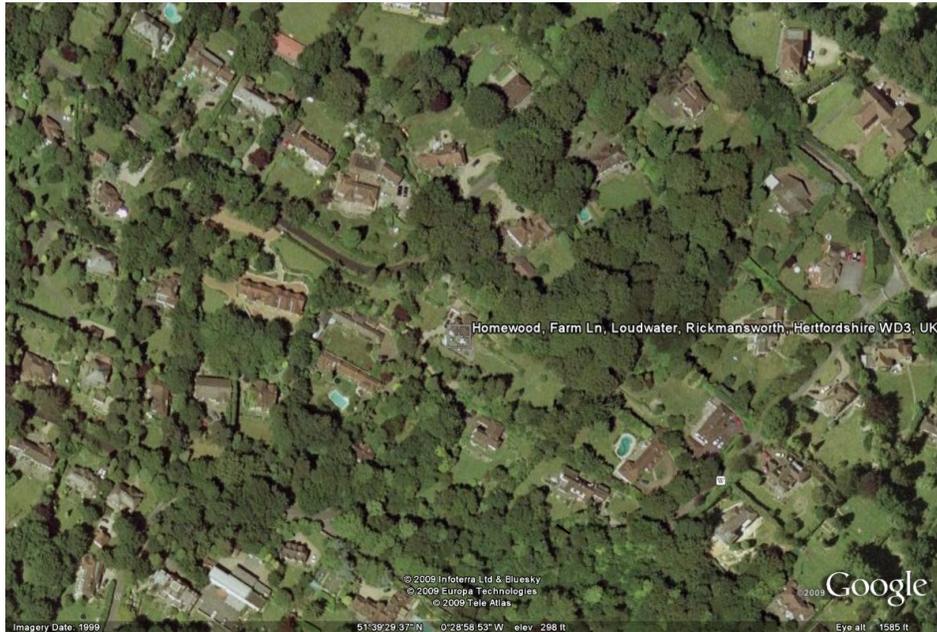


# Heritage Statements



Project at

Homewood, Farm Lane  
Loudwater, Rickmansworth  
Hertfordshire WD3 4JX



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## **Requirements**

As required by paragraph 189 of the National Planning Policy Framework, it is required to submit a Heritage Statement for the proposed works at Homewood Farm lane.

## **Heritage Statement**

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### **Heritage assets and contextual setting**

The district of Three Rivers is located in south west Hertfordshire and the East of England. It falls within the London Arc region, and shares boundaries with Buckinghamshire, London Borough of Harrow, London Borough of Hillingdon, and the Hertfordshire districts of Watford, Hertsmere, St Albans and Dacorum. Three Rivers covers an area of 88.8km<sup>2</sup>, of which 77% is designated as Green Belt. The metropolitan Green Belt surrounds the edge of London and provides an important buffer and green space between settlements in Hertfordshire and the London Boroughs.

There are seven main settlements in the District. The largest of these is Rickmansworth, population about 146700. Settlements are generally surrounded by Green Belt while smaller villages such as Sarratt and Bedmond lie wholly within the Green Belt.

The District is well served by communications. The M25 and M1 motorways both run through the district, there are four Underground stations on the Metropolitan Line and two mainline rail lines. The Grand Union Canal also runs through the district. Three Rivers has three Grade I listed buildings, 14

Grade II\* listed buildings and 334 Grade II listed buildings. There are also 22 Conservation Areas.

Loudwater comprises much attractive settlement set in a wooded and rising and falling part of the Chess Valley, accessed by various networks of some very narrow and leafy lane like Farm Lane. Most visible characteristics Loudawater are the open and rural nature and in places Sylvan Character where properties give way to farmland located within the nearest green belt.

The house situated in the centre of Loudawater Conservation Area of the Tree Rivers District Council. Farm Lane is a private road coming off the Trout Rise. To the North-East of Homewood there is a house called The Beechwood , to the South facing The Croft and to the West The Old Farmstead. The property to the South of the site are set on lower ground some 45m away the nearest corner , whilst the dwelling to the north-west is set on higher ground some 41m away from the nearest corner. The house to the west sets set considerably on lower ground, at some 29m away from the nearest corner of the existing building. These are some important parameters that are the guiding principles on setting out of the proposed extension. Guided by these site contexts the majority of the extension is kept to the Eastern and Northern side of the existing building to minimize the visual bulk and overbearing effect.

