

TROUT RISE DEVELOPMENTS LIMITED
PROPOSED RESIDENTIAL DWELLING
LAND ADJACENT TO 15 LAWFORD CLOSE
CHORLEYWOOD
HERTFORDSHIRE
WD3 5PG

JOB NO:1159
AUGUST 2021

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RESERVED MATTERS CONDITION 1 - SUPPORTING BOOKLET

Planning Ref: 19/1763/OUT



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Doc Ref: **1159TPL-RDT-ZZ-XX-RP-A-8030_PL1**

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REVISION/COMMENT

AUTHOR

CHECK

DATE

PLANNING ISSUE

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CC

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INTRODUCTION

The purpose of this supporting document is to illustrate our design response to the outstanding reserved matters of the outline planning consent (ref: 19/1763/OUT) Reserved Matters Condition No. 1, which was granted at appeal (ref: APP/P1940/W/19/3243908).

The proposal will respond to the existing built and contextual fabric of Chorleywood, while exploring the client brief in further detail. In addition, this booklet will focus on the design principles, leading to the illustration of the development of a comprehensive scheme design on relation to Reserved Matters for:

- Appearance
- Scale
- Landscaping

The booklet will explore the site and its context, including surrounding buildings and key urban features which will influence the proposal as discussed in the Design Access Statement (ref: 1159SPL-RDT-ZZ-XX-RP-A-8000-SPL1), which was submitted in the outline planning application.

The conclusion to this study will illustrate how the development will integrate into the urban realm with a positive impact.

It supports the planning application and is in accordance with the legislative requirements to provide a statement covering design concept and principles and access issues set out in section 2 of the Planning Compulsory Purchase Act 2004 and, also in respect of guidance on information requirements and validation set out by the Development of Communities and Local Government (March 2010).

This document should be read in conjunction with the following supporting documents and drawings;

- RDT Architects drawings as listed on the drawing register
- DCCLA Ltd. Landscape Plan ref: LP/LLVCH/020 A
- DCCLA Ltd. Landscape Statement dated July 2021

DESIGN DEVELOPMENT

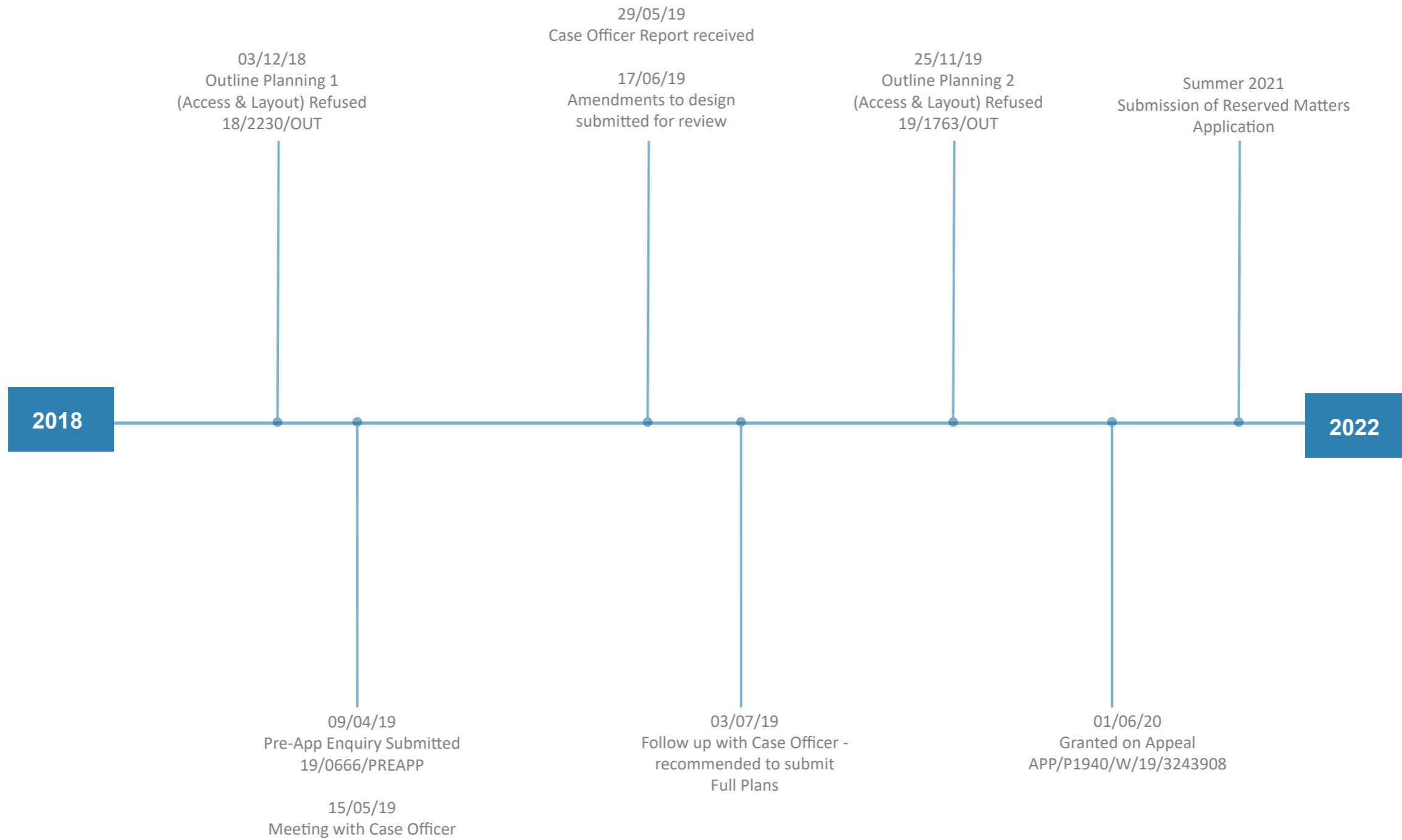
The key areas to be covered within this section are:

2.1 Planning Time-line

PURPOSE OF DESIGN DEVELOPMENT

The time-line illustrates how the scheme has evolved through discussion with Three Rivers Planning Officers through Pre Application meetings and communication.

Further information can be found in the Design Access Statement (ref: 1159SPL-RDT-ZZ-XX-RP-A-8000-SPL1).



