

DESIGN AND ACCESS STATEMENT

LAND REAR OF OLD CHORLEYWOOD ROAD (PLOT 3), RICKMANSWORTH

January 2024

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EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by Church & Green Design and Planning Consultants in support of a planning application at Land Rear of Old Chorleywood Road, Rickmansworth.

This document is to be read in conjunction with the following drawings which accompany this application for planning permission submitted to Three Rivers District Council:

- AZ/OCR/PL/001 – Site Location and Block Plans
- 002 – Proposed Site Layout Plan (Ground Floor)
- 003 – Proposed Site Layout Plan (Roof)
- 004 – Proposed Floor Plans
- 005 – Proposed Floor Plans
- 006 – Proposed Elevations
- 007 – Proposed Garage Plans and Elevations
- 008 – Proposed Site Sections

This document is submitted to provide the contextual background that has informed the design amendments to the dwelling proposals originally approved under appeal reference: APP/P1940/W/19/3242846 and application references: 16/1669/OUT and 19/1483/AOD. The proposals of this revised application relate solely to Plot 3.

It should be noted that since the grant of outline planning permission, the land has been sold by the original applicant (Millen Homes) to a private owner whom will be the permanent residents of the new dwelling.

1.0 SITE CONTEXT



1.1 LOCATION + CONTEXT

The application site of approximately 1.2 hectares is located on land to the rear of existing properties on Old Chorleywood Road. The plot is currently amenity land of those existing properties which is being served and is populated with mature trees and vegetation.

The site is located to the west of Old Chorleywood Road, and is accessible from an existing access road that runs alongside Millen House to the immediate north. Properties in this locality are broadly detached that occupy large plots.

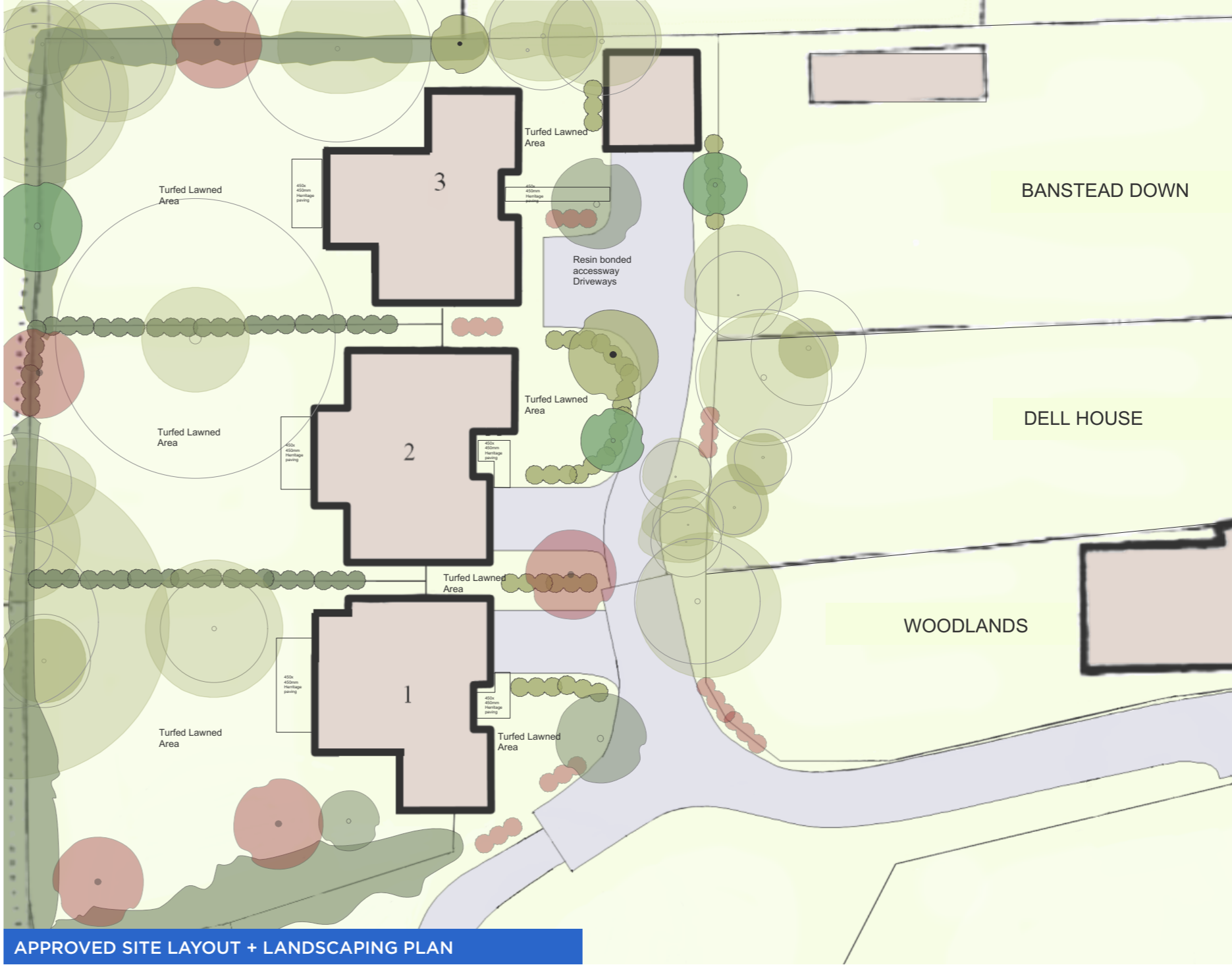
Plot 3 is the northern most plot of the three that have been formed.



