



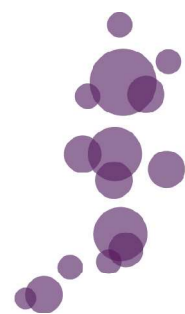
DESIGN & ACCESS STATEMENT

Extensions to

16 Cragg Avenue,
Radlett,
WD7 8DW

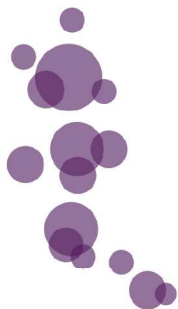


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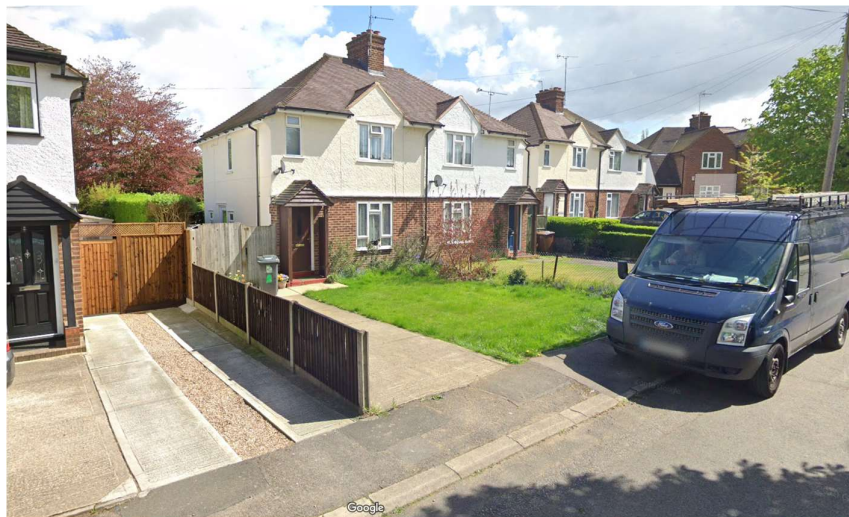


1. Introduction

- 1.1 This Design and Access Statement (DAS) is to accompany the submission of an application to extend an existing property, in accordance with requirement as per Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
- 1.2 The property is a semi-detached dwelling.
- 1.3 The site is located on Cragg Avenue, a cul-de-sac in Radlett and is indicated by the red pin in the aerial photograph at 1.4.
- 1.4



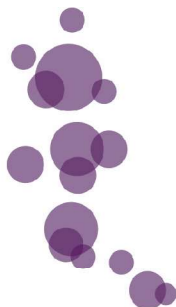
- 1.4.1 The property typology on Cragg Avenue comprise pairs of semi detached properties on tight plots.
- 1.4.2 Predominant materials are red-multi brickwork with rendered panels with clay tiled roofs.
- 1.4.2.1



2. **Design Principles and Concepts**

2.1 Use

- 2.1.1 The property comprises of 2 levels of residential accommodation, and is utilised as a dwellinghouse.
- 2.1.2 As one would expect of a mature residential district, extensions are very prevalent, altering the character of the street.
- 2.1.3 The Applicants are looking to increase their living accommodation by replacing the existing single storey rear extension, with a more substantial one. In addition, they seek to erect a part single part two storey side and front extension.
- 2.1.4 **morph design creatives** intend that the development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness regarding style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship. These issues will be addressed later in this document.
- 2.1.5 The Council's policies explicitly support the Brundtland Commission definition of sustainable development, which defines sustainable development as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. **morph design creatives** follow a philosophy to create healthy buildings based on resource efficient and ecological principles, a definition coined by The Building Services and Research Information Association. The resources that we concern ourselves with are the five main types of capital; social; economic; technological; environmental; and ecological.
- 2.1.6 **morph design creatives** concur with the Council's policies regarding Energy. In planning for development, we will seek to conserve resources and minimise pollution by:
 - 2.1.6.1 Encouraging energy and water efficient developments;
 - 2.1.6.2 Promoting the use of renewable energy;
 - 2.1.6.3 Seeking to reduce traffic generation; and
 - 2.1.6.4 Improving air, water and land quality.
- 2.1.7 The extension is intended to be a low energy development, the details of which will be discussed later in this document.



2.2 Amount

“how much development is proposed (the proposed floor space for each proposed use.”