2.1 Planning Time-line

DESIGN PRINCIPLES

The key areas to be covered within this section are:

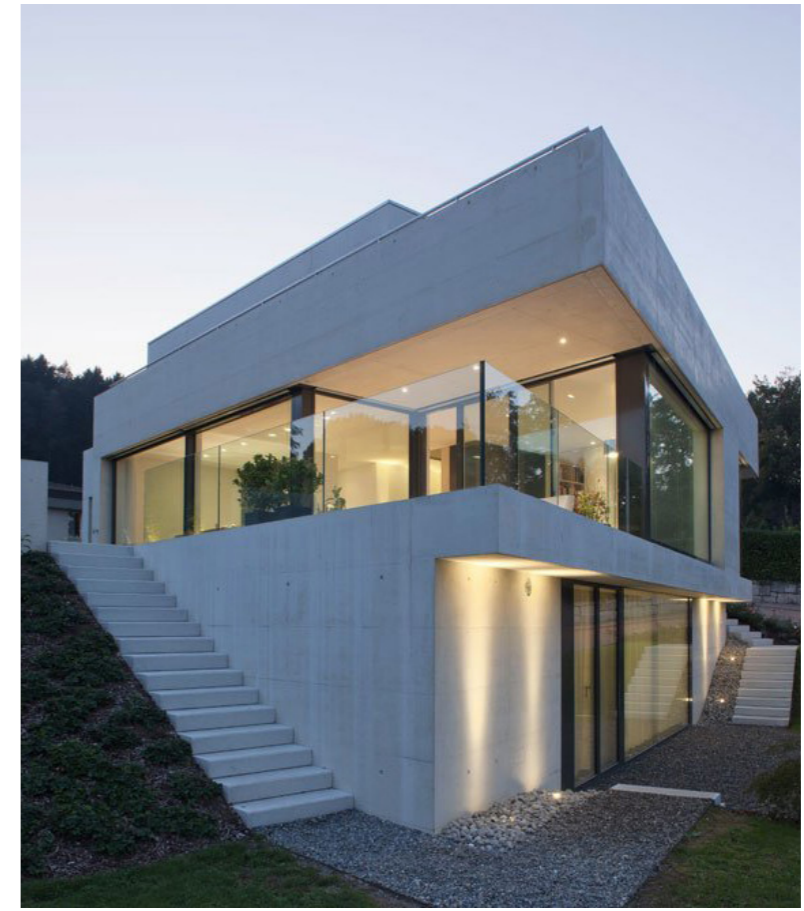
- 3.1 Appearance - Precedents
- 3.2 Materials and Treatments
- 3.3 Landscape Strategy
- 3.4 Scale

INTRODUCTION TO DESIGN PRINCIPLES

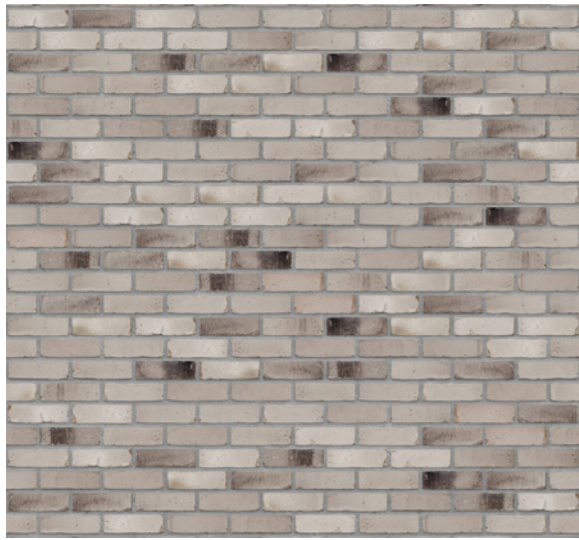
This section will cover the reserved matters regarding Appearance, Landscaping and Scale.

This section is in support of the final design proposal and aims to demonstrate how the scheme has evolved and responds to the needs of both the client/ local context.

It is important to recognise recent developments, which are shaping the modern urban pattern and character of unique family houses designed to respond to the complex site constraints.



