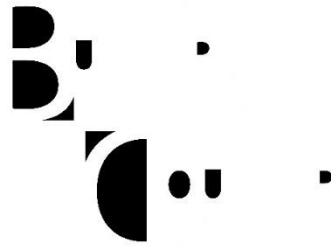


DESIGN & ACCESS STATEMENT



Bulmer + Counter Architects

e: hello@bulmerandcounter.co.uk

SITE ADDRESS

Nicoll Farm
Allum Lane
Elstree
Hertfordshire
WD6 3NP

CONTENTS

<i>page 2</i>	0.0	EXECUTIVE SUMMARY
<i>page 3</i>	1.0	PROJECT
<i>page 3</i>	2.0	CONTEXT: PHYSICAL AND PLANNING
<i>page 12</i>	3.0	HISTORIC BUILDINGS AND CONSERVATION ADVICE
<i>page 14</i>	4.0	SITE ANALYSIS
<i>page 15</i>	5.0	THE PROPOSED WORK
<i>page 23</i>	6.0	LANDSCAPING
<i>page 26</i>	7.0	GREEN BELT
<i>page 30</i>	8.0	SUSTAINABILITY
<i>page 32</i>	9.0	ACCESS
<i>page 33</i>	10.0	HERTSMERE PLANNING AND DESIGN GUIDE
		10.1 DESIGN PRINCIPLES
		10.2 CONNECTIVITY AND LAYOUT
		10.3 STREETScape AND BUILDING LAYOUT
		10.4 ACCESS AND PARKING
		10.5 BOUNDARIES
		10.6 HEIGHT AND MASSING
		10.7 MATERIALS AND STYLES
		10.8 OTHER DESIGN CONSIDERATIONS
<i>page 37</i>	11.0	SUMMARY



0.0 EXECUTIVE SUMMARY

This is a full planning and listed building consent application for the renovation of an existing listed Farmhouse, conversion of an existing listed barn to a detached 4-bedroom dwelling, and the erection of 3 x 4-bedroom detached dwellings and 1 x 3-bedroom detached dwelling.

- i. The information on the proposed work to the Listed Barn and Farmhouse is covered partly within this document, and more extensively within the separate Heritage Statement.
- ii. Generally, the design looks to adopt the general design approach suggested as part of pre-application advice. The proposed buildings are modern in terms of their use of space and aspects of their external design. It does not mimic a particular style but looks to convey the materials and form of vernacular barn design. The design is also contemporary in its approach and moves away from a corporate architectural
- iii. The proposed site is part of the village and not isolated and therefore is an acceptable and sustainable location for development.
- iv. The proposal would have no detrimental effect upon the amenity of immediate neighbours, or the wider community.
- v. The proposals, including the proposed method of conversion and repair of the two heritage assets has been carefully considered, with interdependent old and new environments coexisting to provide a sustainable long-term use of the site.



1.0 PROJECT

1.1 This is a full planning and listed building consent application for the renovation of an existing listed Farmhouse, conversion of an existing listed barn to a detached 4-bedroom dwelling, and the erection of 3 x 4-bedroom detached dwellings and 1 x 3-bedroom detached dwelling.

2.0 CONTEXT: PHYSICAL AND PLANNING

2.1 The site is located in Elstree, which is a large village in the Hertsmere Borough of Hertfordshire. The site is on the west side of Allum Lane approximately 500m from the junction with Watling Street and Elstree Hill North, near the junction with Knowl Way.

2.2 The site is located between residential developments Blattner Close to the east and The Stables to the west.

2.3 The site is not located within a Conservation Area, although a Grade II Listed Barn (List Entry Number: 1103585) and Grade II Listed Farm House (List Entry Number: 1174074) are located on the site. See separate Heritage Statement.

2.4 The site is located within the Green Belt.

2.5 The images below illustrate the existing site and its context:



Fig 1. Aerial View – N.B Red line boundary shown is approximate.



Fig 2. Aerial View – N.B Red line boundary shown is approximate.



Fig 3. Aerial View – N.B Red line boundary shown is approximate.





Fig 4. View of the existing Barn looking north from Allum Lane



Fig 5. View of the Farmhouse looking inside the site from the access/gate from Allum Lane





Fig 6. White washed wallss to existing Farmhouse



Fig 7. View of the Farmhosue looking north within the site.



Fig 8. View looking towards the Barn from inside the site (looking south)



Fig 9. View of the barn with remnants of unauthorised use by third party



Fig 10. View of the Farmhouse and Barn looking south within the site.



Fig 11. View of the Farmhouse and Barn looking west within the site.



Fig 12. View looking south-west within the site. Neighbouring properties at The Stables visible in the distance.



Fig 13. View looking west within the site. Neighbouring properties at The Stables visible in the distance.



Fig 14. View looking north-west within the site. Neighbouring properties at The Stables visible in the distance.



Fig 15. View looking west at the existing Farmhouse and Barn.



Fig 16. View looking west at the existing Farmhouse and Barn.



Fig 17. View looking west at the existing Farmhouse and Barn.



Fig 18. View looking west at the existing Farmhouse and Barn.



Fig 19. View looking south at the existing Barn with gated access to Allum Lane



Fig 20. Existing circular window and timber cladding to the Barn



Fig 21. View within the courtyard, looking north-west

3.0 HISTORIC BUILDINGS AND CONSERVATION ADVICE

3.1 On the 29th July 2019 the applicant received Historic Buildings and Conservation pre-application advice (Ref: 18/0197/PA). This application looks to address the comments received in this advice, as highlighted below.

3.1.1 GENERAL DESIGN

- The position, design and scale of the proposed dwellings has been carefully designed to replicate a traditional farmyard courtyard development.
- The proposal avoids continuing the style of development in the adjacent development The Stables
- Hard surfacing considers the former agricultural use of the land, with gravel surfaces being used for access roads.

3.1.2 BARN

- Demolition of the modern, poorly constructed additions
- Main body of the barn remains open and uninterrupted
- Windows and doors have used existing openings and apertures
- New openings have been kept to a minimum

3.1.3 FARMHOUSE

- The proposals to the existing Farmhouse are minimal and sympathetic to the historic fabric of the dwelling.

3.1.4 PROPOSED DWELLINGS

- Design with the scale and form of traditional farm buildings (low height, pitched roofs, narrow spans) but with more contemporary fenestration and detailing
- Designs aim to be simple, so as not to detract from the two listed buildings
- Do not directly imitate the listed buildings or the adjacent residential cul-de-sac (The Stables)
- Farmyard-type complex with the former farmhouse in the centre of the site
- Traditional material palette of timber and brick plinth
- Traditional forms and a simple design but modern fenestration and glazed panels to interrupt the bulk of the building and add interest.
- Vertical untreated timber cladding
- Design looks to be a simple but interesting design
- Dwellings look to be subordinate to the existing listed buildings





Fig 22. Precedent by Wighton Architects, as quoted by Place Services



Fig 23. Concept Image with hit and miss timber cladding over windows to emphasise the barn aesthetic



Fig 24. Further concept image with lower eaves and minimal window openings to emphasise the barn aesthetic.

