



194_DESIGN AND ACCESS STATEMENT

62 CLEMENTS ROAD | CHORLEYWOOD | WD3 5JT

ASSESSMENT:

Evaluation: **AREA AND CHARACTER**

The property 62 Clements Road is single storey dwelling located at the top of the hill on Clements's Road and is the last house amongst the series of dwellings on the street. The dwelling is built in the same period as other properties on the street but is unique in proportions and style to together dwelling on the street.

The property is a family dwelling consisting of 3 No bedrooms 1No reception room set on a single storey. The property has an external garden to the rear and front providing a curtilage of approx. 830 SQM. The garden is North Facing therefore the front aspect of the house is afforded sunlight throughout the day.

Prior Approval REF: 21/1510/PDT for an additional storey was granted on 27-AUG-2021. The application is made to vary the roofscape and windows to the front and rear aspect and in addition roof lights are included for the loft room

Planning application 21/2749/FUL 21/2749/FUL was refused and appeal 22/0033/REF 22/0033/REF was also refused on 31 Jan 2023. The appeal decision stated that the design of the prior approval scheme followed the design of the existing bungalow, especially with regard to the design of the windows and the roof pitch and shape and respected the appearance of the existing dwelling and the street scene and would be less harmful than the appeal scheme.

We have taken this into consideration and are therefore submitting an alternative proposal for consideration prior to a planning application being made.

DESIGN:

Use

DESIGN AND ACCESS

Most of the dwellings on this road including the existing dwelling are single storey. Several of the dwellings have rooms in the roof and some on the opposite side of the road have split level accommodation. There is a variety in design, some variety in materials, but all of the dwellings have a fairly consistent roof pitch and shape, and a horizontal emphasis to the fenestration patterns.

The proposed new dwelling would be two-storey, with rooms in the roof, associated rooflights. The new dwelling would be taller than the bungalow which it is to replace and taller than the adjacent dwelling.

Due to the siting of the dwelling and position at the top of the hill the property does not propose any overlooking into the neighbouring dwelling No 60 Clements Road. There are no new windows to the side elevations proposed windows to all upper storey bathrooms are proposed to be obscured. New windows to the upper storey are proposed to be in proportion to the new two storey dwelling with limited amount of windows to all bedrooms.

The side roof elevations are proposed to be hipped to limit the impact of solar shading to the adjoining properties especially during the winter months and the roof pitched has been maintained at 35 degrees as per the Prior Approval REF: 21/1510/PDT roofscape for the main house and the side garage.

Amount The design of the windows in the appeal scheme were purposely designed to be taller than the windows in the existing dwelling. These windows were intended to provide greater levels of light to the rooms. However, it was stated that the shape of the window has resulted in a vertical emphasis which is not apparent in the existing street scene. The design of the windows would therefore also be out of context with the character of the existing dwellings.

We have proposed windows to the front and rear elevations, that vary in size and proportion to the existing windows. New windows are in proportion and size to and introduces symmetry to the elevations. The roof ridge height to the main roof same height as approved under Prior Approval REF: 21/1510/PDT.

Scale The dwelling remains the same height as approved under Prior Approval REF: 21/1510/PDT at the eaves level and the overall footprint of the dwelling remains the same as approved under Prior approval. However new windows have been sized and proportioned to be satisfied the proportion of the new two storey dwelling.

Landscaping The front and rear gardens are proposed to be retained as existing.

Appearance The main issue is the effect of the proposed development on the character and appearance of the area. The existing dwellings step down the hillside, there is currently a regular drop in the roof heights as the properties step down in ground level. This stepped roof level contributes positively to the character of the street scene and the wider area. The proposal would result visually in a notable step up in the roof levels, and the proposed roof height would differ from the street scene but roof pitch and style remains the same as the bungalow and therefore in keeping with the street scene.

All external walls are proposed to be cement rendered and paint finished. To reduce the vertical emphasis of the dwelling we are proposing the upper storey to be of a alternative cladding material or change in colour to the render to interduce a horizontal emphasis. Roofing tiles shall match that of existing by material choice. All new windows and doors are proposed to be double glazed aluminium casement windows and aluminium sliding doors.

ACCESS:

Inclusive The appeal decision stated that the proposal would be in contravention the Public Sector Equality Duty set out under s149 of the Equality Act 2010 and the harm caused by the proposed development is not offset by any benefits of the proposed scheme, in terms of eliminating discrimination against a person with the

protected characteristic of age, advancing equality of opportunity for that person or fostering good relations between them and others.