1.2 PRINCIPLE OF DEVELOPMENT

The proposed site forms part of a wider parcel of land that achieved outline planning permission (Ref: 16/1669/OUT) for 3no. residential dwellings, designated as Plots 1, 2 and 3. A subsequent reserved matters application was submitted (Ref: 19/1483/AOD) and was approved by the Planning Inspectorate under appeal ref: APP/P1940/W/19/3242846.

Both Plots 1 and 2 are located due south of Plot 3 and are all accessed from an existing access road that links to Old Chorleywood Road to the east.



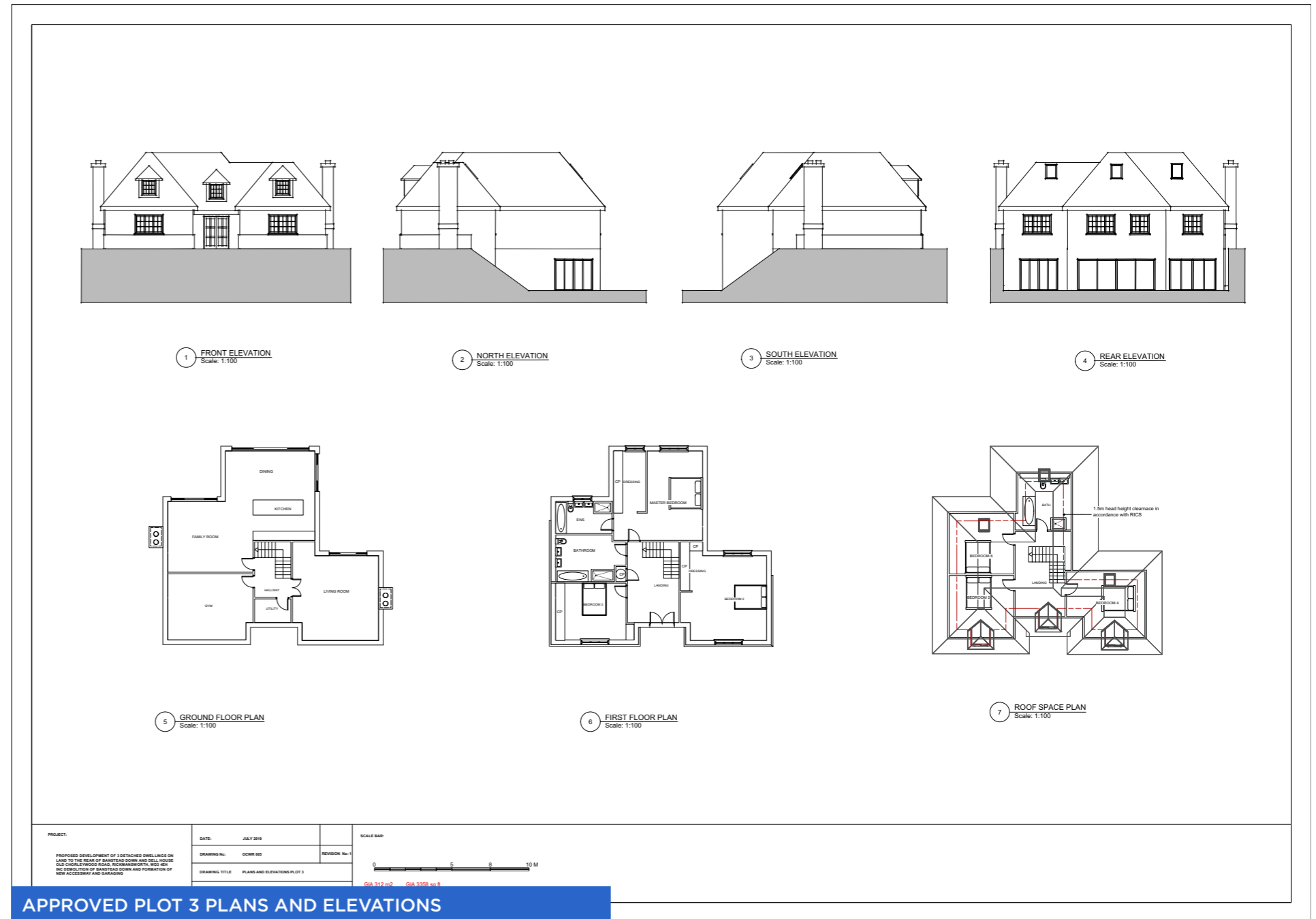
SITE CONTEXT

1.3 EXTANT PERMISSION - PLOT 3

The approved scheme for Plot 3, as similar also to Plots 1 and 2, comprises of a three storey dwelling which is partially built into the topography of the land which falls sharply from east to west. The entrance level is located at first floor, whilst the rear of the plot is accessible from ground floor level. This topography constraint clearly influenced the internal layout of the dwelling.