4.0 SITE ANALYSIS

- 4.1 The site could be said to be located in Elstree and in Borehamwood, subject to perspective and reflects the histories of each, with functional links to the amenities of both.
- 4.2 Figure 3 illustrates that the site is surrounded by developed land in one form or another, and therefore development of the site would not sprawl into open countryside.
- 4.3 Public Rights of Way – There are no Public Rights of Way (PRoW) that run across the site.
- 4.4 Allum Lane borders the southern side of the site and the site therefore has some significance in the developed public streetscape.
- 4.5 The view from the public domain offers no view of open countryside and is characterised by two heritage assets (listed buildings) on the site, modern development to either side and trees to the majority of boundaries.
- 4.6 The site is for practical purposes disused, having had no legally occupied use for some years. (There has been some recent unauthorised occupation, with the two listed buildings being used for marijuana cultivation), although this has ceased and the site vacated.
- 4.7 The open space to the rear of the listed buildings is now quite overgrown.
- 4.8 The site is located within Flood Zone 1 on the Environment Agency flood map (Figure 6), thus it is an area with the lowest probability of flooding.

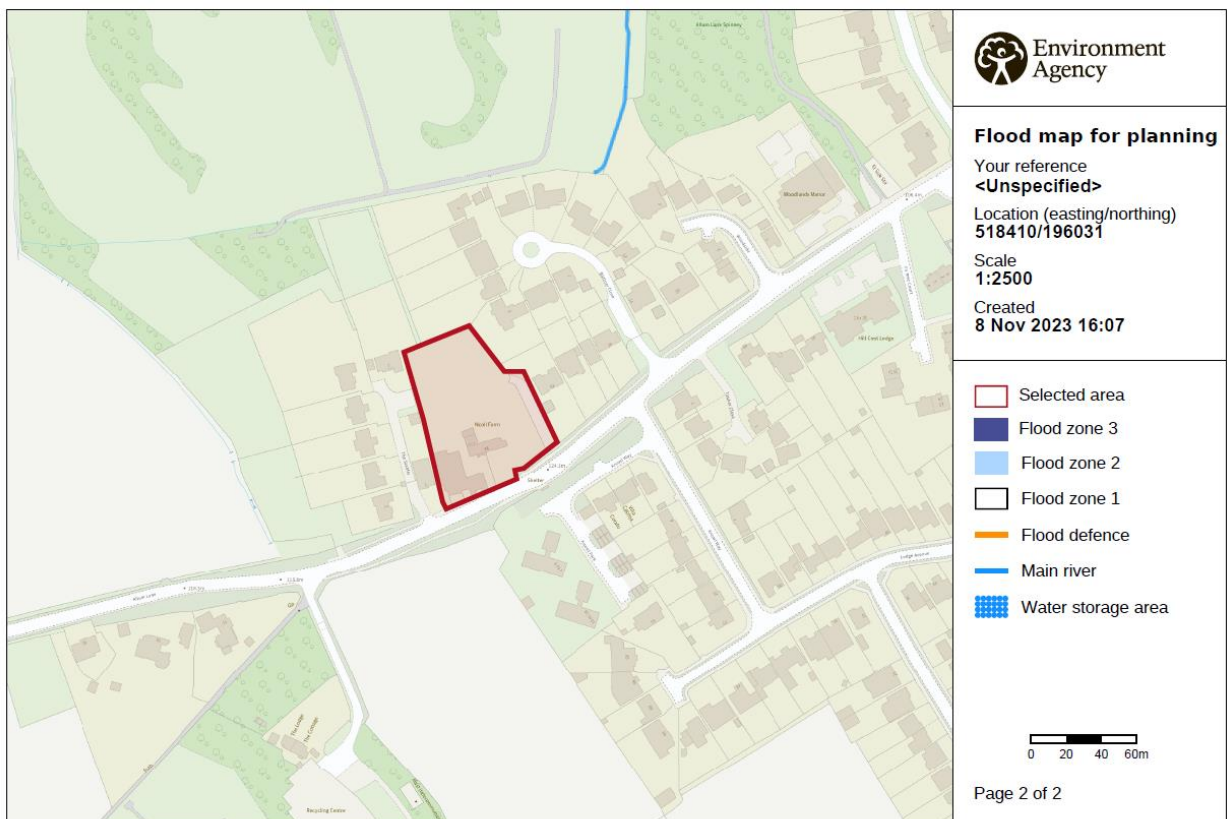


Fig 25. Environment Agency Flood Risk Map

5.0 THE PROPOSED WORK

The project consists of the renovation of an existing listed Farmhouse, conversion of an existing listed Barn to a detached 4-bedroom dwelling, and the erection of 3 x 4-bedroom detached dwellings and 1 x 3-bedroom detached dwelling.

The proposed works for the listed Farmhouse and Barn are extensively covered in Section 7 of the Heritage Statement, and will not be repeated below. As such please refer to the Heritage Statement.

5.1 GENERAL FORM

5.1.2 DESIGN INTENT

The site has an agricultural past, including use as a dairy farm and the existing Barn still shows signs of keeping livestock. Today the site has no agricultural use, and conceptually the proposal looks to reflect the previous agricultural use of the land. This is achieved by building upon the rural nature of the site, focusing on the Farmhouse as the centre of the site and creating a series of Barn style buildings around the Farmhouse to create a traditional farmstead arrangement.



Fig 26. New buildings arranged with existing Barn and Farmhouse to form a traditional farmstead pattern

The new dwellings look to develop this farmstead style, through the use of materials and pitched roofs to reflect the English barn vernacular. The dwellings have been kept simple in appearance, thus leaning towards an appearance of dwellings as barns rather than typical residential buildings. This is epitomised by the façades being substantially blank where possible, with functional openings creating points of detail.

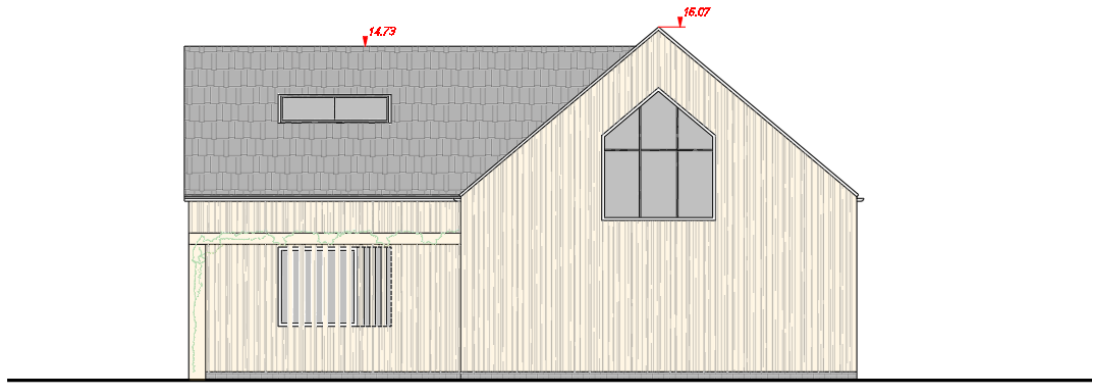


Fig 27. Façade designed to have minimal openings, with hit and miss timber cladding over some windows to minimise appearance of glazing.