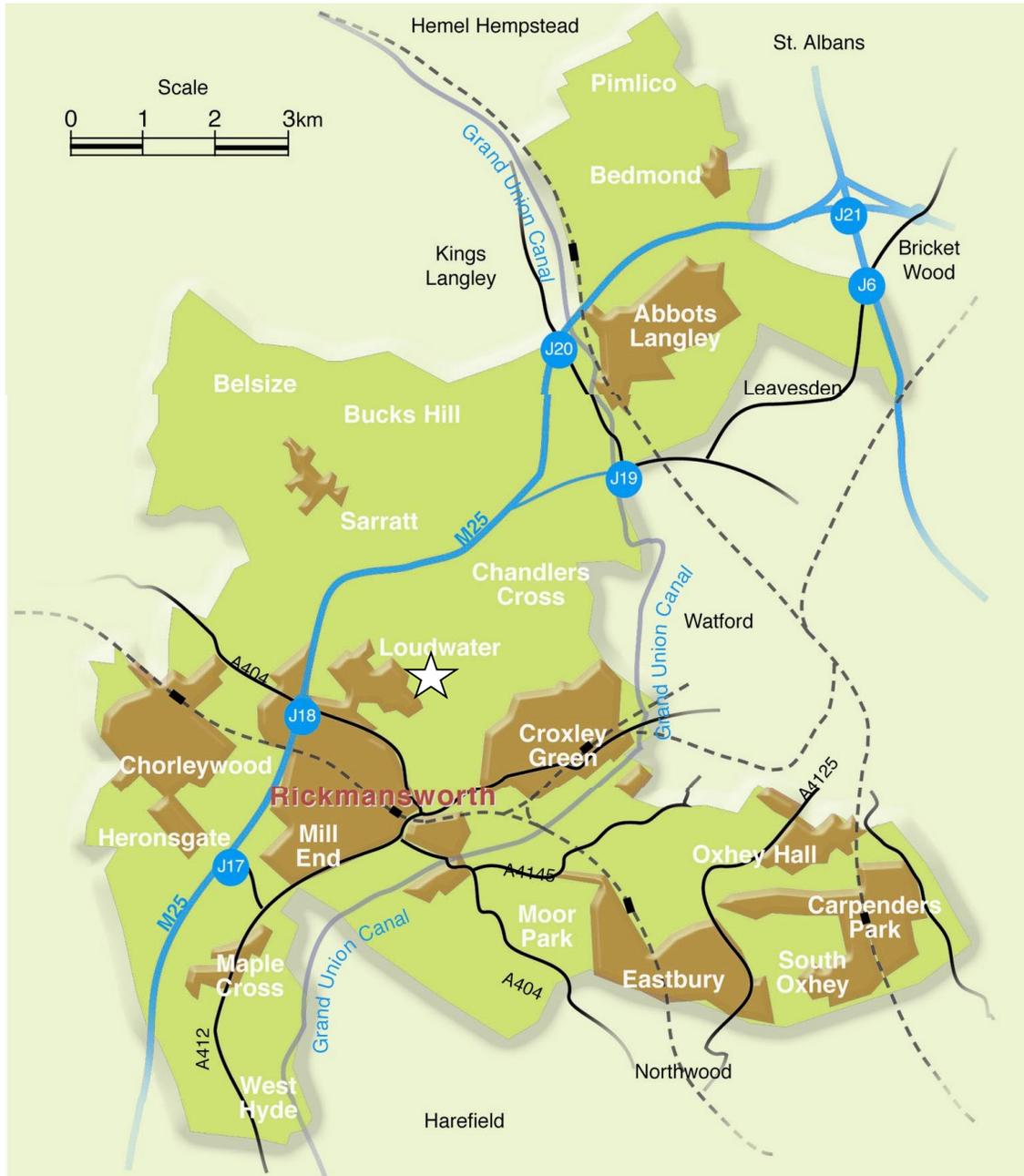
The house is located to the North-West of the site and never had a decent refurbishment or upgrading since it was built, hence it reached the stage of dilapidation and unfit for purpose. The site has two established access one via Farm lane to the South West and the other along Trout Rise to the North West. The widest size of the plot to the North-Eastern boundary is with a length of 100m and depth of 62m to the North-Western boundary. The site also consists of a number of old and original outdoor buildings.

- The nearest Metropolitan Green Belt is 45.5m away to the South of the site
- The nearest Area of Outstanding Natural Beauty is 371m away to the North West of the site
- The nearest Site of Archaeological Interest is 364m away to the West of the site
- The nearest Local Wild Life Site is 177m away to the South of the site
- The nearest Metropolitan Green Belt is 45m away to the South of the site
- The Nearest Proposed Cycle Routes is 550m to the South West of the site.
- The house is not within a close proximity of the town centre.

Because of the size and the topographic setting of the land and the relationship with the surrounding buildings, the site presents a unique opportunity for improvement in line with national and local development frame works, in such manner that gives benefits to the richness of the wooded estate respecting the Sylvan characteristics of Loudawater Estate, as well as for the well being of the sustainable family of the present time and the future occupants. The proposed extension and improvement is well designed with a careful attention to details and harmony of the existing building, such as the art deco type fenestration and roof its, with the existing land and Trees. The design concept is influenced by the existing building forms, the nature of the land, orientation, relationship to the surrounding buildings and above all the rich and character full outdoor buildings to the north of the site, which will be retained and maintained to reflect the originality of the materials obtained from the same site.

Currently the site contains 6 bedrooms house with a foot print of 137.9msq, two green house with a combined foot prints of 43msq Garage and store

with a combined foot print of 49msq, detached garage 26msq and a character full outdoor building with total foot print of 33msq. The total built up area is of 291msq. The site has a number of trees within its cartilage; hence compliance with BS5837 was required.



Tree Rivers Map (Copy from Tree Rivers District Council)

Loudwater Conservation Area 

Buildings in Loudwater Private Estate are mainly large and set within a

wooded land. All buildings are above an average size family house and in fact Homewood could be considered as one of the smallest building in relation to the size of the land. As the proposal will be less visible from the surrounding buildings and not visible at all from the public road, the people in the locality will not be affected.

### **Impact of Local Conservation guidelines:**

The Tree Rivers District Council Loudwater Conservation Area No 3 Article 4 direction 2002 states schedules of houses to be subject to control within Schedule 2: Part 1, Classes A and F and Part 2 Class A of the Town and Country Planning (GPD) order 1995.

The following Buildings are subject to the above control:

- **Farm Cottage**, off the Farm Lane is in Category B( non-thatched house post-war but warranting the controls in Direction) and Article 4 Direction applies to its Chimneys.
- **The old Farmstead**, off the Farm Lane is in Category B ( none-thatched house post-war but warranting the controls in Direction) and Article 4 Direction applies to its Chimneys. This building owned by the same owner of Home wood.
- **The Croft** off the Farm Lane is in Category B (non-thatched house post-war but warranting the controls in Direction) and Article 4 Direction applies to its Windows and Chimneys.
- **Beechwood** off Trout Rise is in Category B( non-thatched house post-war but warranting the controls in Direction) and Article 4 Direction applies to its Windows and Chimneys.