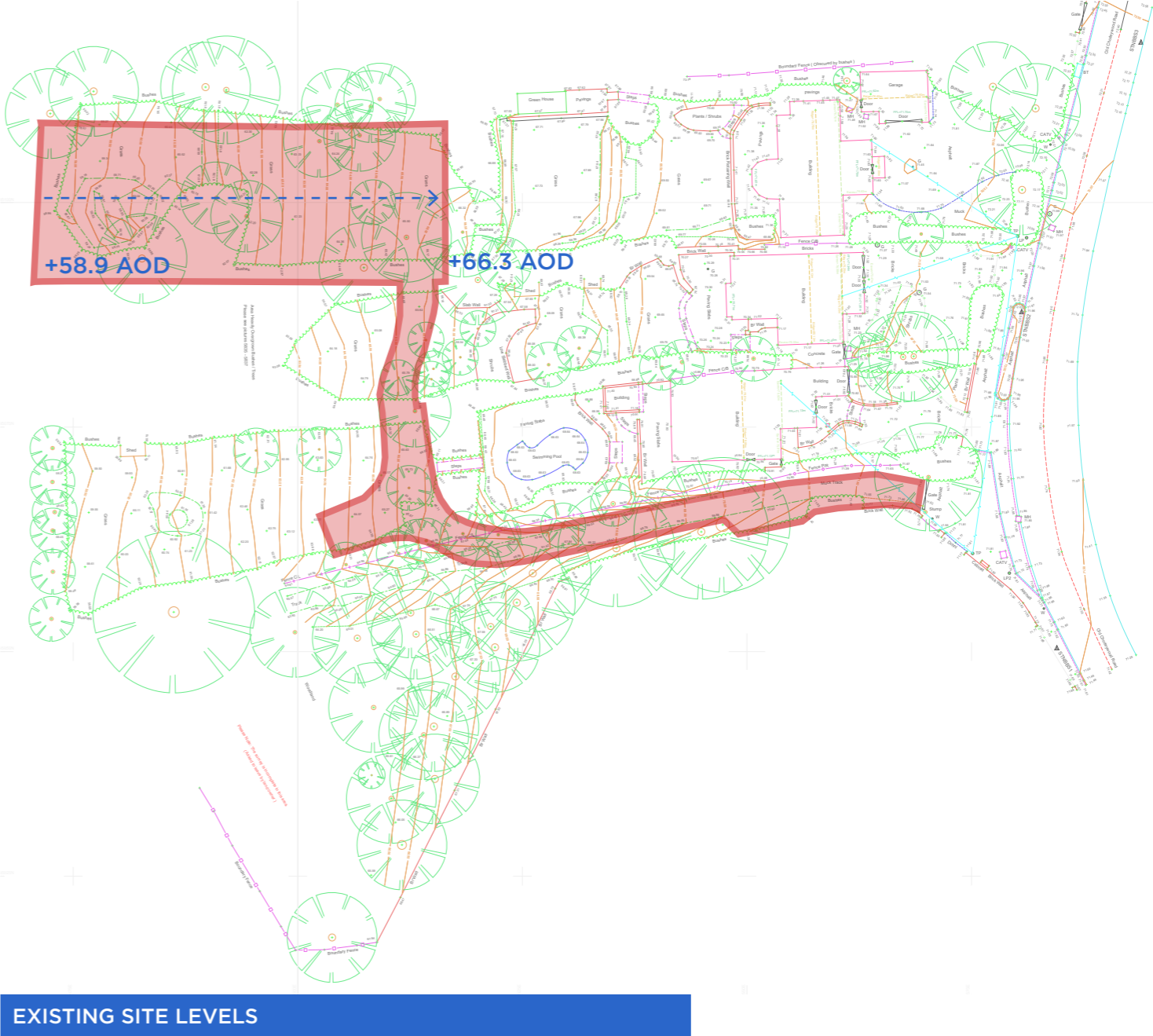
In the extant permission, limited detail on exact material tones applied to the dwelling was provided, which noted that brick is to be the primary material chosen.

The permission also included a separate double garage outbuilding that is located east of the main dwelling, and occupies the north-east corner of the site.



1.4 EXISTING TOPOGRAPHY

As noted in the previous section, the topography of the site falls sharply from the east to the west, experiencing a drop of approximately 7.5 metres. The design of the dwelling in the extant permission factored this in with split level living, with the entrance to the east a floor level higher than the garden access to the west from a lower level.