- 2.2.1 The site covers an area of 668.4m², containing a three-bedroom property with a footprint of 54.5m², measured externally.
- 2.2.2 The property currently provides 87.3m² habitable space; with 47.2m² at Ground floor level, and 40.1m² at First floor level.
- 2.2.3 This Application seeks to increase the total habitable space to 111.4m², with a modest increase of 24.1m².
 - 2.2.3.1 The proposals achieve (GIA) 66.5m² at Ground floor, an increase of 19.3m², through the replacement of the existing rear extension, and the provision of a front and side extension.
 - 2.2.3.2 The proposals achieve (GIA) 44.9m² at First floor, an increase of 4.8m² through the provision of the front and side extension.

2.3 Layout

“the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each and buildings and spaces surrounding the development.”

- 2.3.1 The proposals extend the existing property by way of providing further accommodation to the rear, front and side of the existing property.
- 2.3.2 In line with Council Policies on Conversion of Residential Property, the proposals have been designed to have the minimal impact on the amenities of neighbours.

2.4 Scale

“the height, width and length of a building or buildings in relation to its surroundings.”

- 2.4.1 The application property measures 10.4m long by 6.5m wide by 7.7m high.
- 2.4.2 The depth is increased by 0.8m to 11.2m. The width is increased by 0.5m to 7.0m. The height of the property is unchanged

2.5 Landscaping

“the treatment of private and public spaces to enhance or protect amenities of the site and the area in which it is situated through hard and soft landscaping measures.”

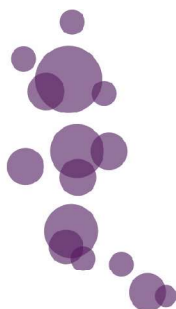
- 2.5.1 The proposals slightly reduce the front garden, the back garden and the area to the side of the property; the Landscaping is essentially unaffected.



2.6 Appearance

“the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.”

- 2.6.1 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 12 – Achieving well-designed places). In this regard, the policies of Local Planning Authority are consistent with the NPPF, and weight should therefore be attached to the provisions of these policies. Generally, **morph design creatives** contend that extensions shall relate to the domestic scale, character and appearance of the street, and the architectural style, roof form, windows, detailing and materials shall normally be appropriate to the original building. To ensure good design any extension or alteration will need to complement the host building and respect its location and wider setting.
- 2.6.2 The proposed development should respond to the scale, height, materials and site coverage of the area and should respect the topography and character of the site and surrounding area.
- 2.6.3 The proposals are designed to be parts of the whole and not apart from it. Any intervention is to be sensitively designed and as such will fit well into the existing context.
- 2.6.4 **morph design creatives** feel that new development should be of high-quality design which: respects the existing typology; provides a safe and secure environment; enhances the character and appearance of the area; promotes sustainable lifestyles; and protects aspects of the area’s historical, landscape and archaeological heritage.
- 2.6.5 It is important to use local architectural references in terms of materials to demonstrate an appropriate sense of place having regard to the requirements of Local Policies.
- 2.6.6 As previously stated, Cragg Avenue, through extensions and substantial renovations, now benefits from a varied typology of houses, as can be seen at 2.6.6.1 to 2.6.6.6.



2.6.6.1



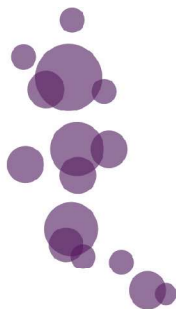
2.6.6.2



2.6.6.3



2.6.6.4



2.6.6.5



2.6.6.6



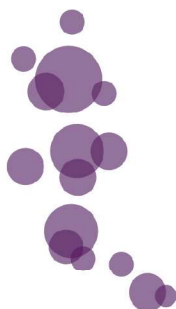
2.6.7 It is this Statement's contention that there is no longer a particular uniform style which defines the street.

2.6.7.1 The front extension element, reflective of the similar element at 15 Cragg Avenue, is two storey albeit under a hipped roof. The hipped roof minimises



the impact of the development upon the streetscene, while denoting the principal entrance to the property.