**Homewood** off the Farm Lane is not in any one of the above categories (A-B)( non-thatched house regardless of pre or post-war status, the building does not warranting the controls in Direction) hence, Article 4 Direction does not apply to any parts of the building or other elements on site. This also indicates that the original building is not part of the historic Loudawater House Estate. A voluntary retention of the character full outdoor building, perhaps will contribute to the future historic context of the site.

As discussed above the architect addressed most of the following relevant Local Planning Policies in developing the design of the new building and took note of other policies:

<b>Policy</b>	<b>Description of the policy requirements</b>
GEN1	Making development more sustainable
GEN1a	General Location of development
GEN3	Compliance with design and access standards
N3	protected species
N5	Flood prevention and river corridors
N6	Water supply and sewerage infrastructure
N10	Provision for waste recovery and recycling facilities in new development
N15	Trees, hedgerows and new development
N16	Protection of trees and hedgerows during development
N17	Replacement planting
N18	Landscaping management
N19	Woodland planting and management
C1	Development within conservation areas
C6	Demolition in conservation area
C12	Locally important buildings
GB7	Ancillary buildings, including those in green belt

D1	Design statements
D2	Energy efficient building forms
D6	landscaping
D7	Design for water conservation
D8	Design for safety and security
D9	Access for disable
T7	Highways and new development
T8	Car parking provision
T9	Reduced levels of parking provision
L11	Design of open space
L12	Protection of grass verges and minor open spaces
L14	Rights of way

The Tree Rivers council's Building for life criteria assess the quality of new housing development. As a quality in the built environment requires new development to be of high quality, thus the proposed building meets these criteria. It also ensures that the development minimizes its impact upon the natural environment and makes a Positive contribution to the wider built environment.

Using the adopted Supplementary Planning Document entitled 'Sustainable Communities' which sets out policies on renewable energy, waste management, recycling and sustainable design, and includes a target of 20% of site energy on new developments to be from renewable sources where feasible. The proposed extension and improvement will utilize the rain water harvesting system including soak way, the building will manage its own foul water by using on sit septic Tank, There is also a clear commitment by the owner to incorporate a Photovoltaic cell and Solar Panels as well as a geothermal facilities towards meeting the council renewable energy source target for new houses.

Local Plan policies direct development to sustainable locations. Parking provision in the proposal is minimized to ensure there is no over provision of parking for the size of the house.

### **Compliance with BS5837 (Tree Survey)**

In order to meet the above standard a competent tree specialists were appointed to produce a comprehensive assessment of the site and put recommendation and protection measures to facilitate the planning requirements (see Attached Appendix). The attached drawings also marked on a scaled plan the position of all trees with the name of species and hedges on the site.

### **Proposed works**

Primarily the proposal is to extends and improve the old building to make a better use of the land and also to meet the need of the current occupant in the frame work of the future generation in line with the National Planning Policy Framework.

The proposed extension will enhance the appearance and value of the land as well as contribute to the Local government income through direct and indirect taxes. The proposal adds to the local initiatives, which helps to develop the skills and adaptability of local people in the local construction market as the development will be carried out by a local builder. The proposed new building designed to be environmentally friendly, therefore provides economic benefits in the wider sense. The architect is also mindful of the impact of a well designed and managed construction of new buildings on previously developed site is much needed in the current economic climate.

### **Main objectives of proposal:**

- Sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (To comply with National Planning Policy Framework of Conserving and enhancing the historic environment)
- Making a positive contribution to local character by preserving the original architectural characteristics and distinctiveness; and take opportunities to draw on the contribution made by the historic environment to the character of a area. The level of design detail inherited is proportionate to the assets' importance. (To comply with National Planning Policy Framework of Conserving and enhancing the historic environment)
- To positively contribute to the conservation of heritage assets so that it can make a sustainable contribution to the communities including their economic vitality; and The proposal will make a positive contribution to local character and distinctiveness. The proposed extension and improvement benefit of bringing the site back into a better use by the duplication of the original character and significant style of the building into the improved building, including securing its optimum viable use. The National Planning Policy Framework of Conserving and enhancing the historic environment Proposals that encourage to preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favorably by the local authority.
- The proposal aims to maintain and enhance the character and appearance of the conservation area by reveling the significant original characteristics of the existing building into the proposed extension to the building, which was previously opposed by the officer as those elements were considered lost in the previous proposals.

- The proposal is very sympathetic to the architectural features of the existing building and wider Conservation area in terms of sitting, proportion, bulk, scale, form, height, color, materials, elevational design, and vertical emphasis and detailing.
- The proposal respects the existing landscape features and the relationship of the building to the large plot boundary, Sylvain style without adversely affect important spaces in the Lowdwater Conservation Area.
- The landscape design is well in harmony with the surrounding soft and hard landscaping in line with the Arboricultural report.
- Adequate replacement trees and plants will be put in place in accordance to the Arboricultural recommendation.
- All temporary storage, and of demolition materials, areas for mixing of material, and position of site welfare hut and amenities will be outside the root protection areas all retained trees.
- The current proposal significantly and positively contributes to the character and appearance of the Conservation area by mimicking the 1937 original characteristic and reinstating the doubled bay windows to reestablish the original principal elevation and entrance to the south, materials and height as well as overall appearance of the building, thus justifies reasonable extension and improvement to building as commented on the 18/2350/PREAP application.
- The proposed extension to the east is set back by 3.7m at ground floor and 5.5m set back at first floor level from the principal elevation with width of 2.9m at ground and first floor level, then recess of 1m by 3.6 m wide as a patio door to simplify the roof design. Formerly proposed

Orangery entirely removed from the scheme. The maximum depth of the rear (northern side double storey extension is 3.5m with a central recess of 3.7m by 2m deep. To the west the extension is contained within existing west elevation infilling 3.6m ground floor extension and setting back by 0.5m at first floor level to create a more harmonious roof interface with the existing roof. The replacement garage to the west is 3m wider to the west (with 0.6m set back from the original building line and 1.3m deeper to the north with a pitched roof. In comparison to previous proposals significantly reduced to lessen the overall impact on the existing building, and the site.

