

# **DESIGN & ACCESS STATEMENT**

## **IN SUPPORT OF AN APPLICATION**

For the subdivision of site and the erection of a new-build detached 4-bedroom family dwelling house at

**23 HEATH DRIVE, POTTERS BAR, HERTFORDSHIRE EN6 1EN**

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**PROPOSED STREET ELEVATION VISUALISATION**

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## **1.00 APPLICATION SITE AND SURROUNDING AREA**

- 1.01** The application site is located in an exclusively residential street within the Potters Bar Darkes Lane (West) Conservation Area.
- 1.02** The frontage of the plot to Heath Drive is slightly over 22 metres and the spacing between No 23 & No 25 to the left, the location of the proposed new build, is around 11.5 metres.
- 1.03** The established large garden behind the existing house will be retained and sub-divided as shown. No mature trees will be effected by the proposed development.
- 1.04** The existing property has a disproportionately large side garden which is currently used as a car port.
- 1.05** Spacing between properties in Heath Drive varies with some properties built right up to the boundary line at ground floor level with spacing at first floor level varied and inconsistent.



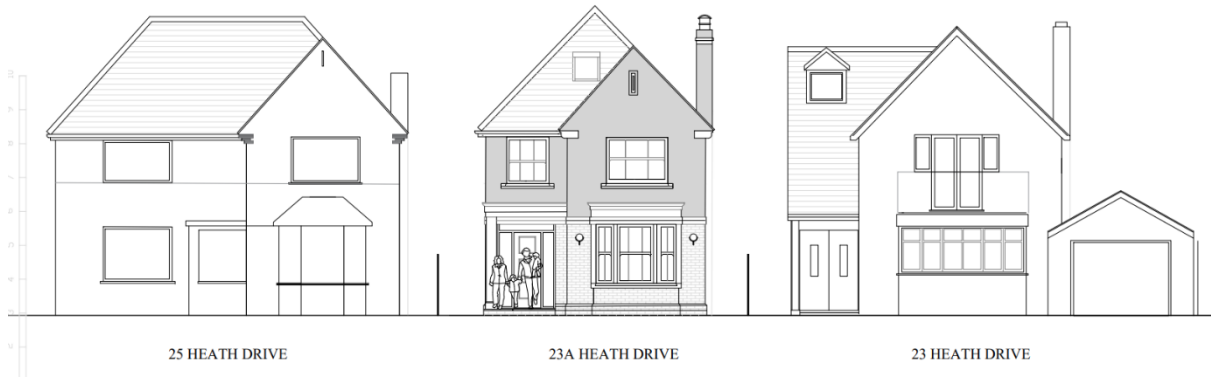
**SITE VIEWED FROM HEATH DRIVE**



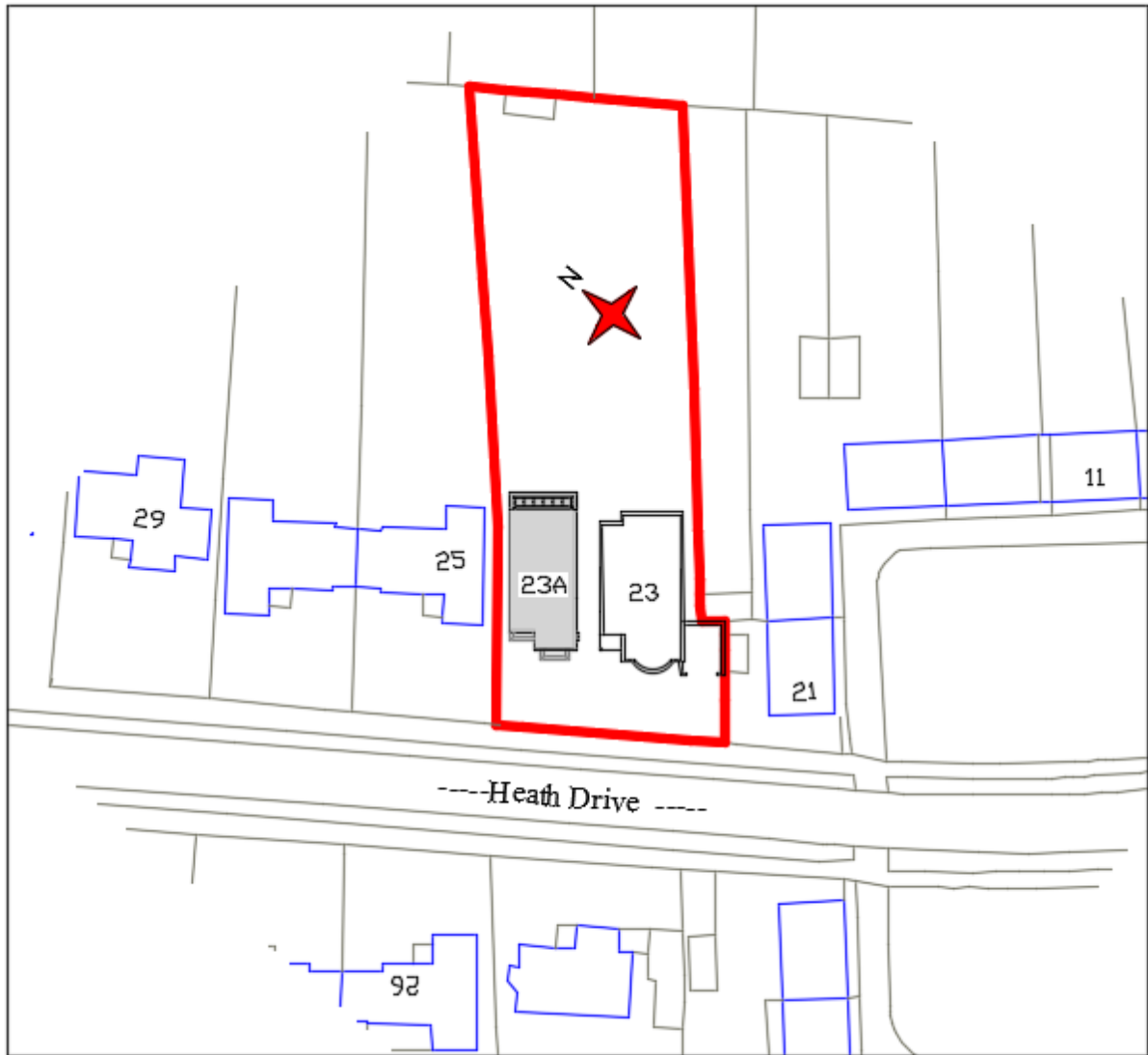
**25 HEATH DRIVE**



**23 HEATH DRIVE**



**PROPOSED STREET ELEVATION**



**BLOCK PLAN**

## **2.0 RELEVANT PLANNING HISTORY.**

**2.01** A previous application for a four bedroom detached house on this site was refused and a subsequent appeal dismissed. (TP/09/0009)

**2.02** The reasons given for dismissing the appeal can be summarised as follows.

- a) Lack of separation, particularly at first floor level.
- b) External appearance poorly proportioned with an awkward roofline.
- c) Windows in side elevations at first floor level resulting in loss of privacy.

## **3.00 DESIGN CONSIDERATIONS**

**3.01** The revised proposals try to deal with each of the reasons given above to minimise the effect on the adjoining properties and the street scene as follows:

- a. Separation at first floor level increased to both sides.