- 2.6.7.2 The entrance is further emphasised with a porch, a typical element on Cragg Avenue.
- 2.6.8 The palette of materials used for the development is intended to reinforce, without necessarily emulating the character of the area. Clay facing brick, rendered panels under clay roof tiles have been selected for their local appropriateness.
- 2.6.9 The rear extension is intended to be a simple form, subservient to the host property. It will comprise of masonry walls matching the existing and a flat roof concealed behind parapet walls, to reduce ornamentation to a minimum.
- 2.6.10 In **morph design creatives** opinion, the rear extension has a modest projection beyond the rear elevation and is subservient in height and bulk in relation to the existing dwelling. The proposals would not appear unduly prominent nor would they have a significant visual or spatial impact on the character of the area by virtue of their sitting and modest dimensions.
- 2.6.11 The chosen materials (clay facing bricks) would be of similar appearance to that of the existing and would likely make a positive contribution to the character of the area.
- 2.6.12 **morph design creatives** support the council's stance in that innovative, sustainable and interesting designs are to be encouraged, and are in full agreement that the introduction of interesting architectural styles can be particularly beneficial. Any proposal is to be sensitively designed and as such will fit well into the existing context. Development proposals need not slavishly follow traditional or dominant architectural styles in order to be acceptable. This particular area is a mismatch of styles from differing periods of history. **morph design creatives** feel it is important that our designs respect local character and therefore the materials, detailing and proportions of existing buildings are the progenitors of our new developments. In our opinion this is how towns and cities are made, how they evolve and how they remain vibrant.



3 Access

3.1 Access to the transport Network

- 3.1.1 Radlett is relatively well connected on the local bus network. The application has a number of stops within a 5 minute walk to local Schools, suburbs and Towns further afield.
- 3.1.2 The application site in particular and Radlett generally is served by a local train station.
 - 3.1.2.1 Radlett railway station is located approximately 0.8 miles away from the application site.
 - 3.1.2.2 The Station is a 16 minute walk away from the application site.
 - 3.1.2.3 Train services are provided by Thameslink, with services to Sutton (London), St Albans, Rainham (Kent) and Luton, and access to the wider rail network.
- 3.1.3 The site is well located for pedestrian access to local services. The approaches are relatively level, the footpaths are in good condition and street lighting is very good, giving good accessibility to all in the community.
- 3.1.4 The location of the proposed development is sustainable and appropriate as it has good provision for means of transport other than the car in line with the with Council's sustainable transport policies.

3.2 Car Provision

- 3.2.1 The existing property has 3 bedrooms. This is retained. Parking Standards require a maximum of 2 parking spaces for a property of this size this location.
 - 3.2.1.1 The hardstanding to the front of the property accommodates 2 no. car parking spaces, with no alteration. Further car parking is available along Cragg Avenue.
- 3.2.2 It is considered that sufficient parking is maintained on site relative to the size of the resultant building in accordance with the SPG Parking Standards and the Council's Interim Policy for Car Parking Standards.

3.3 Inclusive Access

- 3.3.1 Generally, the development has been planned to ensure that it will avoid potential sources of discrimination against people with impairments and disabilities in compliance with Local Policies.



4 **Consultations**

- 4.1 We consulted the Local Planning Authority's website to review the Planning history of the subject property and its neighbours.
- 4.2 A search of the Government's Flood Warning Information Service website <https://check-long-term-flood-risk.service.gov.uk/risk> was undertaken.
- 4.2.1 The search showed that the site at very low risk for flooding caused by rivers and the sea.
- 4.2.1.1 Very low risk means that this area has a chance of flooding of less than 0.1% each year.
- 4.2.2 The search also identified the approximate area is at high risk from flooding caused by surface water.
- 4.2.2.1 High risk means that this area has a chance of flooding of greater than 3.3% each year.
- 4.2.2.2 Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:
- 4.2.2.2.1 be difficult to predict as it depends on rainfall volume and location,
- 4.2.2.2.2 happen up hills and away from rivers and other bodies of water,
- 4.2.2.2.3 affect areas with harder surfaces, like concrete, more severely.
- 4.3 It should also be noted that in accordance with the NPPF, sustainable development should only be refused if any adverse impacts would "significantly and demonstrably" outweigh the benefits. Indeed, the whole thrust of the NPPF is to facilitate development unless there are strong reasons for society intervening and preventing it. There is therefore a balance to be struck between the benefits of development proposals and any adverse impacts.
- 4.4 The proposals submitted here are results of said advice; and take all the above issues into account.