- The height of the extended part of the building is kept 1.1m lower than the main existing roof ridge as oppose to the previous proposals.
- Previously perceived “incongruous corner gable features and cluttered elevation” completely eliminated and existing style adopted.
- Reduction of foot print, height, width and length as well as adopting the existing style comparing to the previous proposal significantly reduced the overall mass, bulk and scale.
- Due to the location of the site the neighboring properties the proposed reduced development would not result in any material harm to the residential amenities of the surrounding buildings.
- Due to very modest foot print of the proposed building there will be sufficient amenity space.
- Sufficient parking space is allocated in addition to the double garage and there will be no alteration to the existing access

## **In summary**

- The proposed extension is a part two storey side, rear extension and orangery to the east,
- and west side garage extension. The proposed improvement will create a sustainable building by introducing; ground source heat pump for all water heating requirements, rainwater harvesting system for toilet flushing and washing machines, Photo Voltaic to produce electric city, careful selection of materials, insulation, ventilation and site managements.
- In order to preserve the architectural heritage asset of the original building, the proposed replacement building is designed in accordance to PPS5=Planning for historic Environment
- To retain the Sylvan characteristics of the area by carefully applying the design principle respecting all the surrounding trees and vitiations.
- To enlarge and improve this previously developed land and make a better use of it.
- To create a life time home that complies fully with the current standard
- To create a better 5 bedroom double storey family house .

## Planning history or Pre-application advice

### Initial response to planners 2018 comment:

- To address all concerns raised by the internal and external bodies consulted during the pre-planning application 18/2350/PREAPP and previous reasons for refusal. The revised proposal addresses the concerns by:
  - ◆ **Planners comment:** Homewood appears to date from the 1930s when the majority of the houses in the area were constructed, following the division of the Loudwater House estate into building plots. The house has been heavily altered but still displays some of the typical Arts and Crafts details which characterize much of the development within the area.
    - **Architects' response:** Maximum efforts have been done in achieving a much harmonious addition to the house and reinstate some of the original features.
  - ◆ **Planners comment:** The surviving steeply pitched plain tile roofs, prominent chimneys and bay windows are reminiscent of the Arts and Crafts architectural movement.
    - **Architects' response:** The proposed addition mimic the steel pitched plain tile roof, retained the chimney as well as recreated the double height bay window to the south of the elevation.
  - ◆ **Planners comment:** The later alterations and extensions have resulted in a house that lacks a clear orientation and a principal frontage; the 'front' of the house originally appears to have been the south elevation with full height bays, but the addition of a conservatory here has confused this.
    - **Architects' response:** The proposed extension replacing all non-original extension to the front (conservatory) rear double storey extension. Removing the front conservatory gave an opportunity to recreate the original principal

elevation with double bay window and centralized access to the building from the south elevation.

- ◆ **Planners comment:** The eastern elevation reads as the current 'front' with a central door under a pitched roof canopy, however, the patio doors appear unusual for a front elevation. The proposed large-scale extensions and alterations present an opportunity to rectify this and re-create a principal frontage.
  - **Architects' response:** Removing the front conservatory provided an opportunity to recreate the original principal elevation with double bay window and centralized access to the building from the southern elevation. The existing non-original patio type door to the east is proposed to be replaced by matching art deco type window with the first floor.
- ◆ **Planners comment:** The proposed extensions will see the complete remodeling of the northern side of the house. There are no in principle objections as the seemingly original southern range of the house (under the hipped roof with bay windows) will remain largely unaltered with the alterations confined to later extensions
  - **Architects' response:** The proposal aims to improve the eastern sporadic elevation by carefully introducing a much more settled complementary additions such as traditional orangery 8.82m away from the eastern corner of the original principal elevation.
- ◆ **Planners comment:** The proposed pitched roofs are supported as they help to retain a traditional roofscape. However, it is considered that improvements could be made to the proposed design to better enhance the house.
  - **Architects' response:** In order to address the above concern , a full first floor set back by 0.5m is proposed

to the west infill extension and centralized first floor recessed wall is created to the east. These two interventions simplified the juxtaposition of the roof design and reduced the bulk and avoided monolithic appearance of the previously proposed eastern elevation.

◆ **Planners comment:** The bulk of the two-storey side extension to the east with a long flank wall is not considered to be complementary to the existing house. Efforts should be made to reduce this bulk by articulating the side (east) elevation and improving its blank appearance on the south elevation.

➤ **Architects' response:** In order to address the above concern and reduce the appearance of long flank wall, a single storey orangery extension with eastern width of 3m by depth of 5.9m long introduced some 8.82m away from the eastern corner of the original building. We believe introduction of traditional geometry at a carefully selected position. Additional 2m wide by 1m deep recessed at first floor level gives further break from linear flank wall.

◆ **Planners comment:** The extent to which the proposed extension projects beyond the east elevation, leaving a wide two-storey blank wall alongside the original south elevation, is considered to be detrimental to the character of the house. It is recommended that this is better detailed and/or reduced in width to improve its relationship with the house and better integrate with it.

➤ **Architects' response:** As explained above the previously proposed long double storey eastern side blank wall is detailed in much more symptomatic way to the original building, by introducing a traditional orangery and create a set back in the middle to break and reduce the roof build as well as the blank wall. This detail in tern

achieved a better roof geometry and appearance.