3.1 Appearance - Precedents



1 Buff brick



2 Zinc panels



3 Aluminium-framed windows



4 Zinc clad protruding window frame



5 Glass balustrade



6 Green Wall

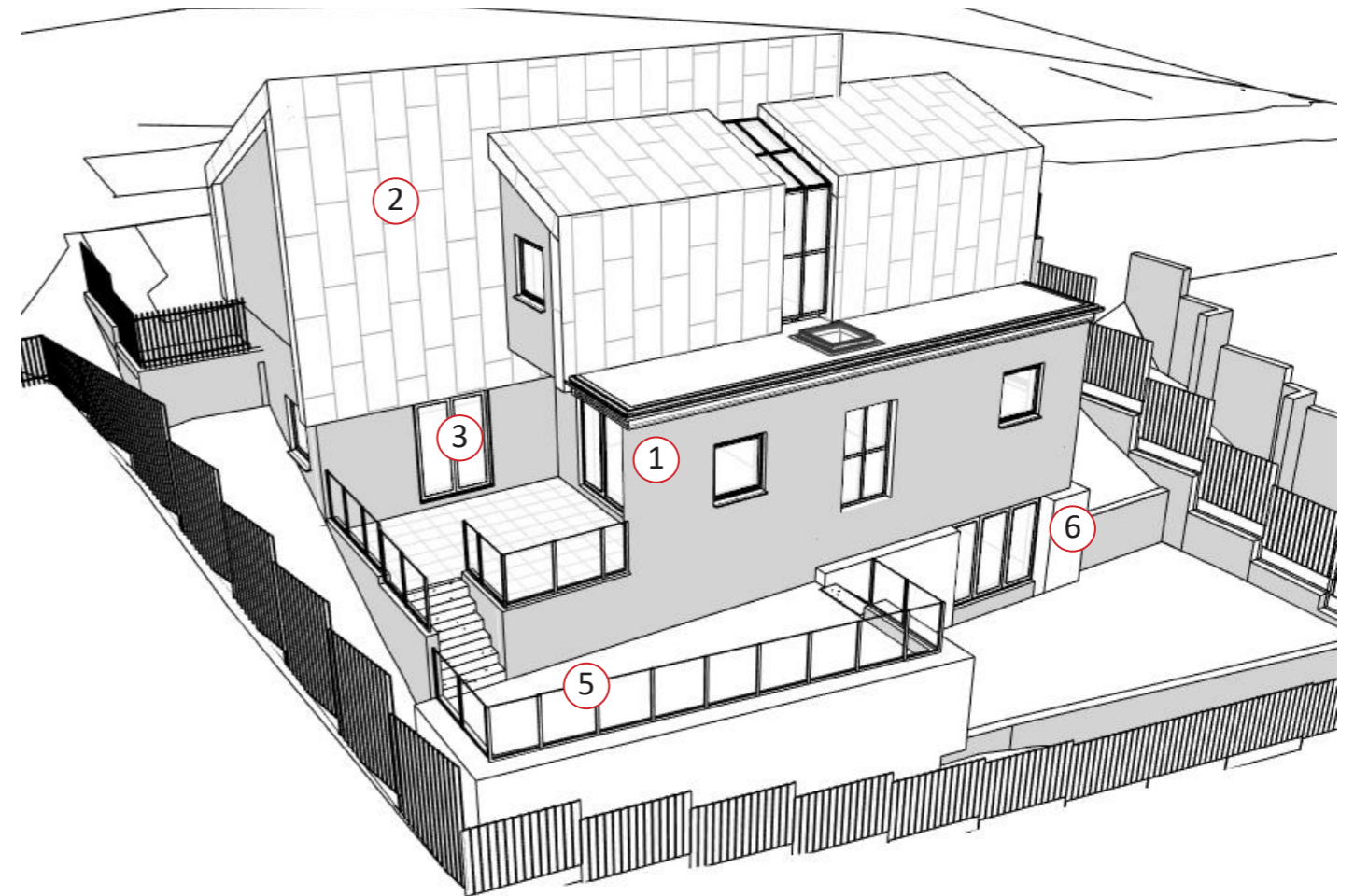
MATERIALS AND TREATMENT

A contemporary approach has been chosen to reflect new developments within the area and to create a modern approach to the Architecture.

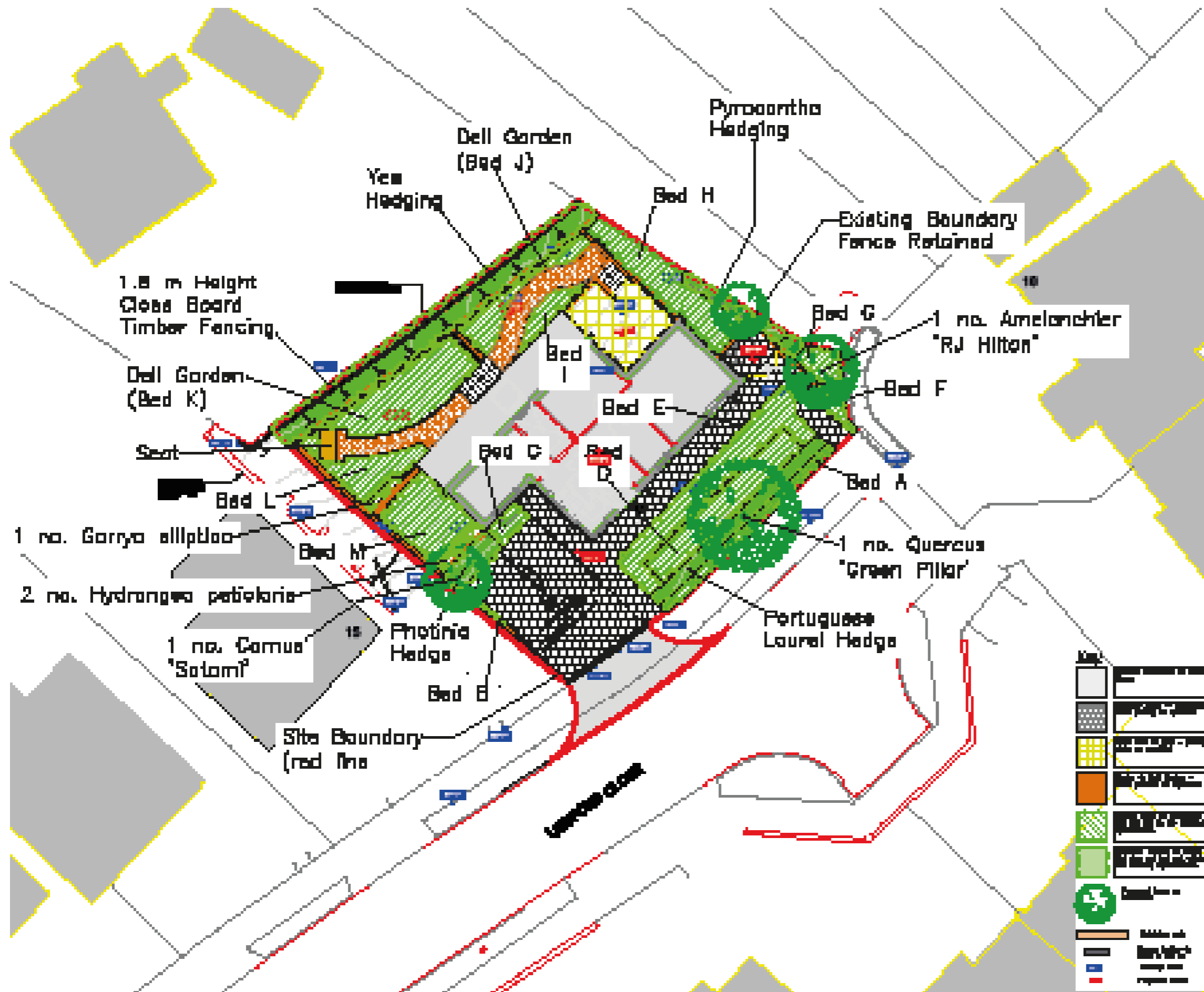
The material palette is modern, contrasting with its surrounding context, while reflecting the residential function of the building. Green wall is selected on the lower section of the building to tie in with the sloping landscape.

The proposed development will ensure the efficient use of the sloping topography and will enhance the appearance of the existing site and character of the area.