The barn aesthetic is further enhanced by the use of gables, clay tile roofing, timber cladding and pitched forms which vary in scale, being typical of clusters of barns on agricultural properties.

Untreated timber cladding is proposed to achieve a modern and simple design which reflects the rural nature of the site. The cladding also provides the opportunity to further embrace the minimal aesthetic, with hit and miss timber cladding being used to mask fenestration. These openings provide daylight and ventilation to the dwellings, whilst retaining the barn aesthetic externally (see Fig 28).



Fig 28. Example of hit and miss timber cladding over windows

5.2 GROUND FLOOR

The ground floor plans for the dwellings differ, but follow similar design principles. The entrance door to the dwellings is located on the side elevation, which is in part to retain the minimal barn appearance of the buildings when viewed from the public areas of the site. A ground floor WC and coat storage is provided at the entry into the dwellings, and the ground

floor then splits into two wings. One wing being the living accommodation, and the other ground floor bedrooms.

The living accommodation is an open-plan space, separated into vaulted and non-vaulted areas. These vaulted areas contain opening rooflights to maximise the daylight and natural ventilation in the dwelling. A double-sided fireplace is the focal point for the living accommodation, giving occupants the opportunity to divide the space should they wish with moving partitions or concertina doors.

A utility room is located adjacent the kitchen, and provision has been made for plant space within these areas. The utility rooms are of a size to provide realistic storage and practical space for the size of dwelling.

Each of the bedrooms has ample storage space, an ensuite and meets nationally prescribed space standards. Hit and miss timber cladding (see Fig28) is provided over the openable casements of these windows to help limit the visual appearance of these windows on the façade, and to present a minimal and clean aesthetic.

5.3 FIRST FLOOR

The first-floor plans for the dwellings are largely similar, with two bedrooms, an open-plan study space and ensuite or bathroom provisions. The accommodation on the first floor is within the vaulted roof space, in order to minimise the overall height of the dwellings. The height and pitch of the roof has been designed to provide headroom where required, resulting in an efficient plan.

The bedrooms generally permit a double bed, with some low seating located in the eaves. A number of rooflights provide daylight and natural ventilation, and have been located where they will be most effective, for example above wardrobe or desk spaces.

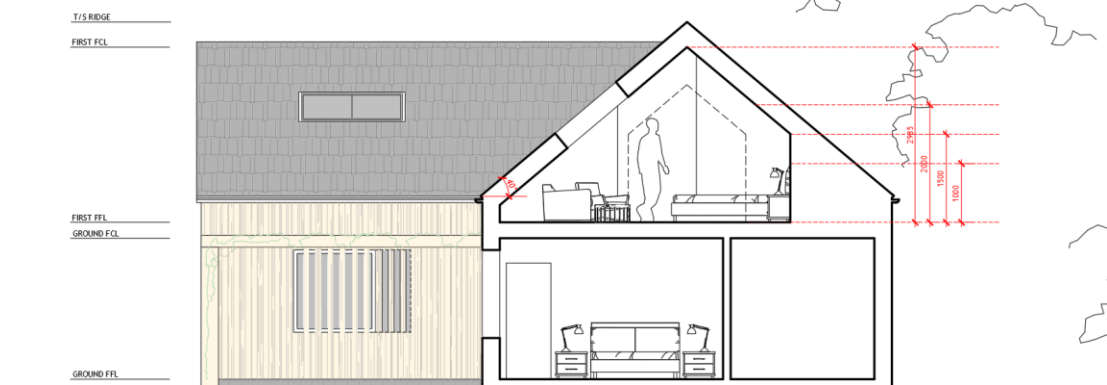


Fig 29. Section showing heights in relation to furniture to achieve an efficient but appealing design.

A small study space has been shown on the landing and, although this is shown open to the landing, the plan would allow the space to be closed off should a future occupant desire. This study area is designed to be a flexible space, which an occupant could use as a study, library, snug or other uses to suit their needs.





Fig 30. Example of small study area within a vaulted ceiling

5.4 WASTE

The dwellings will rely upon conventional bin and recycling collection. Please refer to drawing P-114 Proposed Refuse Plans.

The proposal for refuse collection is:

- Barn refuse to be collected from existing location on Allum Lane
- Farmhouse and Dwellings 1-4 to be collected within the site from refuse collection points
- Refuse collection point to be located adjacent to hammer head
- Minimal drag distances for residents/occupants



Fig 31. Refuse collection plan, see drawing P-114 Proposed Refuse Plans



5.5 BICYCLE STORAGE

Although not shown explicitly, amenity spaces are such that bicycle storage can be provided in numerous locations to suit occupants' needs.

5.6 INTERNAL ACCOMODATION

A summary of the proposed internal accommodation for each dwelling is shown in the matrix in Table 1 below:

Table 1. Matrix showing proposed internal accommodation. X indicates one number, and numbers greater than one as stated.

	Farmhouse	Barn	Dwelling 1	Dwelling 2	Dwelling 3	Dwelling 4
<i>Ground Floor</i>						
<i>Entrance Hall</i>	X	X	X	X	X	X
<i>Snug</i>	X	X				
<i>Lounge/Living</i>	2 no.	X	X	X	X	X
<i>Dining</i>	X	X	X	X	X	X
<i>Kitchen</i>	X	X	X	X	X	X
<i>Study</i>	X	X				
<i>Utility/Plant</i>	X	X	X	X	X	X
<i>Bedroom</i>		2 no.	2 no.	2 no.	X	X
<i>Ensuite</i>		2 no.	2 no.	2 no.	X	X
<i>Dressing Room</i>		2 no.				
<i>WC</i>	X	X	X	X	X	X
<i>First Floor</i>						
<i>Bedroom</i>	5 no.	2 no.	2 no.	2 no.	2 no.	2 no.
<i>Bath</i>	2 no.	X			X	
<i>Ensuite</i>	X		2 no	2 no.		2 no.
<i>Study</i>			X	X	X	X

5.7 AMENITY SPACE AND LANDSCAPING

The proposal generally seeks to provide soft landscaping and permeable landscaping wherever possible.

There will be minor tree or hedge removal on this site, and this has been offset through the proposed planting scheme.

