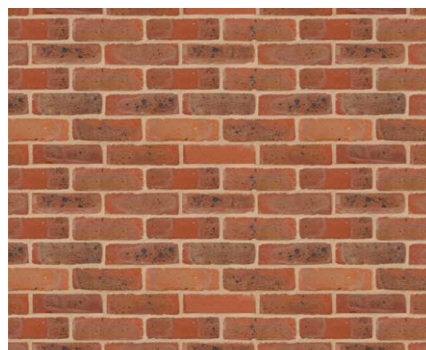
- Walls: brick, (brick details – strings and headers)
render
timber weather boarding
- Roof: plain tile
- Doors: painted/stained timber or colour-coated aluminium
- Windows/Bays/Porches: white/ graphite grey aluminium



Example of aluminium windows



Example of render



Example of red brickwork



Example of stained timber boarding



Example of plain tiles

8.0 Access

8.1 Vehicular access to the site will be located on the boundary between 45 and 46 Chesham Road at the centre of the Plot. The road sits between proposed Plots 2 and 3 to give balance to the development.

8.2 There will be gates to control the traffic entering the rear of the site and enhance the overall security.

8.3 Vehicular access to Plots 1 to 4 will be direct from Chesham Road and onto private drives.

8.4 Pedestrian access into the site will also be located at the centre of the plot to one side of the access road, along the boundary of Plot 3.

8.5 The proposed access provides practical and safe means for accessing the site on foot and also by car, which is referenced from the previous approvals at 49 and 50-53 Chesham Road.

8.6 The road layout will accommodate the turning areas of fire appliances, delivery lorries and refuse vehicles, please refer to the accompanying Transport Statement.

8.7 Hard surfaces are designed with level surfaces and materials which ensure comfortable, safe and easy movement through the site by all pedestrians and wheelchair users. Adequate lighting will be provided to assist the visually impaired.

8.8 Paths used for household bins will be the required 900mm width, or 1200mm wide if shared.

8.9 Public and private space on the development are differentiated by changes in materials and soft landscape, and front doors to homes are clearly visible.



Proposed Site Layout

9.0 Conclusion

9.1 This Design and Access Statement has been prepared to support the detailed planning application for a new residential development at 45 - 46 Chesham Road, Bovingdon.

9.2 It sets-out the design approach in responding to the brief and addressing the site constraints within and around Chesham Road.

9.3 The design has been developed to respect the character of Chesham Road

9.4 The proposed site use is appropriate to its context

9.5 The amount of new built form and related open space is typical of the area

9.6 The site layout follows the grain of development in this part of the Chesham Road

9.7 The building scale is characteristic of the varied built form along Chesham Road