To create a light touch to the existing site, the proposal aims to utilize suspended deck construction under landscaped sections for the external terraces.



3.2 Materials and Treatments



LANDSCAPE STRATEGY

The property will benefit from planting and landscaping to the front and rear with an area of hard-standing to the front for vehicle parking which will enhance and improve the appearance of the street scene.

Following comments from the Landscape Consultant, beech trees are not suitable for the site frontage as discussed in the Landscape Statement. Instead, oak trees are proposed at the front of the site.

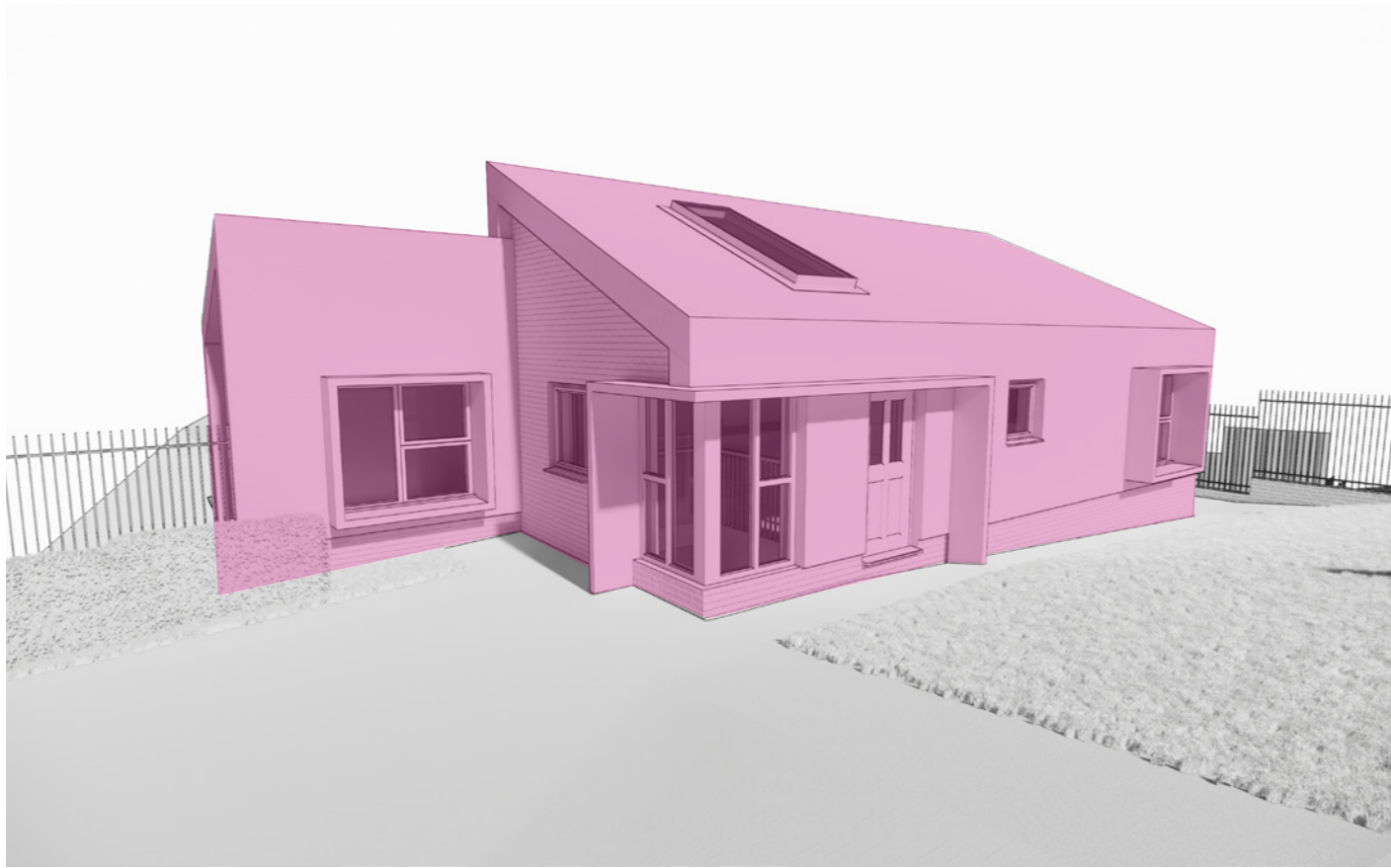
A range of hedging types are incorporated in the landscape design to provide screening, add nesting and help soften the garden area.

On the street frontage and rear garden, a range of plant species are proposed in the planted beds to enhance the scenery and aesthetics of the site.

In response to the complex site levels, climbers are proposed on the retaining wall to soften the brickwork walls and add interest to the garden.

Refer to the Landscape Plan (ref: LP/LLVCH/020 A) and supporting Landscape Statement for further information.

Landscape Plan produced by DCCLA
Ref: LP/LLVCH/020 A



BUILDING FORM AND LANGUAGE

The dwellings within the immediate context reflect many post war styles and are predominately semi-detached or detached two storey 3-5 bedroom houses with facing brickwork and/or render. Properties are set back from the highway and follow the topography of the road.

The scale and form of this development has been designed to be in keeping with the character of the area. The form from street view appears to be a bungalow, although there are lower floors hidden below, which ties in with the sloping topography. The pitched roof forms ties in with the surrounding roof-scape in the area.

The building comprises of 3 levels, with level access onto the external terraces on the rear at various levels. External stairs connects the external terraces to enhance the usability of the site, whilst remaining sympathetic to the sloping topography.



KEY

- Ground Floor Built Form
- Basement 1 Built Form
- Basement 2 Built Form
- External Terraces
- 3 Storey Built Form

FINAL DESIGN PROPOSAL

The key areas to be covered within this section are:

- 4.1 Proposed Site Plan
- 4.2 Proposed Floor Plans
- 4.3 Proposed Elevations
- 4.4 Visuals

PURPOSE OF THE FINAL DESIGN PROPOSAL

This section illustrates the design proposal following the outline planning application and demonstrates how the building incorporates the design principles discussed in section 3 of the booklet.