The proposal includes the planting of a number of native flora to encourage habitat for wildlife including birds and pollinators whilst also providing screening to the development.

The intention is to retain much of the current screening around the perimeter of the site. The proposals have amenity space substantially in excess of that required by policy (see Table 2 below). The converted Barn has a slightly unorthodox amenity space, which is split into a number of different spaces. Some of which front onto public spaces, making these amenity spaces semi-private due to the existing boundaries. Such spaces have been included in Table 1,



although the walled private space to the east of the Barn provides 96 square metres of amenity space, more than meeting the minimum standard.

Similarly the existing Farmhouse amenity space is reasonably unique, meaning it has two private garden spaces, consisting of 171 square metres and 290 square metres.

Overall, although some of the gardens are unorthodox, we would submit that design and the size of the amenity over and above the minimum makes them useable garden spaces.

Table 2. Rear Garden Amenity Space for Proposed Dwellings, considering rear area only.

Dwelling	No. of Bedrooms	Amenity Space Required by Policy (sq.m)	Amenity Space (sq.m)	Value Compared to Policy (sqm)
Barn	4	80	273	+193
Farmhouse	5	100	461	+361
Dwelling 1	4	80	251	+171
Dwelling 2	4	80	289	+209
Dwelling 3	3	60	414	+354
Dwelling 4	4	80	474	+394

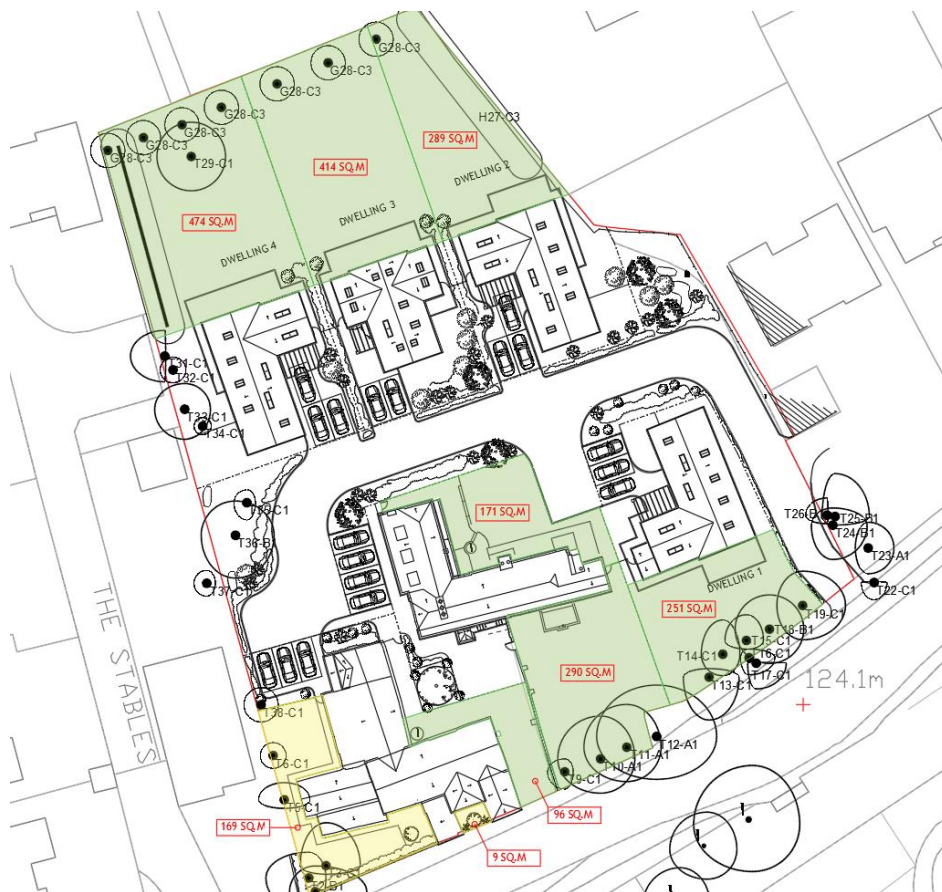


Fig 32. Private and Semi-Private Garden Amenity Space



5.8 MATERIALS

The proposed buildings contain a comparatively limited palette of quality materials, for the enjoyment of the materials and textures themselves, and in order to avoid over-complication for the sake of it. These materials and details comprise:

5.8.1 WALLS

Timber cladding – in recognition of vernacular barn construction, and in order to soften the appearance of the proposal within its setting.



Fig 33. Untreated Scottish larch vertical cladding

Brickwork plinth – red multi to brickwork plinths to nod to the brickwork on the existing Farm House.



Fig 34. Example of proposed brickwork, image shows Wienerberger Reclaimed Shire Sovereign Stock, waterstruck

5.8.2 ROOF

Clay tile roof – to match the existing buildings on the site



Fig 35. Marley Ashdowne Handcrafted Clay Roof Tiles, Aylesham Mix

5.8.3 WINDOWS AND DOORS

Aluminium framed windows and doors – in the interests of high thermal performance, durability and low maintenance – meaning that these windows never require painting, oiling or staining, there are no harmful VOCs released into the atmosphere. Aluminium itself is highly recyclable and is an environmentally sustainable material.

5.9 Quality: The quality of finished buildings does not always live up to the promises of justifications given at this stage. However as mentioned above the applicants wish to create dwellings of a high standard, in terms of design and execution, which would make a positive contribution to the streetscape, landscape and setting of the existing buildings.

5.10 Good design is based on establishing clear principles for that design. Good residential design is based on creating functional and appealing living spaces which respect the amenity of users and neighbours.

5.11 The generating principles for this design – not necessarily in order of importance - are:

- Decent distances to boundaries
- To respect the line of existing buildings
- Creating buildings of limited scale which sit comfortably within the context
- Retention of existing vegetation in order to provide screening, at the same time as preserving the more general character of the site
- Carefully arranged fenestration to benefit from passive solar gain whilst ensuring privacy.
- Fenestration to maximise benefit of daylight/sunlight late in the day, without risk of loss of privacy/amenity for occupants or neighbours
- Internal spaces which are designed to suit family life, which changes over time
- Interiors and external materials which directly address the rural site context
- A form and design which is well-disposed to a high level of sustainability (*see 8.0 below*)
- Roof forms which contribute to the quality of internal life – light and ventilation (*see 8.0 below*)
- Landscaping strategy to improve the quality of the external environment and create a strong relationship between the built form and the external landscaping

5.12 RELATIONSHIP TO EXISTING DWELLINGS

- It is intended that the existing entrance to the site will be retained and used to access all buildings
- Fenestration has been designed such that windows are not orientated towards neighbours
- The site levels and the height of the dwellings (one and a half storeys) limit the potential for overlooking or privacy issues with neighbouring dwellings
- Existing boundary screening will be largely retained on the site, providing privacy to the site and adjacent neighbours
- The proposed building form has been designed to provide privacy to the existing neighbours and the proposed dwellings
- Massing of Dwelling 1 steps down towards the Farmhouse, to be visually subordinate
- Ridge levels have been kept to a minimum in the new dwellings to emphasise the hierarchical difference between these new dwellings and the existing farmhouse and barn.