- ◆ **Planners comment:** The proposed west elevation is better in that the proposed extension falls in line with the existing elevation. The junction between the existing eaves and the eaves of the proposed extension requires careful detailing and a wide box gutter should be avoided. A slight staggering between the two (pushing the extension back slightly) might help in creating a better junction between existing and new,
  - **Architects' response:** The current revision addressed this concern by setting the rear western infill first floor extension by 0.5m from the building. The set back helped to avoid box guttering as the planners indicated and reduced the bulk on the roof as well as defined the original building line as a feature. The proposed rear roof ridge height is 1.1m below the original building height.
- ◆ **Planners comment:** And repositioning, resizing or removing the windows that span the join below the proposed box gutter would create a neater and more legible elevation.
  - **Architects' response:** Having created the set back between the original and the proposed new extension all western fenestrations aligned in better way ,and the said window at the join is relocated in more defined location to avoid any conflict in the geometry the transition from old to new.
- ◆ **Planners comment:** The proposed large double garage makes good use of the change in ground level to conceal it in views from the north, but the large door would benefit from being split into two to break the expanse of blank, modern garage door.
  - **Architects response:** The proposed replacement double garage now benefits from double door with a central pillar to achieve a subtle appearance view from the south.

- ◆ **Planners comment:** The fenestration throughout the proposed extensions would also benefit from revision. The windows and doors as proposed are unevenly sized and erratically positioned creating untidy elevations. The detailing of the first-floor windows cutting through the eaves level (shown to match the existing) requires careful consideration as the existing windows appear untidy where they intersect with the eaves. If possible, a more attractive solution may be to continue the eaves level across the windows as a projecting canopy above the windows.
  
- **Architects response:** All proposed fenestrations are organized in such a way that to create some kind of uniformity and alignments with some of the original windows. The proposal aims to improve the existing window junction to the roof by creating a slight canopy type with Lead dressed roof and continue the same detail to the new roof eave by maintaining the horizontal relationship uniformly throughout the building at first floor level.
- **Planners comment:** The use of quality, traditional materials and well detailed windows and doors are fundamental to the success of the scheme so these should also be carefully considered in order to enhance the existing house and relate to the surrounding buildings.
  
- ◆ **Architects' response:** The proposal imitates the existing rendering and brick work below the window cill, and will reveal the original appearance throughout the building by removing the later addition of paint to brick works. Art deco style quality double glazed window with vertical and horizontal bars on all glazing including the orangery doors

and windows is believed to give a sense of symmetry and uniformity to the building. Creation of traditionally dressed lead canopy type projection to first floor windows will also give more emphasis to the juxtaposition of fenestration to the steeply roof and as well as significantly reduce the untidy appearance of existing windows.

- ◆ **Planners' comment:** It would appear from the information available this pre application contains no reference to tree protection, there is a file named tree plan but this merely states tree location of existing trees in relation to existing roof plan.

- **Architects' response:** The proposal contains a full Arboricultural report and three surveys.

- ◆ **Planners' comment:** The proposed layout extends beyond the current footprint, towards the North and West, of the existing floor plan. Likely extending into the rooting area of adjacent trees of note are also several outbuildings/greenhouse etc. in various states of disrepair, any renovation/demolition works to outbuildings would have further impact on trees in the vicinity if not correctly mitigated against. It appears from the proposed plan that the outbuildings will remain. However will likely need extensive renovation/reconstructing.

- **Architects' response:** The proposed extension the north ( rear) is outside the designated Tree protection fencing as recommended by the Arboricultural consultant. The only tree to be removed as a result of this development is T2:B2, which already damaged the existing building. The historic outdoor building to the north west of the building to be retained and made good without any excavation to its foundation. Removal of the adjacent dilapidated less

character full store building to be taken out and foundation to be left in place to avoid any potential damage to the root of the nearby protected tree.

- **Planners' comment:** There are several more high amenity trees outside the area of impact, however assurances would need to be made that, materials/machinery/debris etc. are excluded from the vicinity of these trees, during all phases of construction.
- **Architects' response:** No works and material to be stored within the designated tree protection zone area as shown on the Arboricultural consultant report. No works or development proposed within the RPA of high amenity trees.
- **Planners' comment:** I would recommend the design team take into account tree root protection zones identified in a full BS5837 survey when proposing changes in soil levels any increase in the footprint of this property or demolition/renovation of existing outbuildings.
- **Architects' response:** Survey in line with BS5837 had been carried out and the proposal is well outside the recommended root protection zones indentified by the expert.
- **Planners' comment:** The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies Local Development Document (adopted July 2013). National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.

**Architects' response:** Ecological appraisal is conducted by specialists and its recommendations will be fully implemented as part of the development.

**Additional response to planners' 20/0903/FUL decision notice:**

**1. Planners' reason for refusal and architects response :**

- a. **Planners' reason on Design:** The extent of demolishing and its excessive scale, bulk and design would dominate the host dwelling and erode its original character.
  - i. **Architects Response:** The rear and side extension further reduced to be more complimentary to the host building. The orangery is removed in its entirety with the projected roof lantern. The ridge height of the extension reduced to create harmony to the host building. The new entrance to the south of the building designed to enhance the character and appearance of the Conservation Area. The east side extension designed in two parts to create harmony and reduce the visual impact on the host building and avoid over dominant roof geometry.
- b. **Planner's reason on Ecology:** In the absence of the required details, it is not considered that it
- c. has not been demonstrated that the proposed development would not have an adverse impact on any protected species which may be present within or use the site. Furthermore, a bat emergence survey would need to be submitted within any future application
  - i. **Architects Response:** An Ecologist carried out Bat emergence survey, and during the nocturnal emergence and dawn re-entry bat surveys of the site between May and June 2021, no bats were recorded emerging or re-entering the main dwelling on site. The report concluded that the main building on site does not currently contain bat roosts. As such the proposal will not result in any impacts on bats.