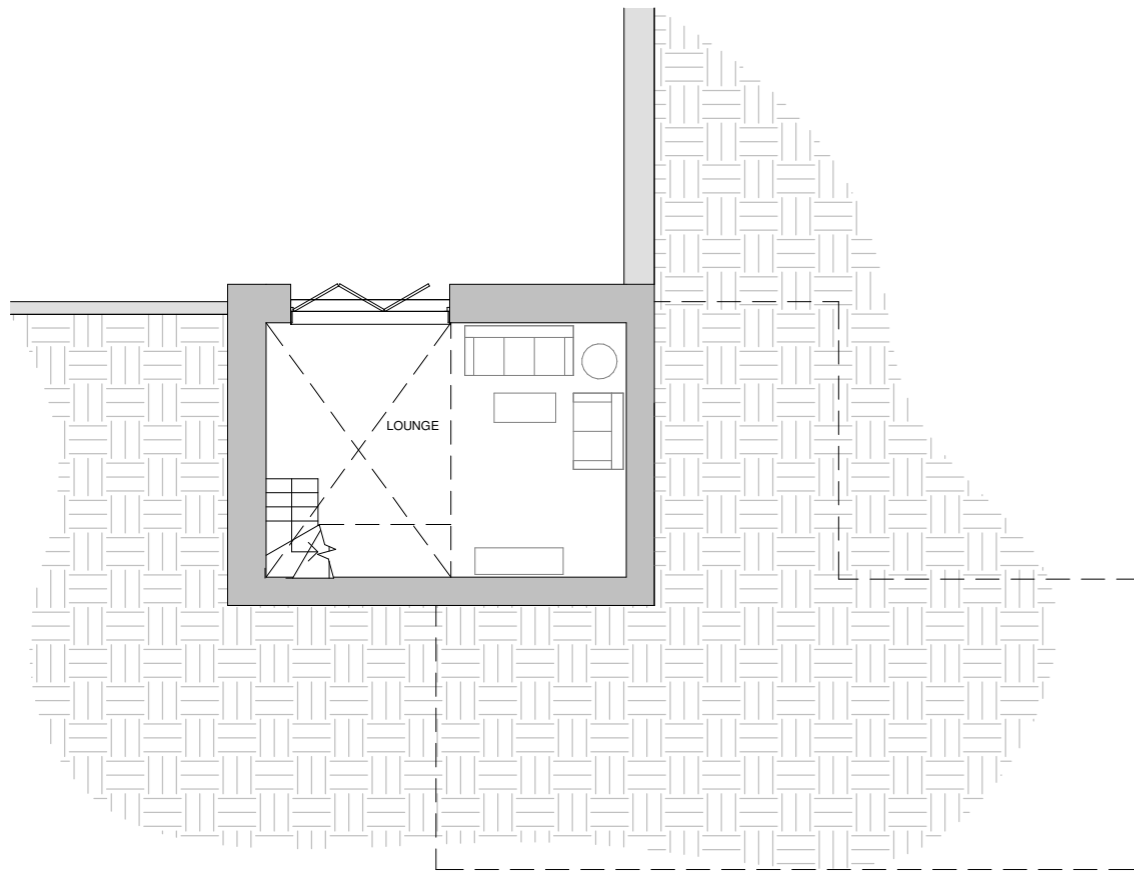
The proposed development seeks to enhance the style of the surrounding area whilst offering sustainable family accommodation ensuring efficient use of land and enhancing the character of the area.

This new build property within the urban area will create much needed housing whilst respecting the context of the local area and will be of a suitable design quality.

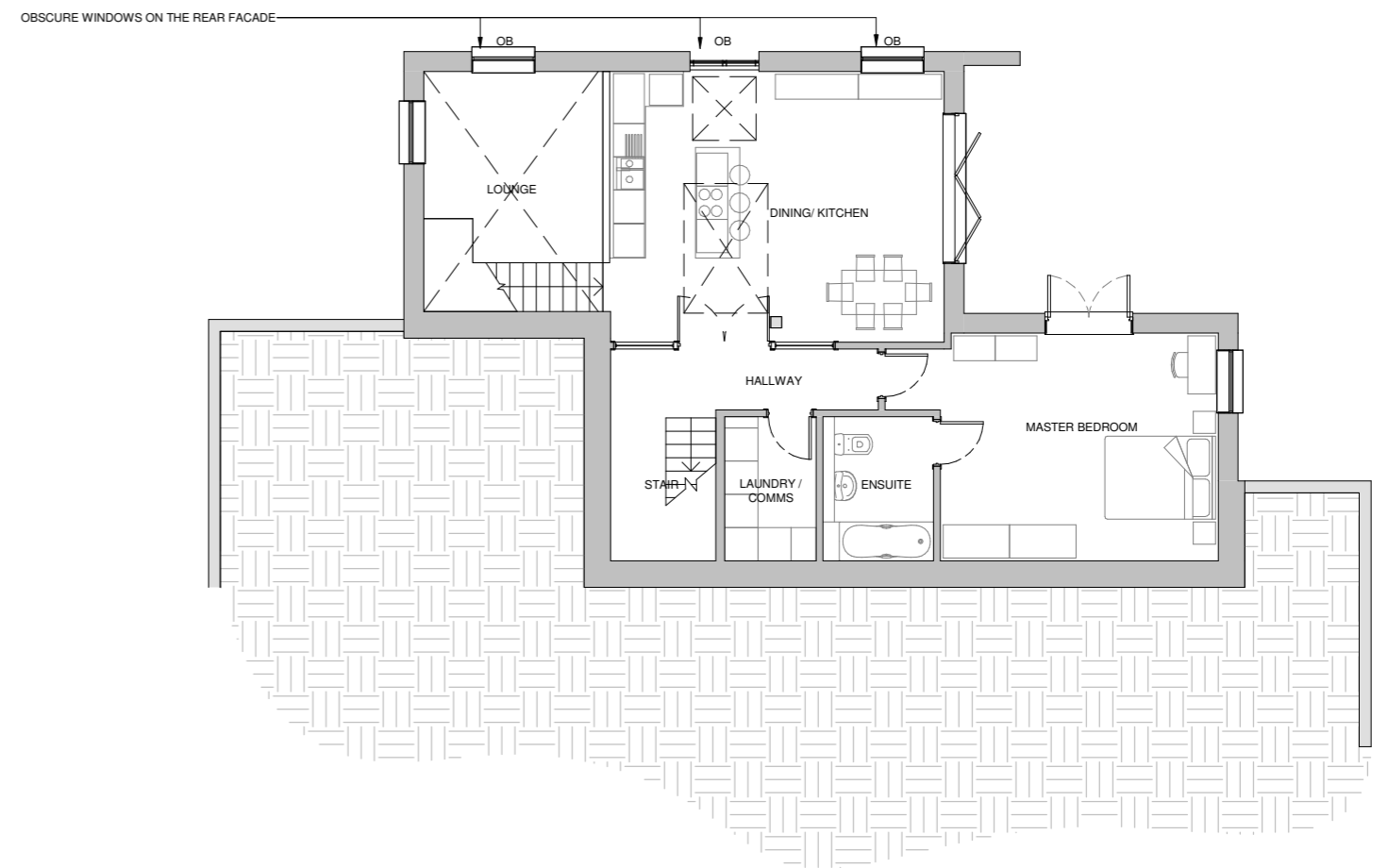
The visualisations illustrate the architectural language, articulation and material composition. Key views have been taken to illustrate the design team's response to comments raised throughout the design development process.