6.0 LANDSCAPING

6.1 See ROAVR document '34 Allum Lane - Arboricultural Impact Assessment and Method Statement - 23_5837_09_16'.



6.2 Provision of new landscaping: the proposal includes the following;






- Sufficient space for new planting
- A mix of planting, including a number of native species as per Table 3.






6.3 Retention of existing landscaping: the proposal includes the following;

- Dead and or damaged trees to be removed
- Root Protection Areas (RPA) has been calculated for those trees retained and the buildings are generally outside of these areas.
- Where buildings are inside an RPA, foundation designs have been provided in order to demonstrate protection of the existing tree roots.
- Hard landscaping would be permeable in order to have minimal impact on water received to the roots of the retained and proposed vegetation.

6.4 Table 3. Proposed planting schedule

Semi-Mature Trees			
Position	Species	Height	Photo
Front garden of dwellings	Japanese apricot 'Omoi-no-mama'	1.5-2.5m 10-20 years	
Front garden of dwellings	Acer shirasawanum (Moonrise)	1.5-2.5m 5-10 years	

Large Shrubs			
Position	Species	Height	Photo
General (as indicated on the plans)	<i>Cornus sanguinea</i> (common dogwood) <i>Native to UK</i>	1.5-2.5m 5-10 years	
General (as indicated on the plans)	<i>Cornus sanguinea</i> 'Midwinter Fire' <i>Native to UK</i>	1.5-2.5m 5-10 years	
Medium Shrubs			
Position	Species	Height	Photo
General (as indicated on the plans)	Rosemary (syn. <i>Salvia Rosmarinus</i>)	1.2m 5-10 years	
	<i>Berberis thunbergii</i> 'Orange Rocket' Japanese barberry 'Orange Rocket'	1-1.5m 5-10 years	
New planting beds: mixed small shrubs, climbing plants and herbaceous border plants/bulbs.			
Position	Species	Height	Photo
General (as indicated on the plans)	<i>Thymus serpyllum</i> L. <i>wild thyme</i> <i>Native to UK</i>	Up to 10 cm	

	<p><i>Salix lanata</i> woolly willow Native to UK</p>	<p>1-1.5 metres 10-20 years</p>	
	<p><i>Isolepis cernua</i> slender club-rush Native to UK</p>	<p>0.1-0.5 metres 2-5 years</p>	
	<p><i>Carex remota</i> remote sedge Native to UK</p>	<p>0.1-0.5 metres 2-5 years</p>	
	<p><i>Helleborus foetidus</i> stinking hellebore Native to UK</p>	<p>0.5-1 metres 2-5 years</p>	
	<p><i>Narcissus pseudonarcissus</i> subsp. <i>Pseudonarcissus</i> Common Daffodil native to UK</p>	<p>0.1-0.5 metres 2-5 years</p>	

6.5 As the drawings illustrate, a number of trees are to be removed from the site, some of which are in poor health or dead. Most of the existing trees will be retained on the site, including those which are in best health and make a significant contribution to the site. Native hedging is also proposed along the site to provide screening; and plants have been selected to be of benefit to pollinators (e.g. dogwood, thyme, woody willow, hellebore) this alongside the trees retained and planted provides a positive contribution to biodiversity on the site.

7.0 GREEN BELT

7.1 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.2 The NPPF states that the Green Belt serves five purposes:

- i. to check the unrestricted sprawl of large built-up areas;
- ii. to prevent neighbouring towns merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.3 The NPPF states that the construction of new buildings within the Green Belt as inappropriate, other than in certain exceptions, including the limited infilling in villages.

7.4 Table 4 below considers the site and proposal against NPPF Green Belt Policy.

Table 4. Assessment of the site against NPPF Green Belt Policy.

NPPF Green Belt Policy Purpose	Assessment of the site against the five purposes of the Green Belt
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> • The site follows the pattern of the urban grain in its immediate context of groups of detached dwellings. • The site is contiguous with existing residential areas to the west, north east, east, south and south east. • The site is adjacent to suburban/developed land along each of its boundaries • Overall, the boundaries to the site are considered to be strong and predominantly contained by existing features. This containment and isolation reduces the value of this site against this potential Green Belt function. • A development in this position would infill the existing pattern of development and would not contribute to urban sprawl. <p>Taking account of the factors above, the site is considered to be of low importance for this purpose.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> • Given the existing extent of the developed area on the site and the adjacent land, this site does not function to prevent neighbouring towns merging into one another. <p>As such the site is considered to be of low importance for this purpose.</p>



<p>To assist in safeguarding the countryside from encroachment</p>	<ul style="list-style-type: none"> • The site is contained on all sides by established suburban settlements. • The site would therefore not project into open countryside • At a local scale, any loss of openness from the site itself would not be visually significant due to the existing vegetation containment of the site and the close proximity of surrounding built developments. • The containment of the site, along with the site sloping away from public views, also limits views into the site from the surrounding area and reduces the perceived massing of dwellings to the rear of the site. • Due to its containment, the site plays no role in safeguarding the countryside from encroachment. <p>Taking account of the factors above, the site is considered to be of low importance for this purpose.</p>
<p>To preserve the setting and special character of historic towns</p>	<ul style="list-style-type: none"> • The site itself is not of a scale whereby the erection of dwellings on the site would have a detrimental impact on the character of the town/village (Elstree/Borehamwood). <p>Although not relating directly to this Policy purpose, note:</p> <ul style="list-style-type: none"> • The site is within the curtilage of Grade II Listed buildings and therefore has some historical value • The proposal considers feedback received within the Historic Buildings and Conservation pre-application advice (Ref: 18/0197/PA), to be sympathetic to the existing context. • The position, design and scale of the proposed dwellings have been carefully designed to replicate a traditional farmyard courtyard development. • Low eave ‘barn-style’ dwellings look to avoid the development being visually overbearing. <p>Taking account of the factors above, the site is considered to be of low importance for this purpose.</p>
<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<ul style="list-style-type: none"> • The proposed residential development of the site would not detract from regenerative scope elsewhere <p>Although not relating directly to this Policy purpose, note:</p> <ul style="list-style-type: none"> • The site has previous uses as part of a historic designed/functional landscape. • The site is not an untouched rural landscape. It comprises developed land. The proposal includes demolition of some more modern (20th century) development – 178 square meters • The land is currently considered to be residential curtilage for the existing Farm House <p>Taking account of the factors above, the site is considered to be of low importance for this purpose.</p>



7.5 SUMMARY OF TABLE 4

7.5.1 The site is felt to provide little or no contribution to the first four purposes of the Green Belt.

7.5.2 In terms of the fifth purpose of the Green Belt, the land is not derelict, nor is it an untouched rural landscape.
The site has previous uses as part of a historic and man-made, designed/functional landscape.