- d. **Planner's reason on Protected Trees:** In the absence of sufficient information, it has not been demonstrated that the proposed development would not have a detrimental impact on the protected trees and trees of Visual importance on the site. Furthermore an up to date Arboricultural method statements and tree protection plans would need to be submitted within any future application.
- i. **Architects Response:** A full and update Arboricultural Impact Assessment, Method statement and Tree protection plans to BS:5337 of 2012 prepared by Trevor Heaps Arboricultural Consultancy Ltd. He concluded that provided the recommendations laid out in his report are followed , the design proposal for an extension and improvement of the house will not detrimentally affect the trees or the character/appearance of the local area. The trees do not cause any significant conflicts in terms of construction activities, nor will any significant issues of post-development pressure be likely to emerge that could not be managed with routine, minor tree maintenance.
- ◆ **Architects' further note:**
- The proposed extensions is not excessively prominent and respect the original character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials.
  - The proposed alterations and extensions do not lead to the gradual deterioration in quality of the built environment, in fact complements and make a better use of the original building, by recreating some of the historic elements such as the principal elevation to the south.
  - The proposed development has regard to the local context and conserve and enhance the character, amenities and quality of the site and the surrounding area.

- The proposal is of a scale and design that preserves or enhances the character and appearance of the original building and the area.
- As a result of the proposed extension lines and the separation between the dwelling and the surrounding neighboring properties, the proposed development will not have an overbearing or cause loss of light to neighboring occupiers.
- The impact of the two storey rear extension to neighboring building to the north is insignificant as a result of the elevated nature of the land and size and design of the extension.
- The proposal does not intrude a 45 degree splay line to Beechwood to the north or The Croft to the south.
- The proposed glazing located at sufficient distance from the surrounding dwellings which would prevent any unacceptable overlooking to any neighboring dwellings.
- There are no neighbors who would be overlooked as a consequence of the proposed development given the separation distance between the dwelling and its neighboring properties are over 28m away from any nearest corner of the building.
- The existing driveway would provide provision for at least three cars. The site has adequate parking provision in line with the parking standards. The proposed roof plan drawing shows the exact number and position of onsite parking spaces in addition to the 2 garage parking space.
- The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies Local Development Document (adopted July 2013). National Planning Policy

requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.

- Existing green area is 4215.51Sqm and the green area left after with the proposed building is over 3900.Sqm. This is only 7% reduction.
- The revised proposal presents a significant reduction in width, improved and more up keeping faced design that reflect the local characteristics, improved view from the street, retaining the landscaping features to preserve the natural beauty and amenity, thus fully complies with PPG.15. The decision to conserve the natural woodland and variation in the natural land level is to maintain the Sylvan features of the Loudawater Estate Conservation Area.
- The proposed building will not result with harmful visual impact seeing from the Trout Rise. The separation distance between the Trout Rise and the nearest corner of the proposed building is about 22m in addition to the vertical level deference of 3.15m lower than the street level.

## **Conserved by design heritage assets**

**Proportion:** The proposed improvement to the building is well in proportion and in balance with the surrounding buildings and do not over-develop the site in terms of mass or density and a reasonably acceptable distance have been maintained between the new dwelling house and the surrounding buildings.

**Position:** The proposed improvement to the building respects the site boundaries and positioned to avoid most of the existing trees. It is located more than 28m meters site line from the nearest buildings around the site.

**Materials:** The proposals aims to match the type of materials and colour to the outdoor building and the surrounding area with careful introductions of modern material like glass to create harmony with the surrounding landscape and draw in more daylight to the internal spaces. Roof to be covered with plain tiles, walls with mixtures of brick, render ,and timber framed double/ triple glazed windows and doors. Special attention has been given to design details, such as position and style of windows and doors to complement the design and at the same time respect the character of the area.

### **Change in ecological value**

The main contractor must in addition to that of the building, it will reinstate the garden to a good standard for a domestic setting.

**Design response by the architect within the context of the local area, the development policies and the London plan:**

- Approached Tree consultants and prepared a full BS5837 compliance to Retain and protect some of the important elements of the site landscape, hedge and trees.
- The proposed family dwelling positively relate to townscape and landscape character through sitting, design, use of local materials and landscape.
- Creating safe, aesthetically pleasing vernacular style family houses.
- Aim to contribute to the regeneration and enhancement of the area
- Considered the relevant tenure, size and densities.
- Take advantage and reuse of previously developed land and buildings to meet the extended family.
- Noted that Loudawater Conservation Area is a diverse place and there is no standard approach, hence the new buildings will fit into a wider setting, creating places that are uniquely fit to the area without dominating the surrounding buildings, taking advantages of its topography.
- Utilize sustainable drainage techniques dealing with surface water runoff as close to source as possible. The aim of storing and recycling run-off is for irrigation, car washing etc.
- Aim to avoid , direct or indirect, risk of significant levels of pollution or contamination to air, land, soil or water, including noise and light pollution
- Facilitate energy conservation and the utilization of renewable energy source reducing energy consumption and Co2 emissions, by considering renewable energy sources
- Follow sustainable construction principles including consideration of the use of resources, energy efficient appliances and fittings and local materials and builder.
- The architect also paid a special attention that development should enhance the opportunities for a quality home for life in the Tree River District Council.

- Aim to meet the Three Rivers Strategic Plan 2008 – 2011 , which states that “the District should remain a prosperous, safe and healthy place where people want and are able to live and work”, by making communities sustainable through conserving resources and open spaces.
- Aim to meet Core Strategy , Local Development Policy (LDD) . DM1,DM3, DM6 and DM13
- The design aims to protect the character of the district and minimize the impact of the built environment
- The external hard surfaces is designed to be permeable and cover the minimum necessary area
- Water run-off should is designed to be channeled over absorbent ground to increase filtration using ponds and watercourses, soak way and green roofs above the swimming pool and car port. Part alterations to ground levels or drainage patterns do not increase the rate of drainage or be likely to pollute the water environment. Some of the water saving devices selected for the new house includes low flush toilets, waterless urinals, Spray and low flow taps and water-saving white goods.
- The proposal fits well in the sustainable development criteria by redeveloping the previously developed land.
- Maximum care was given to ensure that the Landscape character is unobtrusive by scale and design of the new building.