4.1 Proposed Site Plan

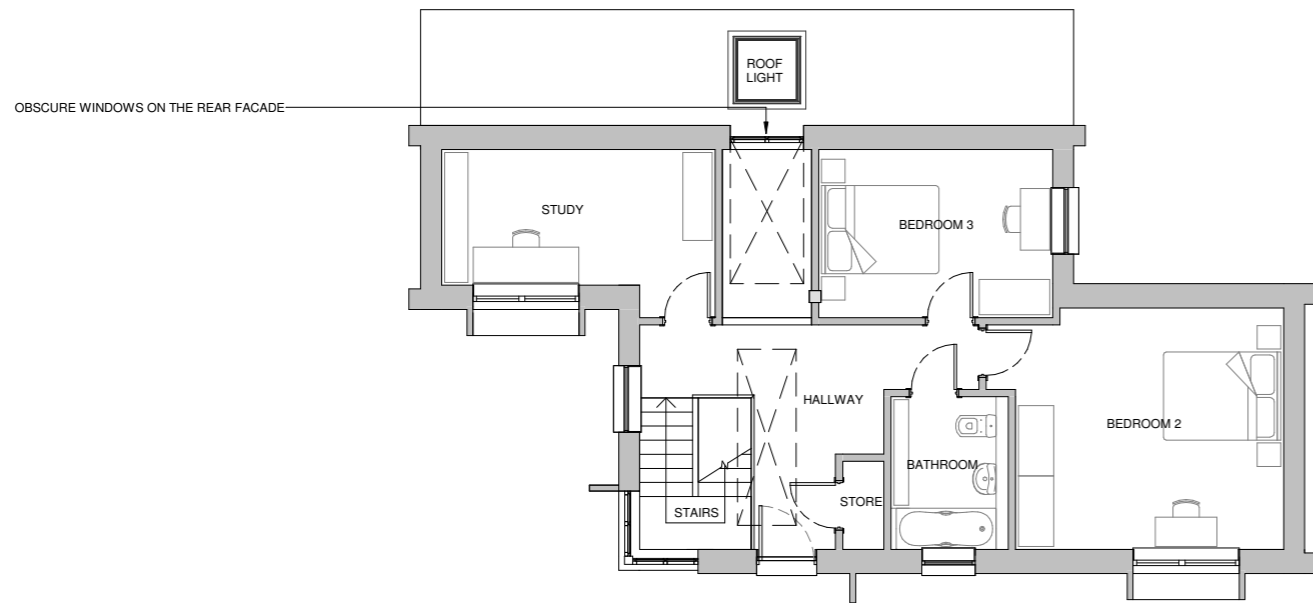


Basement 2 Floor Plan

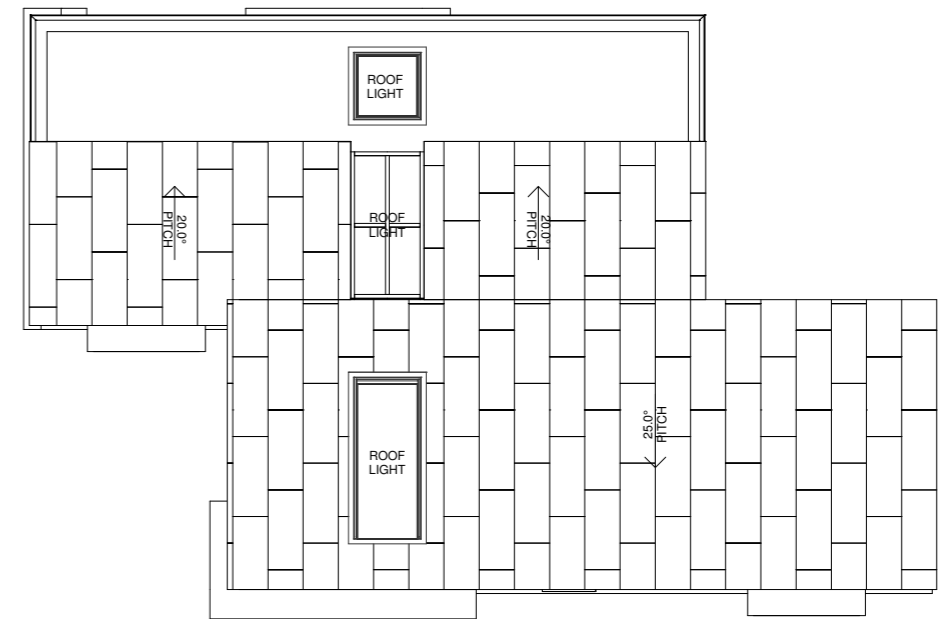


Basement 1 Floor Plan





Ground Floor Plan



Roof Plan



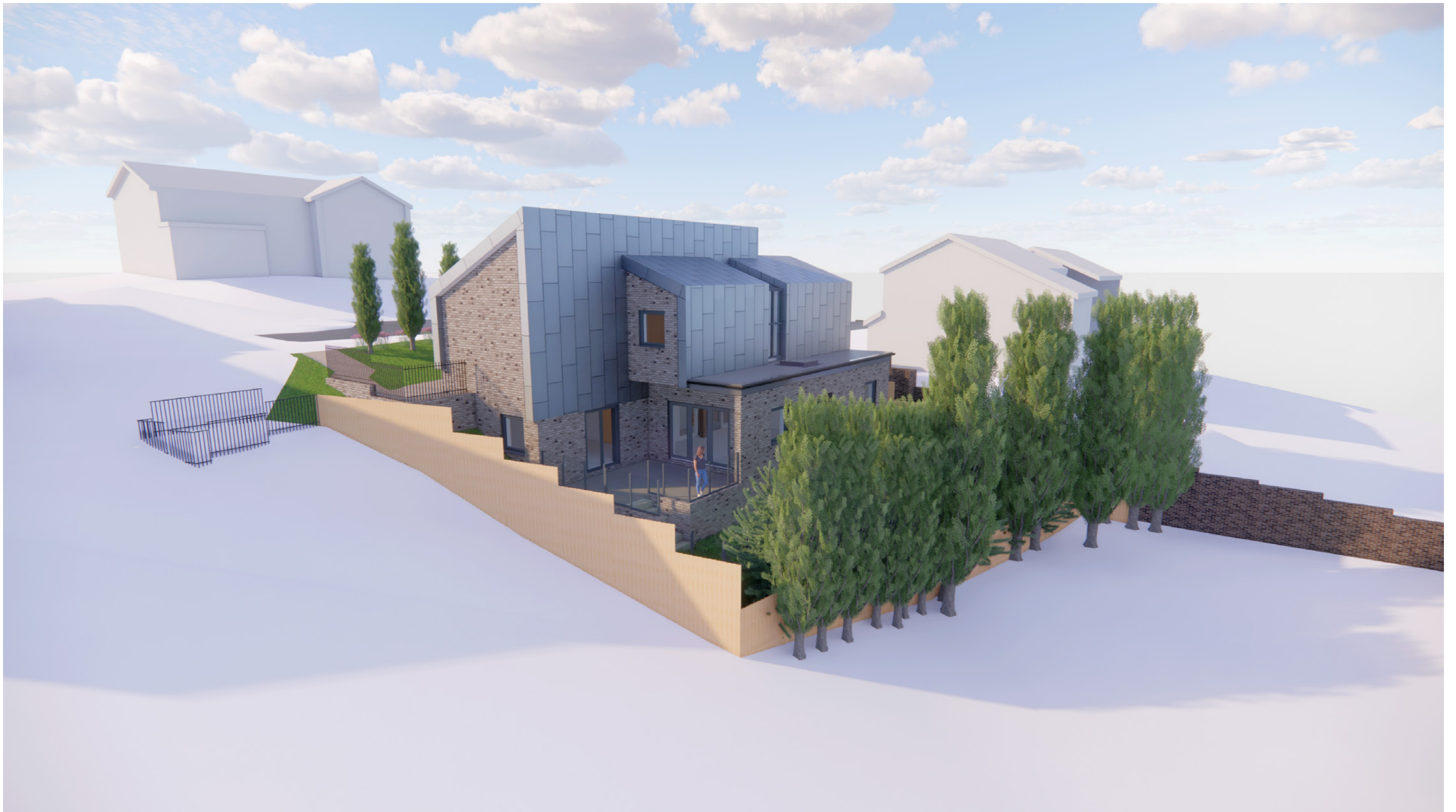


View from Lawford Close towards the entrance of the dwelling.