The redevelopment of the site would not detract from the purpose of the Green Belt or the quality of the local natural or built environments. There would be net gains resulting from the development to both.



Fig 36. Site Analysis showing residential curtilage in blue

7.6 INFILL DEVELOPMENT

7.6.1 Paragraph 149e of the NPPF states;

149 *A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*
e) *limited infilling in villages;*

7.6.2 The Hertsmere Borough Council – Local Plan Core Strategy Adopted 2013, Policy CS13 states that;

Limited infilling within the village envelopes of those parts of Elstree, Shenley and South Mimms which are in the Green Belt will be considered appropriate, provided that it is sympathetic to its

surroundings, retains and protects features essential to the character and appearance of the village and complies with other relevant policies in this Plan. Village envelopes for Elstree, Shenley and South Mimms for limited infilling will be identified through the Site Allocations DPD.

7.6.3 The site is located within the village of Elstree and is contained by residential development. The site is directly opposite the Knowl Way bus stop which runs the 107, 306 and 306A bus services. Elstree & Borehamwood station is 0.5 miles (10-minute walk) from the site. The closest large supermarket (Tesco Extra, Borehamwood) is 1.2 miles and Borehamwood High Street with a number of other supermarkets and services is closer still, including Lidl, Sainsburys Local, retail park and various restaurants, cafes and shops.



Fig 37. Existing dwellings/built form indicated in blue with proposed dwellings shown in green.

7.6.4 Given the site's location and proximity to development, the site can be considered as part of the village. As such the site would be considered as limited infilling, and an example of appropriate Green Belt development.

7.6.5 Further justifications include:

- i. The proposal occupies a discernible gap in a built-up part of the village.
- ii. The site is contiguous with existing residential areas to the west and east.
- iii. The site is adjacent to a suburban/developed land along all of its boundaries
- iv. The low-level informal design of the proposal would relate to the other buildings within this group creating a farmstead layout
- v. The site is limited and non-intensive in the proposed number of dwellings
- vi. The site is limited and self-contained in its area
- vii. The proposed demolition of areas of the barn equating to approximately 178 square metres of footprint, would offset some of the additional dwellings being proposed.



8.0 SUSTAINABILITY

8.1 Careful consideration has been given to the design of the proposed buildings in terms of sustainability and the dwellings' environmental impact.

Post-planning design would determine the exact environmental status of the dwellings, but they would be certain to substantially exceed the requirements sought by the Council at this stage.

8.2 The design includes the following for the new dwellings:

- Maximised benefit of natural light – daylight and sunlight
- Roof-mounted skylights to reduce the need for artificial lighting
- Natural ventilation in summer
- MVHR
- Air source heat pumps – to be used with underfloor heating
- Low air loss through effective detailing
- Natural materials with low embodied energy
- High levels of insulation – walls, roofs and floors
- Porous/permeable paving.
- Rainwater harvesting which saves up to 50% of water consumption. Water can be used for toilet flushing, washing clothes, garden watering and car washing. Reduces storm water runoff, thus lessening the risk of flooding and damage to our creeks, water habitats and organisms. We would expect 5000L capacity tanks to be installed, providing enough water for one year.
- Underfloor heating throughout
- Low energy lighting
- Prefabrication where possible

8.3 **Thermal Massing:** Due to the minimal design aesthetic the elevations of the building provide portions of continuous solid mass which help the barn aesthetic and reduce the heat loss from the dwelling.

8.4 **Flexible shading:** Sliding shutters provide flexible shading allowing solar gains in the winter and the ability to prevent overheating in the summer months. Further shading is also provided by hit and miss timber cladding over windows to help avoid overheating in the summer.





Fig 38. Example of external timber shutter

- 8.5 **Natural ventilation:** Windows and rooflights will be openable to allow cross ventilation in the summer months.
- 8.6 **Active-Haus:** The Activ-haus approach is different to the more well-known Passiv-Haus approach, which focuses on insulation, airtightness and heating energy. Activ-Haus looks beyond energy performance and focuses also on air-quality, daylight and thermal environment to create dwellings which promote health and well-being. In doing so this helps create buildings which are designed to facilitate comfort as well as sustainability.
- 8.7 **Flexible Spaces for the seasons:** The Activ-Haus approach allows free running and open spaces in the summer to become closed and airtight heat recovery ventilated spaces in the colder months of the year. Allowing more flexible spaces and avoiding the risk of overheating.
- 8.8 **Anticipating future needs:** The design looks to incorporate ventilation systems which can be adapted to suit the future climate, this includes:
- Passiv design strategies such as high levels of insulation, thermal mass, excluding unwanted solar gains and ventilation.
 - As temperatures rise active cooling will be required and the air source heat pump can be run in reverse to provide this.
 - The energy requirement for ventilation is reduced by not relying on mechanical ventilation all year, and allowing natural ventilation to take place where it can through the year.
- 8.9 **Biodiversity:** The requirements for Biodiversity are set out in ROAVR document '23_PEA_09_22 - Preliminary Ecological Appraisal - November 2023_2.0_Final', nonetheless the proposal looks to make a number of contributions to the biodiversity, including:
- Bat boxes, insect boxes and various bird boxes (refer to drawings P-111 Landscape and Biodiversity Plan, and P-120, P-125, P-130 and P-135 new build elevations)

- Native planting which is good for pollinators
- Planting which provides a food source for wildlife, e.g. wild cherry, berries on dogwood, etc
- Wildlife pond
- Reptile and amphibian hibernacula

9.0 ACCESS

9.1 VEHICLE

The existing access to the site is from Allum Lane, which is a 30mph road. The proposal looks to widen the existing access to allow two vehicles to pass, thus avoiding two vehicles using the access simultaneously impeding Allum Lane. The existing gravel drive on the site will be widened to 4800mm to allow two vehicles to pass.

All the dwellings will share the widened access to the site, and the existing gated entrance to the barn will be made redundant for vehicle access.

Off-road parking/driveways are provided to all dwellings. Driveways have been preferred to garages in order to minimise the overall massing/volume of the development.

A hammerhead has been designed into the access for Dwelling 1 to allow for refuse and emergency vehicles to turn around on the site.

Visibility splays have been shown on drawing P-113 Access Plan. Some low-level reseeded saplings will require cutting to ground level and to be maintained as such on the verge to the west of the proposed entrance. It is proposed that a S278 would form part of the post-planning requirements to formalise this arrangement.