- b. External appearance and roof design radically altered.
- c. Windows to side elevations are now further away from the adjacent properties and fitted with obscured glazing with the exception of window to bedroom 2 which has been relocated to the side of No 25 which has no windows to habitable rooms facing the application side.

**3.02** The spacing between the proposed building and the adjacent buildings is approximately 2.5 metres on either side. SPD requires that infill development in locations where separation is less spacious to be a minimum of 1m from the side boundary and this is easily achieved at both sides.

**3.03** The proposed accommodation totals 175 square metres with the ground floor offering 83 square metres, first floor 72 square metres and 2<sup>nd</sup> floor is 20 square metres, excluding any areas below 1.5 m minimum headroom.

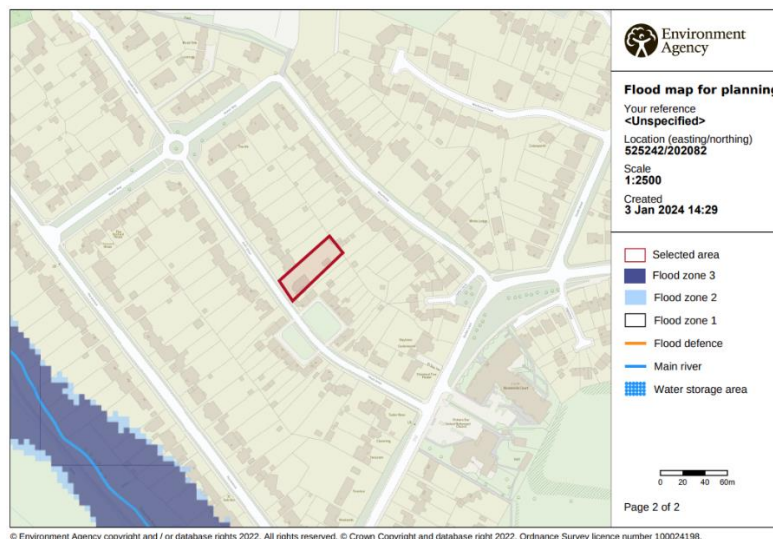


## 4.00 ACCESS

4.01 Vehicular and pedestrian access will remain as existing with vehicles using existing dropped kerbs for both the existing house as well as the proposed.

## 5.00 FLOOD RISK

5.01 The application site is located within flood zone 1, an area with a low probability of flooding. The map below shows the site location on the Environment Agency Flood Map for Planning.



FLOOD MAP FOR PLANNING.

## 6.00 CONCLUSIONS

6.01 The applicants believe that the scheme addresses all the concerns previously raised by the LPA and complies with the requirements of the Council's Local Policy documents and fully respects the character of the conservation area and the street scene.

6.02 The proposed development complies with the aims objectives and policies contained within the Hertsmere Planning & Design Guide, Part D and makes an efficient use of an underused part of this site.

6.03 A new high quality 4-bedroom family dwelling will be added to the Borough housing stock and contribute to the overall Borough's

strategic housing targets.

**6.04** The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development. Sections 6 & 7 of the NPPF require the provision of a wide choice of quality homes and emphasize the need for good design.

**6.05** I therefore respectfully ask Hertsmere Council to support this revised application.