(Landscape indicative only, refer to DCCLA Landscape Plan ref: LP/LLVCH/020 A for further information.)



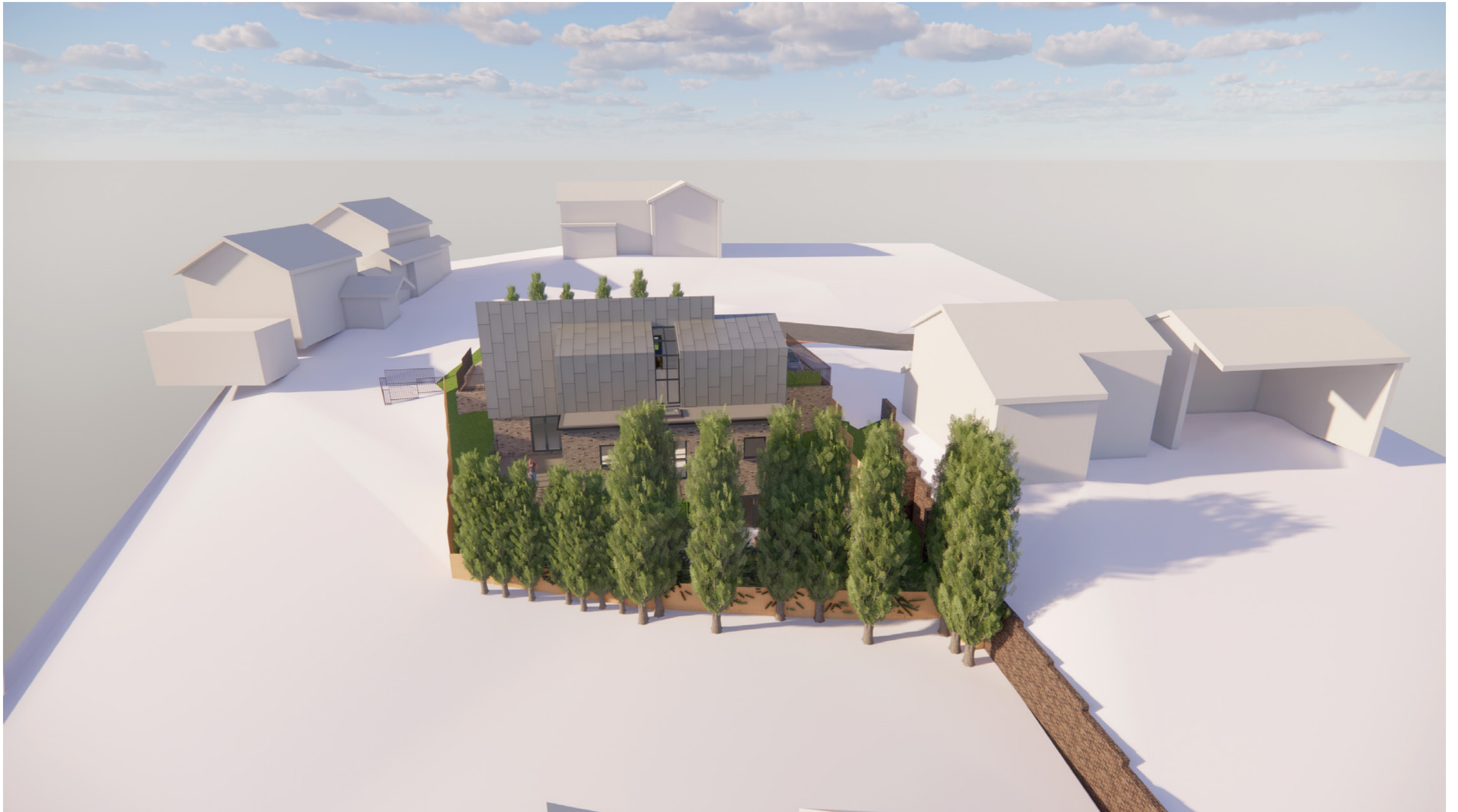
View from Lawford Close from the end of the road.
(Landscape indicative only, refer to DCCLA Landscape Plan ref: LP/LLVCH/020 A for further information.)