2.0 PROPOSED DEVELOPMENT

2.1 PROPOSED DESIGN AMENDMENTS

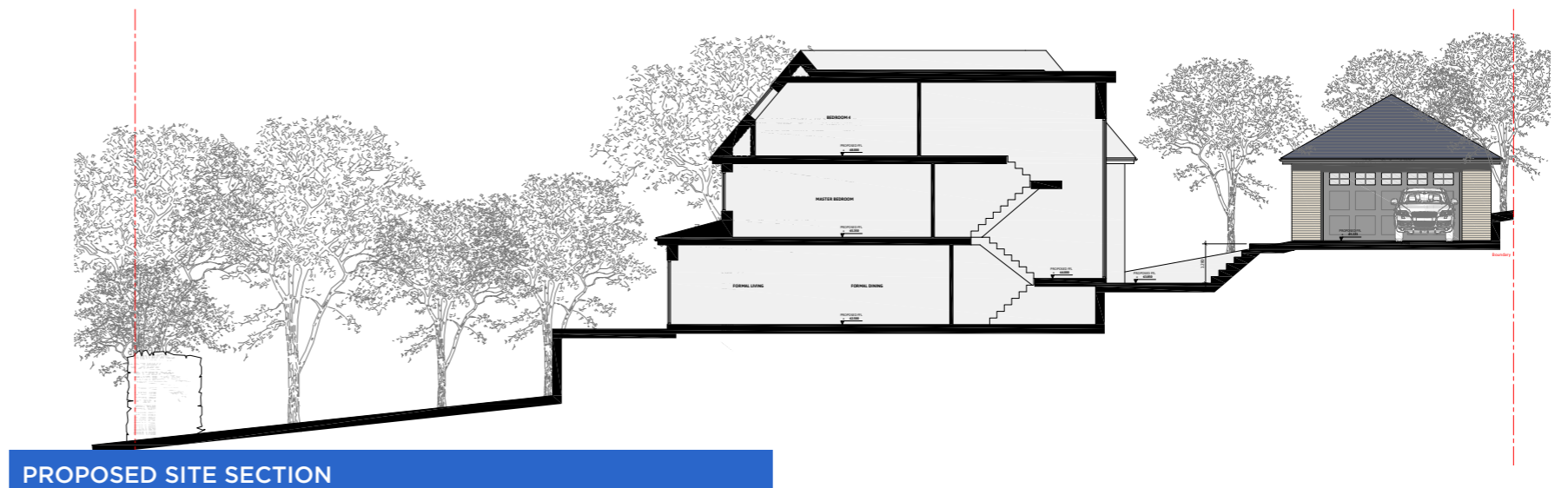
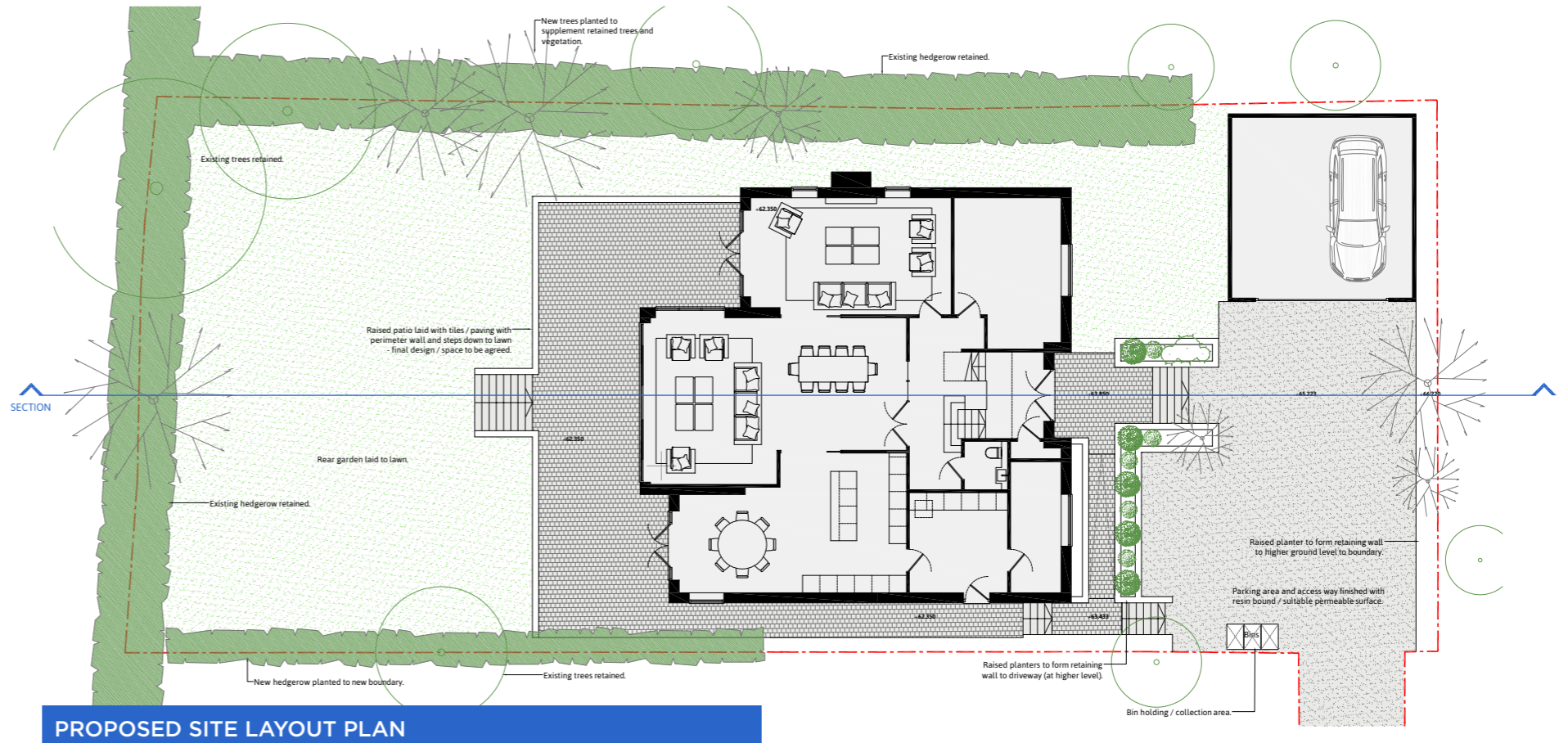
The proposals now put forward offer minor variations from the design that was approved under the extant permission. A three storey dwelling with a steep pitched roof is retained and the focus of the changes has been on the internal layout configuration to ensure it offers optimal day-to-day living for the permanent occupants.

