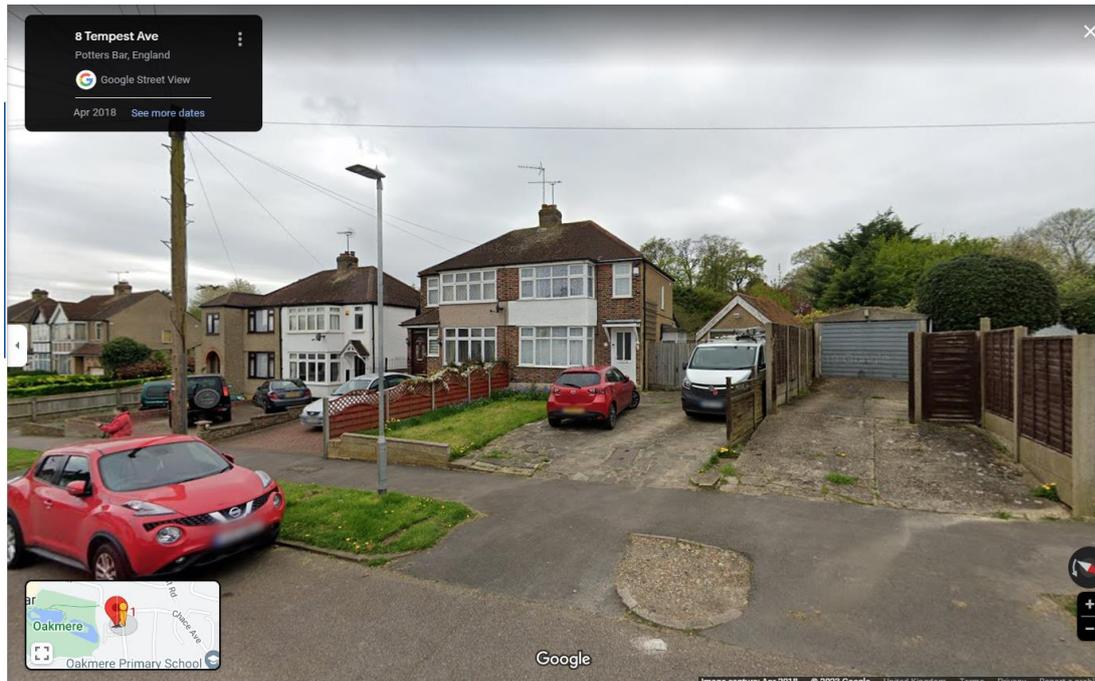


## Design and Access Statement for 1 Tempest Avenue, Potters Bar EN6 5JU

The existing property is a three bedroom house, with detached garage and a substantial rear garden. The right hand side boundary of the property adjoins the rear boundaries of Nos 19-25 Chace Avenue. To the rear of the property is the relatively new development called Wulstan Park.



Pre-application advice was sought for a larger development, which included the new house adjoining No 1 and two additional houses to the rear of the property, which would front Wulstan Park. The proposal for the two houses to the rear of the site has now been abandoned.

This application is for the demolition of the existing detached garage and side projection of No 1 Tempest Avenue and the construction of a two bedroom house adjoining No 1.

As per the pre-application advice the new house has a GIA of 70.7m<sup>2</sup>m, which is acceptable for a two bed, three person property. The bedrooms comply with the Bedroom Space Guidelines in the Hertsmere Planning and Design Guide and all the habitable rooms benefit from good levels of natural daylight, ventilation and privacy. The kitchen, ground floor wc and first floor bathroom all benefit from natural ventilation, which will be complimented by the installation of mechanical ventilation as required by Building Control.

Both the existing house and the new house will have substantial gardens that exceed the requirement of the Hertsmere Planning and Design Guide of 60m<sup>2</sup>. The gardens will include private amenity space in the form of rear patios, lawned and planted areas. The gardens will be separated with 1.8m high close boarded timber fences. The pre-application advice mentions the retention of the large trees on the site and it is not proposed to remove any trees. Given the limitations of the front garden areas and the requirement to provide two off street

parking spaces per property the planting to the frontage of each property is restricted, however we have provided as much as is possible.

The parking areas will be laid with permeable paving.

It would be more advantageous to the design to provide only one parking space for the new house, bearing in mind that there is ample free on street parking in the road as well as in most of Chace Avenue.

We would be happy to amend the plans to reflect this if the planning officer wished to consider this as an option given the close proximity of transport links in Potters Bar and the fact that more sustainable methods of transport are being promoted by the Government and Local Authorities in the form of cycling and walking. In addition, the property is only nine minutes' walk from Potters Bar High Street with shops and restaurants, 15 minutes' walk from the large Tesco Superstore in Mutton Lane and only two minutes' walk from Oakmere Park, with playgrounds, a lake and a café.

Potters Bar benefits from a bus station with buses going towards Hatfield, Barnet and beyond and mainline trains giving direct access to London, Cambridge and Peterborough. The bus garage is a 7 minute walk and the train station is a 25 minute walk from the property.

In accordance with the Planning guidance and the comments in the pre-application advice secure cycle storage and electric car charging points are provided to both the existing and the new house.

The new house will utilise the existing vehicle crossover and a new vehicle crossover is proposed for the existing house.

The pre-application advice refers to sustainable building methods and the new house, which will be built in red multi stock brickwork with plain clay tiles to the pitched roofs all to match the existing house will also incorporate renewable energy sources high thermal and water efficient materials and solar gain where possible all as recommended by an Energy Assessor, who will be appointed to prepare an Energy Assessment, which will be required by Building Control

The pre-application advice refers to adequate sustainable drainage methods being incorporated into the build. If permission is granted a SuDS designer will be engaged to provide the necessary design, which from our experience on other projects is likely to include an attenuation tank as well as rainwater gardens to complement the permeable paved surfaces.

The pre-application advice refers to disabled access to the new property. The new house will have ramped access to the front and level access to the rear patio and garden. The ground floor is wheelchair accessible with 838mm doors and a wheelchair accessible ground floor WC. There is ample space within the property for a future through the floor lift if required.

We are also providing three 3D images of the existing and proposed properties to more clearly illustrate the proposal.