Design and Access Statement

Land off Larkspur Grove, Edgware, Middlesex HA8 9GB

2022

W J Macleod Ltd

**Land off Larkspur Grove**

**Edgware**

**Middlesex**

**HA8 9GB**

 **DESIGN AND ACCESS STATEMENT**

in support of a full Planning Application

for a residential development

by

**Mr N Johnson**

Prepared by

**W J Macleod Ltd**

**70b High Street**

**Northwood**

**Middlesex**

**HA6 1BL**

July 2022

1. **INTRODUCTION**
	1. This Design and Access Statement has been prepared by W J Macleod Ltd

to support the full planning application by Mr N Johnson for the development of land at Larkspur Grove, Edgware, Middlesex. It has been prepared to comply with Central Government advices on Design and Access Statements contained within DCLG Circular 01/2006 dated 12th June 2008.

* 1. The scheme proposes a two storey building containing four flats.
	2. The new dwelling will comprise:

1 No. two bedroom flat

3 No. one bedroom flats.

* 1. On-site parking for 5 vehicles will be provided via a new crossover from Larkspure Grove.

**1.5** Details of the proposed development are shown on the application drawings:

**Drawing No. Description**

 O.S. Location Plan

22/3524/1 Site Plan

22/3524/2 Proposed Plans

22/3524/3 Proposed Elevations

 **1.6** Mr Johnson owns the freehold interest in the site.

1. **THE SITE AND ITS SURROUNDINGS**
	1. The site is located adjacent to Aster Court off Larkspur Grove, Edgware, Middlesex HA8 9GB.
	2. Larkspur Grove is a residential cul-de-sac running roughly north-south linking via Campion Way and Magnolia Gardens on to Stonefields Lane.
	3. The site lies between Aster Court (a block of 3 storey flats) to the west and No.1 Iris Walk (a house) to the east.
	4. To the north separated by a bank of mature trees is the main A41.
	5. The site is served by nearby bus stops linking to Edgware and Stanmore town centres. It is also well placed to link with the major road networks.
	6. The site does not lie within a Conservation Area nor it is afforded any special

protection. There are no Tree Preservation Orders and the site lies outside

the identified flood plain. There are significant changes in levels across the site (west to east) which have influenced and informed the design.

1. **THE DESIGN COMPONENT**

**3.1** The Client brief called for small flats to be specifically targeted at first time buyers designed to meet the requirements of modern living, contained within a building which would fit in with the existing street scene and be of a design and scale which would complement the character of the area.

**3.2** The design principles seek to meet the requirements of the guidelines set out by the London Borough of Barnet and the London Plan policies. Most importantly, it seeks to compliment and respect the existing street scene.

**3.3** The site lies within an established residential area. The proposal seeks to make best use of a piece of redundant land. The principle of residential development has already been established on the site following previous applications. Most significant is the application for three flats granted by the Inspector under their decision dated 17th July 2017 (APP/N5090/W/18/3198562) following the Planning Refusal (17/4816/FUL).

 Pre-commencement conditions were cleared and a Lawful start on site was made.

**3.4** The design proposed with this application develops the approved design by

 re-working the site levels to create an addition lower ground floor flat. The overall height and bulk of the proposed building matches that of the approved building with the same overall height and profile in the

street scene.

 Good distances are achieved from neighbouring properties with the

 detailed design of the flats such that good levels of privacy and outlook

 are maintained.

**3.5** There is a bank of trees and mature vegetation to the rear of the site providing an important buffer with the main road beyond. This will be maintained as part of this development.

**3.6** The slope on the site is used positively and the variations in slab levels respond to the site constraints.

**3.7** The detailed design of the flats aims to have a traditional appearance

with brick elevations and tiled pitched roofs. The window patterns and proportions, together with the subtle brick detailing, will reinforce this

traditional appearance.

**3.8** The roof design features traditional hipped roofs with conventional ridges

and eaves lines.

**3.9** The rear private amenity space accords with your Council’s standards.

**3.10** The proposed building will have a positive impact in the street scene.

1. **THE ACCESS COMPONENT**
	1. The site lies within an established residential area with bus stops nearby.
	2. **Vehicular Access and Parking**

Vehicular access to the parking area will be via a new crossover from Larkspur Grove.

* 1. Three parking spaces are provided for the proposed units in the form of undercroft parking. In addition two additional spaces will be provide as part of this application.
	2. All parking spaces are 2.4 x 4.8m consistent with the design guidance given the Government document, “Manual for Streets”, and can be adapted to meet the needs of disabled standards.
	3. **Cycling**

Cycling is a realistic alternative to the private motor car for local journeys,

with schools and all local amenities within a short cycle ride. A secure

cycle store has been indicated in the undercroft area.

* 1. **Walking**

There are bus stops within easy walking distance of the site.

* 1. **Emergency Access**

Emergency vehicles can gain easy access to the flats.

* 1. **Disabled Access**

The flats will be fully compliant with Part M of the current Building Regulations. In addition, they can be adapted to meet the principles set out in Lifetime Homes.

* 1. **Refuse and Recycling Collection**

 A bin store has been indicated.

* 1. **Secured by Design**

The requirements of “Secured by Design” are an integral part of the

design:

 ~ The layout of the scheme allows for excellent passive surveillance

 of all parking and communal areas.

 ~ Low level bollard lighting has been indicated to provide levels to BS

 5489-1 (2003) and will be Class S1 design.

 ~ Security gates and fencing will restrict access around the site and

 to the rear of the building.

 ~ Lights with P.I.R. Controls will be fitted to the front and rear of the

 building.

 ~ All entrance doors to be BS PAS 24 compliant.

 ~ All ground and first floor windows to be to BS 7950: 1997.

 ~ All drainpipes to be anti-climb.

 ~ Security letterboxes to be fitted.

 ~ Door chains and door viewers to be fitted throughout.

1. **PLANNING HISTORY**
	1. The principle of residential development was established on this site under Application ref: 15/00793/FUL dated May 2015. An amendment to this application was granted under Application ref: 15/05292/S73 dated August 2015.
	2. A scheme for three flats, contained within a building very similar to that now proposed was granted under The Inspectors decision dated 17th July 2017 ref:- APP/N5090/W/18/3198562.

**6.0 CONCLUSIONS**

**6.1** The site lies within an established residential area and the principle of further residential development has been confirmed with the Consent for a house, together with that for three flats. This application seeks to make better use of this site.

**6.2** The development is unlikely to have any material impact on congestion,

cause safety problems or have any demonstrable harm on the local environment. Consideration has been given to the site’s accessibility in respect of servicing and emergency access. Adequate car parking is provided to meet the needs of the development, the amount of which is consistent with local and national guidance.

**6.3** There is an identified need for small flats in this area.

**6.4** The development allows for new flats contained within a well laid out and well serviced scheme. Particularly, this provides for much needed

 residential units specifically designed for modern requirements, whilst respecting the character and scale of the existing area, and will be a positive addition to the street scene.

**6.5** The proposal meets all the requirements of the London Plan together with

the London Borough of Barnet’s design standards.