The proposed amendments to the internal configuration involve adjusting the stairs at the mid level between the first and ground floor levels to provide a direct connection to the main living areas from the entrance area, whereas the extant permission required occupants and visitors to navigate themselves from an entrance at a bedroom level.

Working with the topography of the site, there are a small number of steps that lead the occupants from the driveway and parking areas down to the main entrance.

Other than this slight level readjustment, the nature of uses on each floor remain as per the extant permission, albeit the exact layout configuration has been amended to suit how the permanent occupants intend to use the dwelling on a day-to-day basis.

A patio area leads directly from the rear of the house at ground level as per the extant permission, whilst the remainder of the plot is laid as lawn. The exact extent of patio area and steps down to the lawn are still to be confirmed - however mitigation from overlooking remains a consideration and plot boundaries will include the addition of further hedging and trees to compliment the existing trees and extensive vegetation to offer sufficient screening that ensures the occupants and surrounding neighbours will enjoy privacy.



2.2 APPEARANCE

The proposed external materials are as follows:

Brick

A light / buff tone brick is proposed as the primary material including a soldier course feature above each window and door opening.

Roof Tiles

Slate tiles are proposed to be used that compliment the light tone of the brick. To the south facing roof elements, solar panels will be incorporated, with which the slate colour tiles will aid in reducing the panel's perceptibility.

Glazing

Colour U-PVC framed windows are proposed primarily, coloured light-dark grey to compliment the light brick tone. The large doors to the rear are envisaged to be aluminium, coloured to match.

Rainwater Goods

U-PVC gutters and downpipes are proposed throughout, along with the fascia and soffits in a colour tone to match the window frames.

2.3 ACCESS + SERVICING

All access and servicing arrangements, including level of parking provision remain as per the extant permission which was considered acceptable.

Refuse and recycling bins, provided in line with the Council's requirements will be located close to the boundary edge and accessible for collections.



CGI OF THE PROPOSED DWELLING FRONTAGE