## **Nature**

- Preserve and protect trees. A full Arboricultural survey and report have been produced
- Ecological survey to protect Bats will be carried out

### **Local Needs**

- Preserve Sylvain characteristic of the site

### **Basic Needs**

- Private Space
  - In addition to the requirements about size and restricted access the Owner must make sure that the garden of the house will be accessible to wheelchair users in accordance with BS8300 *“Design of buildings and their approaches to meet the needs of disabled people – Code of Practice”*

### **Health**

- Avoid unsafe material like asbestos, lead paints and organochlorides.

### **Access**

- The improved house is design to life time house standard and all rooms at ground floor level will be accessible for all and in addition the Owner must make sure that the garden of the house will be accessible to wheelchair users in accordance with BS8300 *“Design of buildings and their approaches to meet the needs of disabled people – Code of Practice”*

## **Safety**

- Secure by design strategy will be implemented to improve the safety of the occupant. This will include lighting, locks to external doors and gates.

## **Participation**

- Local resident have been consulted throughout in the past, the resident association and their advice has been considered in the revised scheme.

## **Leisure, culture and social activities**

- Protect Sylvian nature of the site, protect trees and natural site levels and duplicate the historic elements of the building to meet the conservation area requirements.

## **Aesthetics**

- Protect the landscape of the site
- The proposal integrates well into the surroundings and shape, height , materials complement those of the existing building and harmonies with the surrounding buildings.
- Additional hedges and shrubs of native species will be introduced in accordance to the landscape management plan.

The owner agreed with the principle of the Code for Sustainable Homes requirements, regarding the construction of this new house regarding the implementation of measures that are required to achieve certain credits under the CSH (Code For Sustainable Home). The details of the agreed undertaking will be available for the realization by the appointed Principal

contractor as summarized below. These are in addition and/or in parallel with the building regulation standard requirements.

### **Home user guide**

The main contractor must prepare and provide to the Owner / Employer, a Home User Guide to enabling occupants to understand and operate their home efficiently and make the best use of local facilities. The guide will be made available in large print and the following languages [English].

The guide will cover the following information:

- Details of any specific environmental/energy design strategy/features including an overview of the reasons for their use (e.g. environmental and economic savings and restrictions on making alterations) and how they should best be operated (where they are not passive features such as insulation and SUDS). Strategies/features could include passive solar design, super insulation, energy efficient timber windows, heat recovery systems, solar hot water systems, photovoltaic, passive vents or the use of certified timber or SUDS within the boundary of the property. The dwelling will in any case be issued with a copy of the Code Certificate.
- Information as described in the Building Regulations ADL1A (requirement note c) i.e. Sufficient information about the building, the fixed building services (this should include things like the implication of covering heating outlets with bags etc and other hazards) and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances.
- A way of complying would be to provide a suitable set of operating and

maintenance instructions aimed at achieving economy in the use of fuel and power in a way that householders can understand. The instructions should be directly related to the particular system/s installed in the dwelling.

- The instructions should explain to the occupier how to operate the system(s) efficiently. These should include: the making of seasonal adjustments to control settings and what routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service life/s of the system/s.
- Details of any renewable system/s and how it/they operate/s
- Details of low-energy light fittings, their use and their benefits, e.g. how much energy they save compared to traditional light fittings and what this can mean in terms of reduced energy bills.
- Information should also be provided explaining lamp efficacy and the benefits of purchasing high efficacy lamps.
- Details of water-saving measures and tips.
- External water use and efficiency, e.g. the use of water butts or other type of rainwater recycling systems.
- Information about the Local Authority collection scheme (if applicable)
- If the home is not covered by a Local Authority collection scheme, details and location of communal recycling bins/skips/facilities.
- Information on the location and use of any recycling bins
- Information on the location and use of any compost bins.
- Information on WRAP which can offer guidance on recycling and sustainable waste disposal.
- Details of the EU labeling scheme for white goods.
- General information on energy efficiency

- Environmental recommendations for consideration in any home improvement works, such as the use of low VOC products or the purchase of certified timber.
- Information on smoke detectors.
- Include references/links to other information including websites, publications and organisations providing information on how to run the home efficiently and in the best environmentally sound way. As a minimum, this should include links to:
  - The Energy Saving Trust good practice guidance ([www.est.org.uk/myhome](http://www.est.org.uk/myhome))
  - The Local Authority
  - The company responsible for the construction of the property
  - The company responsible for the management of the home (where applicable)
- In all instances both an address/telephone contact number and a web link will need to be provided.
- Include details of the procedure for obtaining a copy of the guide in alternative formats, including foreign languages, Braille, large print or audio cassette / CD. It should include the contact details of the person/organisation responsible for producing the guide.
- Information on what to do with waste not covered by the standard weekly Local Authority collection scheme for example fridges/freezers, computer equipment, batteries and other potentially hazardous equipment. In some areas the Local Authority will collect these items. If this is the case, details and information of such a collection should be provided.
- Information and location of local recycling facilities and waste tips.
- Details of SUDS within the site boundary including an overview of the reasons and benefits behind their use (eg prevention of localized flooding) and advice on maintenance and operation.
- Details of local public transport facilities including maps and

timetables and the location of nearby bus stops and/or train/tube stations.