We strongly disagree that a two-storey dwelling cannot be accommodated by a person with the protected characteristic of age. Furthermore, the footprint of the ground floor dwelling remains the same retains a bedroom at ground floor level. The development does not discriminate from those seeking a single storey dwelling due to the ground floor being easily convertible back with additional bedrooms should this be required and offers an alternative dwelling to those currently within the street. We note that an objection was not raised when the development was approved under Planning Permission REF: 20/1248/FUL to convert the loft which would have resulted in a similar two storey dwelling.

SUSTAINABILITY

Our proposal for the development at 62 Clements Road will be to demolish the existing building and build a new home to be aligned with and exceed the requirements set forth by The Future Homes Standard. We are committed to creating a sustainable and energy-efficient dwelling that contributes to a greener and more environmentally friendly future. The following measures will be implemented to meet the standards:

Energy Efficiency: Our design incorporates high levels of energy efficiency to minimize energy consumption and reduce carbon emissions. This includes the installation of well-insulated walls, roofs, and floors to prevent heat loss and improve thermal performance. Energy-efficient windows and doors will be installed, featuring low-emissivity glazing and proper seals to minimize air leakage.

Heating and Cooling Systems: We will implement an energy-efficient heating and cooling system that meets the highest standards of energy performance. This includes the use of advanced technologies, such as air source heat pumps or ground source heat pumps, to provide efficient heating and hot water.

Renewable Energy Integration: To further enhance sustainability, we will explore the integration of renewable energy systems. This may include the installation of solar panels to generate clean and renewable electricity on-site, reducing reliance on traditional grid-supplied power.

Ventilation and Air Quality: Our design will prioritize good indoor air quality through the implementation of mechanical ventilation systems with heat recovery. These systems will ensure a constant supply of fresh air while recovering heat from the outgoing air, resulting in reduced energy demand for heating and cooling.

Water Efficiency: Water-efficient fixtures and fittings will be installed throughout the dwelling to reduce water consumption. This includes the use of low-flow toilets, faucets, and showerheads, as well as the integration of rainwater harvesting systems for non-potable water uses, such as garden irrigation.

Sustainable Materials: We will prioritize the use of sustainable and responsibly sourced materials throughout the construction process. This includes selecting

materials with low embodied carbon and high durability, promoting resource efficiency and minimizing environmental impact.

Waste Management: Proper waste management practices will be implemented during the construction phase, including the recycling and responsible disposal of construction waste. This will minimize the environmental impact associated with the project and contribute to a circular economy.

Biodiversity and Landscaping: We will consider biodiversity enhancement strategies, such as the incorporation of green roofs, bird boxes, and native planting schemes, to support local ecosystems and enhance the ecological value of the site.

By implementing these measures, we are committed to creating a sustainable and energy-efficient dwelling that not only meets but exceeds The Future Homes Standard. Our aim is to contribute to a more sustainable built environment, reduce carbon emissions, and provide a comfortable and healthy living space for the future occupants of 62 Clements Road.

The design scale and setting of the proposal has been designed with regard to the policies and proposals in the development plan and to all other material planning considerations, including the relevant supplementary planning guidance. We have carefully considered the neutral impact the extension will have on the neighbouring dwellings. We have ensured that the proposal is sensitive but also provides a valuable addition to the surrounding area and to this dwelling.

The proposed development does not include any changes to the access arrangements and the existing driveway will be maintained.

BIODIVERSITY

In accordance WITH THE Bat survey undertaken and inline with national policies and the commitment to biodiversity conservation, we recognise the importance of ecological enhancement and providing opportunities for wildlife within our development at 62 Clements Road. To ensure our project contributes to the net gain in biodiversity and supports local ecosystems, we will incorporate specific measures for bat roosting habitats into the design and building fabric.

To exceed the requirements of mitigation and compensation, we propose the integration of wildlife boxes within the scheme. Our recommendations include:

- Installing at least one bat box, one 'universal' bird box, and one bee brick into the façade of the new building.

- Placing bat boxes at a minimum height of 4 meters, facing south or east. Positioning bird boxes in shaded areas beneath broad eaves, at a height of 5 meters or higher, and avoiding obstruction from trees, cables, creepers, or aerials.

- Locating bee bricks in warm, sunny spots facing south, without vegetation obstructing the fascia, ideally positioned at least 1 meter from the ground.

By incorporating these enhancements, we aim to create a welcoming habitat for bats, birds, and bees, contributing to the overall ecological value of the site and supporting the government's objectives for biodiversity conservation

RELEVANT DEVELOPMENT PLAN POLICIES:

- National Planning Policy Framework - Section 7
- London Plan – Policies 7.4, 7.5, 7.6 and 7.8
- Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies
- DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013)
- Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).