

DESIGN AND ACCESS STATEMENT- 2A GREEN LANE, WATFORD, WD19 4NJ

October 2023

INTRODUCTION

This statement has been provided in support of an Application for planning permission submitted to Watford Planning Department. The proposals seek to convert the existing detached house to three individual self contained flats (one 1 bedroom unit, one 1 bedroom studio unit and one 3 bedroom unit)

For the avoidance of doubt, this statement addresses the requirements of a design and access statement only. The statement is to be read in accordance with the relevant drawings provided

APPLICATION SITE/PROPERTY

The application property is a detached dwelling located on Green Lane in Oxhey . Vehicular and pedestrian access is via an existing block paved driveway with boundary walls on Green Lane.

RELEVANT PLANNING HISTORY

The house at number 2a was approved in an application for the erection of two number four bedroom detached dwellings (number 2 and 2a Green Lane. Application number: 12/00402/FUL

The neighbouring house at number two was subsequently converted into three self contained flats. This was approved by the planning department in a retrospective application (19/01375/FUL).

WATFORD LOCAL PLAN 2021-2038

The local plan highlights that the conversion of properties into smaller units contributes towards new homes in a positive way. It does however raise the potential issue of family size homes being reduced (section 3.44).

The proposals retain a three bedroom, four person unit suitable for the use by a family. This unit also has access to a garden space on site.

Policy HO3.9 requires that conversion proposals maintain the provision of a family sized unit as well as other specific requirements in relation to unit sizes, amenity spaces, refuse and recycling and parking provision.

All units in the proposed scheme meet the requirements of the nationally described space standards

A shared amenity space is provided for the three units and adequate facilities for refuse and recycling is accommodated.

Adequate cycle parking has been provided for the occupants of the units as well as for visitors. Car parking is provided in line with the car parking standards in appendix E of the local plan.

DESIGN

The elevational treatment of the building is to remain the same other than one door with a glazed side light on the western end of the north elevation which will form the entrance to flat 1.

All units provide a good standard of living arrangement for future occupants. Nationally described space standards have been achieved throughout the proposals.

ACCESS

The access arrangements into the site remain unchanged. Parking arrangements for both cars and cycles is explained above and indicated on the proposed drawings

The existing entrance to the dwelling is retained as a communal access for units 2 and 3. Unit 2 is accessed at ground floor level off of the communal entrance. Unit 3 is accessed at first floor level and arranged over the top two levels of the building in a duplex arrangement.

The lower ground floor studio flat is accessed via a new entrance door formed at the western end of the North elevation