- Details of cycle storage and cycle paths in the area including, if available, cycle path network maps for the whole town/local area.
  - Details of car parking and information on available park and ride, car sharing schemes and/or car pools/car hire in the area.
  - Details on how to get to local amenities in the area by public transport or cycling • The location of food shops, post boxes, postal facilities, bank/cash points, pharmacies, schools, medical centers, leisure centers, community centers, places of worship, public houses, children's play areas, outdoor open access public areas.
  - Other local amenities such as places of interest/cultural value, areas of beauty / wildlife / conservation / allotments etc.
- 
- Include information about the responsible purchasing of:
  - Low energy/low water white goods
    - Electrical equipment, including light fittings and bulbs
    - Timber products from sustainable sources
    - Organic food procurement/food growing/local produce/local food provision, e.g. farmers markets, organic box schemes etc
  - Contact details for emergency services including:
    - Location of local minor injuries clinics and A&E departments
    - Location of nearest police/fire station
  - A section called Links, References and Further Information will be included. This section will contain references/links to other information including websites, publications and organisations providing information on how to reduce the environmental impact in terms of transport, the use of local amenities, responsible purchasing etc. Such links/references may include links to:

- Sustrans (for cycle networks, [www.sustrans.org.uk](http://www.sustrans.org.uk))
  - The local authority (including information about recycling and waste tips)
  - Local transport providers (e.g. bus or train companies)
  - Local amenities
- In all instances both an address/telephone contact number and a web link will need to be provided.

### **Considerate construction contractor Scheme**

The main contractor must register the project with the National Considerate Constructors Scheme and achieve at least 32 points for the site (Best Practice).

### **Construction Site Impacts**

The main contractor must adhere to the following construction site management practices:

- 1) Monitor, report and set targets for CO<sub>2</sub> production or energy use arising from site activities:
  - The main contractor must make sure that monthly measurements of energy use will be recorded and displayed on site.
  - The main contractor will set target levels of energy consumption using DTI's Environmental KPI benchmarks. The main contractor must display these targets.
  - The main contractor must check the meters and display a graphical analysis in the site office to show consumption over the

project duration and how actual consumption compares to the targets set.

- The site management team is to nominate an individual who will be responsible for the monitoring and collection of data.

## 2) Monitor, report and set targets for water consumption from site activities

- The main contractor must have site management team to undertake monthly measurements of water consumption and record and display the results on site.
- The main contractor set target levels of water consumption using DTI's Environmental KPI benchmarks. The main contractor to display these targets.
- The main contractor to check the meters and display a graphical analysis in the site office to show consumption over the project duration and how actual consumption compares to the targets set.
- The site management team is to nominate an individual who will be responsible for the monitoring and collection of data.

## 3) Adopt best practice policies in respect of air (dust) pollution arising from site activities

- Confirmation is required of the site's procedures to minimise air/dust pollution. This may include:
  - 'dust sheets'
  - regular proposals to damp down the site in dry weather
  - covers to skips etc.

- The site team will be required to indicate how this information is disseminated to site operatives.
- 4 Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site
- a. The main contractor must prepare and implement site procedures to minimise water pollution following best practice guidelines outlined in the following documents.
    - i. PPG 1 – General guide to the prevention of pollution.  
Environment Agency
    - ii. PPG 5 – Works in, near or liable to affect watercourses.  
Environment Agency
    - iii. PPG 6 – Working at demolition and construction sites.  
Environment Agency
  - b. The site team will be required to indicate how this information is disseminated to site operatives.

**The proposal aims to meet the Sustainability Checklist as detailed above and summarised below:**

- 1. Land use:** Avoids unnecessary loss of green space / open land, redevelop previously developed land.
- 2. Minerals and soils:** Minimize the need for aggregates both in

construction and operation, and safeguard long-term local resources of sand and gravel (use of flint stones from the site )

- 3. Waste:** Ensures that what is produced and used is safely handled (eg. Reuse/recycling, composting, proper safety procedures) encourage the use and purchase of recycled, recyclable, and durable products (eg. Use recycled, reused, renewable and durable building materials, salvage material for reuse/recycling, use demolition materials for hardcore and aggregate) promote recycling and waste sorting as a normal activity.
- 4. Energy:** Maximizes energy efficiency of the new buildings (eg. orientation, spacing and size and orientation of windows, natural ventilation, earth sheltering, Insulation, lobbies as buffer zones, draught proofing, localized temperature controls, weather-breaking plantings) and avoids overshadowing of other buildings and of renewable energy sources. The proposal also considers the full energy costs of extraction, manufacture, transport, use, and disposal of both in construction and operation
- 5. Air, water, noise, and light:** The proposal aims to contribute to the reduction of greenhouse gas emissions by using water meters, storage and use of 'grey' water, and protect the hydrology of the site and surrounding area, use of permeable surfaces for car parks/spaces/driveways.
- 6. Nature:** Maintain and protect the nature conservation importance, important trees, hedgerows and verges.
- 7. Local need:** The project is aimed to be executed by local builders and use local materials where ever possible.

- 8. Basic needs:** Aims to meet the target improvements thermal efficiency of the new house.
  
- 9. Health:** The new building will avoid unsafe building materials (eg. asbestos, lead paints, organochlorides)
  
- 10. Access:** Aims to improve access “building for all”, wheelchair users, people with young children/prams, lessabled and disabled people)
  
- 11. Safety:** The new building ensures safety for open space users with good lighting, reduces crime and increase the safety of the occupant by introducing window locks.
  
- 12. Participation:** The proposal aims to benefit the local conservation area as a whole. The design process involved building owner and the local planners and conservation area officers including the Council Tree experts at an early stage.
  
- 13. Cultural and social activities:** The proposal takes advantages of strong diverse neighborhoods, which encourage vibrant local communities. Protects and improve the settings and features of the conservation areas requirements.
  
- 14. Aesthetics:** The proposal respects the landscape of the site, integrates well into its surroundings in shape, size and materials complement the existing outdoor building and surroundings include good standards of "soft" boundary as screening and landscaping, treatment such as hedges and shrubs, use of native species ,landscape management plans and take opportunities to improve the street scene or appearance of the local area

## **Landscaping**

### **Hard Landscaping:**

The proposed development will have no more than 8% of additional hard landscaping.

Most new hard landscaping will be made of Bound Gravels.

### **Soft Landscaping:**

The proposed development will maintain existing and improved soft landscaping.

The proposal will take the advantage and will improve the quality the soft landscaping by introducing new trees, hedges and retaining the natural levels.