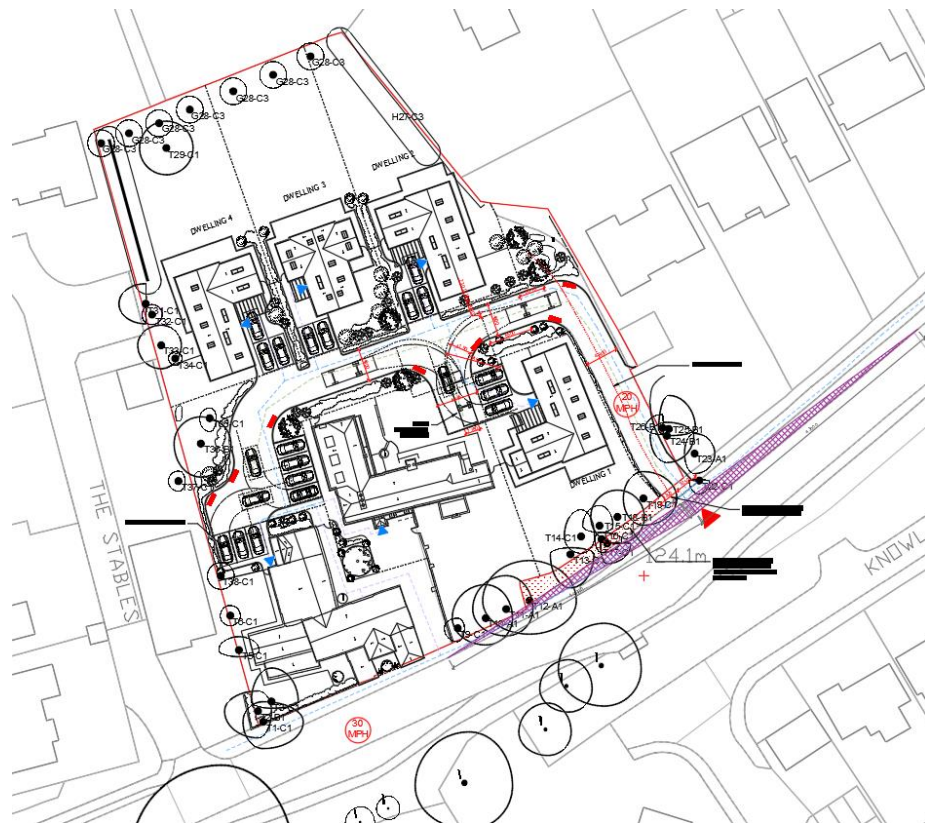


Fig 39. Access plan, see also drawing P-113.



9.2 DOMESTIC

Ample living space is provided on the ground floor, with an accessible WC to ensure the design is suitable for all users including potential wheelchair users. The internal floor finish is level throughout the ground floor, and flush level thresholds would be provided on external doors to ease transition between inside and out.

10.0 HERTSMERE PLANNING AND DESIGN GUIDE

The proposal seeks to comply with Hertsmere Planning and Design Guide by adhering to the following:

10.1 DESIGN PRINCIPLES

- The new residential accommodation is designed to be a high quality and to reflect the previous agricultural setting of the site.
- Avoiding formal 'estate-style' layout, adopting a farmstead arrangement with the farmhouse as the central focus point.
- The design looks to respect the existing site by maintaining good levels of amenity for existing neighbours, and to ensure good living standards for future occupants
- Screening for the existing and new dwellings has been retained where possible, and new planting is proposed to further enhance the development.



Fig 40. Existing planting/screening on the site retained.

10.2 CONNECTIVITY AND LAYOUT

The site is set within a well-connected route for vehicle access, cycling, walking and public transport; thus making the site a sustainable location for development.

The proposal adopts a design where cars, pedestrians and cyclists share the same route, as people feel safer on streets where there is natural surveillance from drivers, residents and other users. The proposed speed limit of this route is 10mph to encourage low traffic speeds.

A 'Home Zone' is adopted on the site, whereby the street is shared and no single use dominates. This is recognised as having benefits such as;

- Fostering community interaction
- Promoting sense of ownership
- Reinforcing sense of place

The layout of the site is designed to replicate a traditional Farmstead with the farmhouse as the focal point. The dwellings have been designed to be barn like in their appearance to emphasise this concept. The new dwellings on the edges of the layout look to replicate the existing Farmhouse and Barn, both of which have an L shaped plan. In doing so this encloses the development, and gives it a courtyard feel.

Dwelling 1 has stepped massing to be respectful to the massing of the existing Farmhouse.

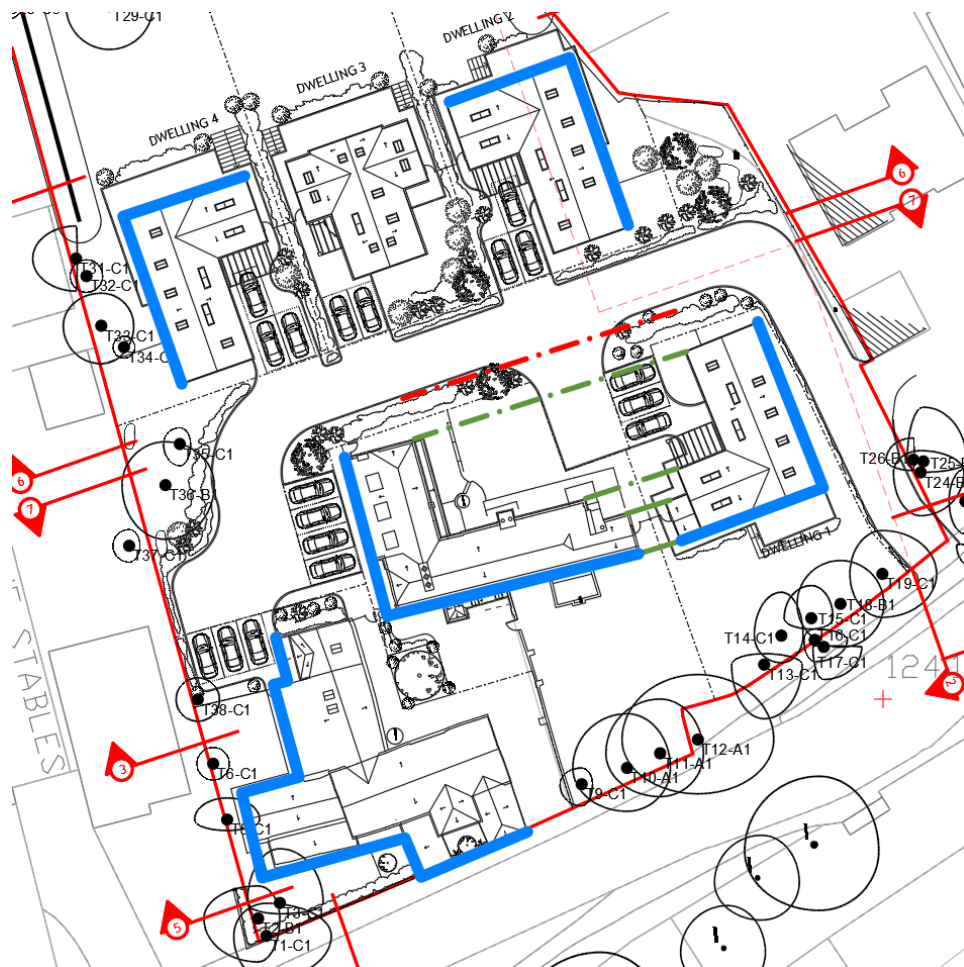


Fig 41. Blue lines indicate building form enclosing the site.