4.4.1 Visuals

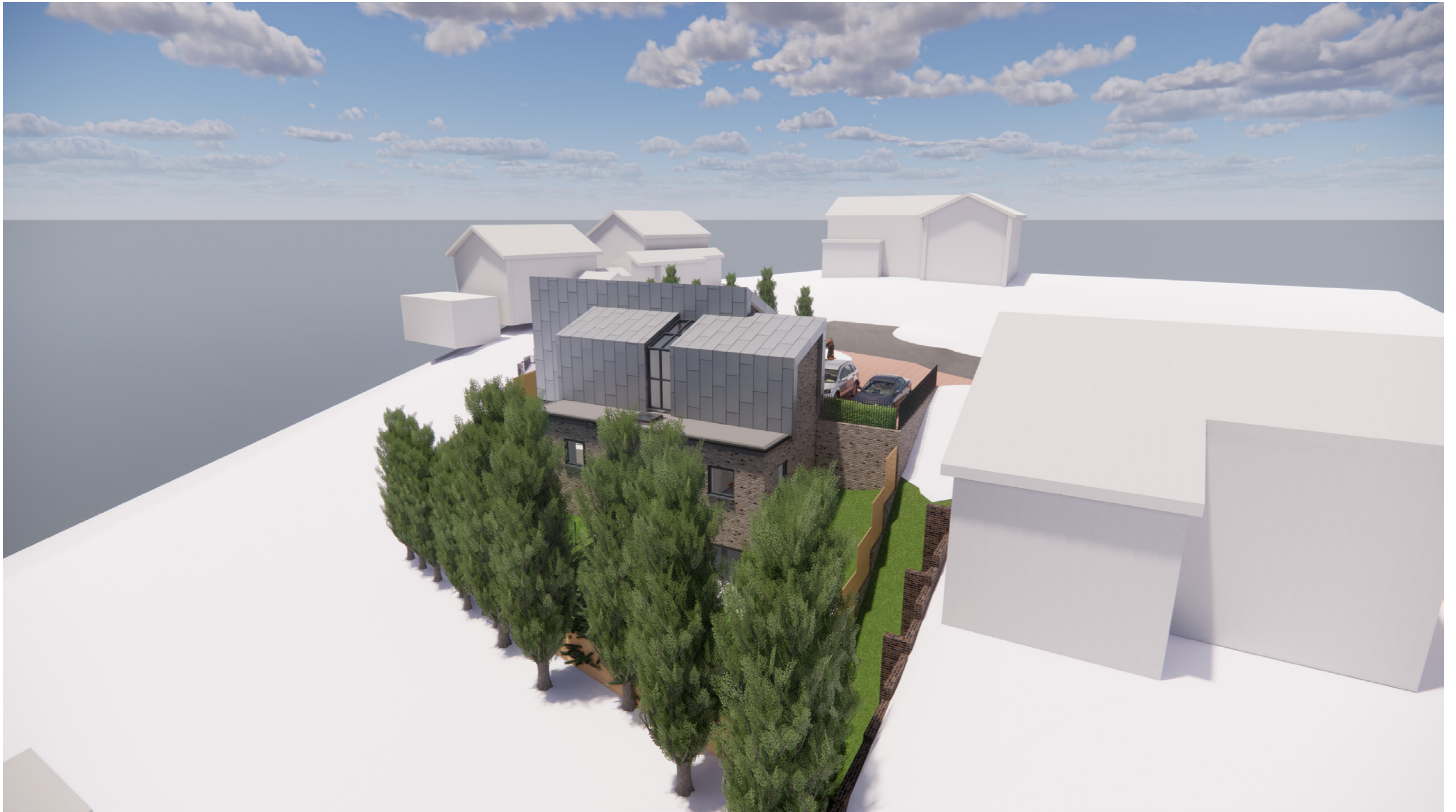


View of the rear from the North of the site.
(Landscape indicative only, refer to DCCLA Landscape Plan ref: LP/LLVCH/020 A for further information.)

4.4.2 Visuals



View of the rear from the North-West of the site.
(Landscape indicative only, refer to DCCLA Landscape Plan ref: LP/LLVCH/020 A for further information.)



View of the rear from the West of the site.
(Landscape indicative only, refer to DCCLA Landscape Plan ref: LP/LLVCH/020 A for further information.)

CONCLUSION

This supporting booklet demonstrates our interpretation of the urban context to which we believe the proposed dwelling will enhance the local area through its considered design principles.

The scheme has been designed to meet the client brief with the needs of a high quality, modern family home at the fore front. The site constraints have been turned into opportunities and allowed a strong integration of architecture and landscape.

The development complies with relevant planning policies and aims to enhance the character of the area while retaining the design principles established and approved under the outline consent appeal (ref: APP/P1940/W/19/3243908).

All supporting statements should be read in conjunction with this document.