Dwelling 1 has stepped massing to be respectful to the massing of the existing Farmhouse



10.3 STREETScape AND BUILDING LAYOUT

The design of the proposal aims to provide the following:

- Respecting the building pattern of the existing and surrounding developments
- Screening the building with trees and hedges
- Avoiding formal 'estate-style' layout
- Presenting the pitched elements of the design as an informal grouping with stepped building height
- Providing a mix of building sizes
- Taking care over scale and siting of the proposal
- Retaining existing trees and landscape features whilst providing additional landscape features to enhance the site

10.4 ACCESS AND PARKING

The proposal looks to sit sensitively into the landscape with appropriate natural screening. The buildings themselves are designed to appear like barns, and thus reflect and enhance their immediate environment.

Parking has been provided away from the immediate public viewpoints, thus screening the parking whilst providing the varied informal appearance of agricultural barns and forming a small courtyard. Large expanses of concrete and tarmac have been avoided.

10.5 BOUNDARIES

Hedgerows are proposed to the boundaries to provide screening and habitat for wildlife.

The proposed internal boundaries for the site will be constructed using timber post and rail fencing with mesh (*Fig 42*). This fencing will separate the residential curtilages from one another and from the remainder of the site. This choice of fencing is typical for the rural setting, and retains openness.



Fig 42. Proposed post and rail timber fence.

10.6 HEIGHT AND MASSING

The proposal has been designed to avoid a deep floor plan, and spans have been suited to avoid expansive shallow pitch roofs. The proposals also adopt an L/T shape to break up massing.

Furthermore the ridges and thus building height have been stepped to further break up the visual appearance of the massing.

The ridge heights have been designed to be respectful of the existing buildings on the site.

Dwelling 1 in particular has been designed to gradually step down towards the existing Farmhouse to display subservience to the existing dwelling.



Fig 43. Ridge heights of Dwelling 1 step down towards the existing Farmhouse

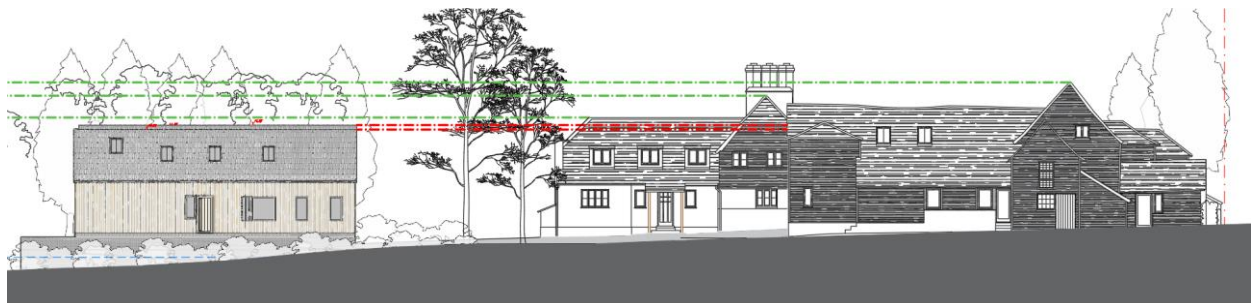


Fig 44. Site levels mean the proposed dwellings 2-4 have ridges considerably lower than the existing buildings.

10.7 MATERIALS AND STYLES

The proposal looks to use timber cladding for the majority of the buildings, to reflect the barn aesthetic and the rural character of the village more widely. The use of timber also lessens the impression of permanence that is associated with brick buildings. The roof material is clay tiles which is common to traditional building and is the roofing material of the existing buildings on the site.

10.8 OTHER DESIGN CONSIDERATIONS

- Buildings are sited to avoid impacting the light, privacy and outlook of neighbouring properties
- 2m distance to boundaries
- Provision of landscaping and open space
- Access to the rear of all dwellings
- Retention of views from the street/public realm into the site and retention of existing screening
- Habitable rooms designed to maximise daylight through windows and rooflights
- Privacy and outlook of the new dwellings has been considered to respect existing neighbouring residents and future occupants
- Minimum national space standards have been met and exceeded (see Table 5)

Table 5. Proposals compared to Nationally Described Space Standards

Dwelling	No. of Bedrooms and bed spaces (persons)	GIA (Ground) m ²	GIA (First) * m ²	GIA Total m ²	GIA Compared to Space Standards m ²	Built-in Storage** m ²
Barn	4b (7p)	276***	62***	338	+217	7.5
Farmhouse	5b (9p)	160***	141***	301	+167	5.5
Dwelling 1	4b (8p)	134	60	194	+70	7.5
Dwelling 2	4b (8p)	127	56	183	+59	6.1
Dwelling 3	3b (6p)	101	43	144	+42	4.5
Dwelling 4	4b (8p)	127	56	183	+59	6.1

* Area under 1.5m height not considered unless used solely for storage

** Only wardrobe storage space in bedrooms considered

*** Area approximate due to unusual geometry

11.0 SUMMARY

- 11.1 Generally, the design looks to adopt the general design approach suggested as part of pre-application advice. The proposed buildings are modern in terms of their use of space and aspects of their external design. It does not mimic a particular style but looks to convey the materials and form of vernacular barn design. The design is also contemporary in its approach and moves away from a corporate architectural style.
- 11.2 Materials such as timber cladding reflect the English barn vernacular whilst being sustainable.
- 11.3 The applicants consider that the proposed buildings would create additions of quality, which would age well over time.
- 11.4 The proposal would have no detrimental effect upon the amenity of immediate neighbours, or the wider community.
- 11.5 The proposal considers sustainability and moving towards a low carbon future in its design. The sustainable benefits of the property, e.g. rainwater harvesting systems, and other sustainable technologies help to mitigate any potential harm.
- 11.6 The building respects the building lines, massing and height of the existing properties and neighbours.
- 11.7 The proposals, including the proposed method of conversion and repair of the two heritage assets has been carefully considered, with interdependent old and new environments coexisting to provide a sustainable long-term use of the site.

Accordingly, we trust that this application may be viewed favourably.

Prepared by: BULMER + COUNTER ARCHITECTS LTD

Date: November 2023

