

Six Apartments to Replace Existing House at  
20 Watford Road, Radlett

## Design and Access Statement





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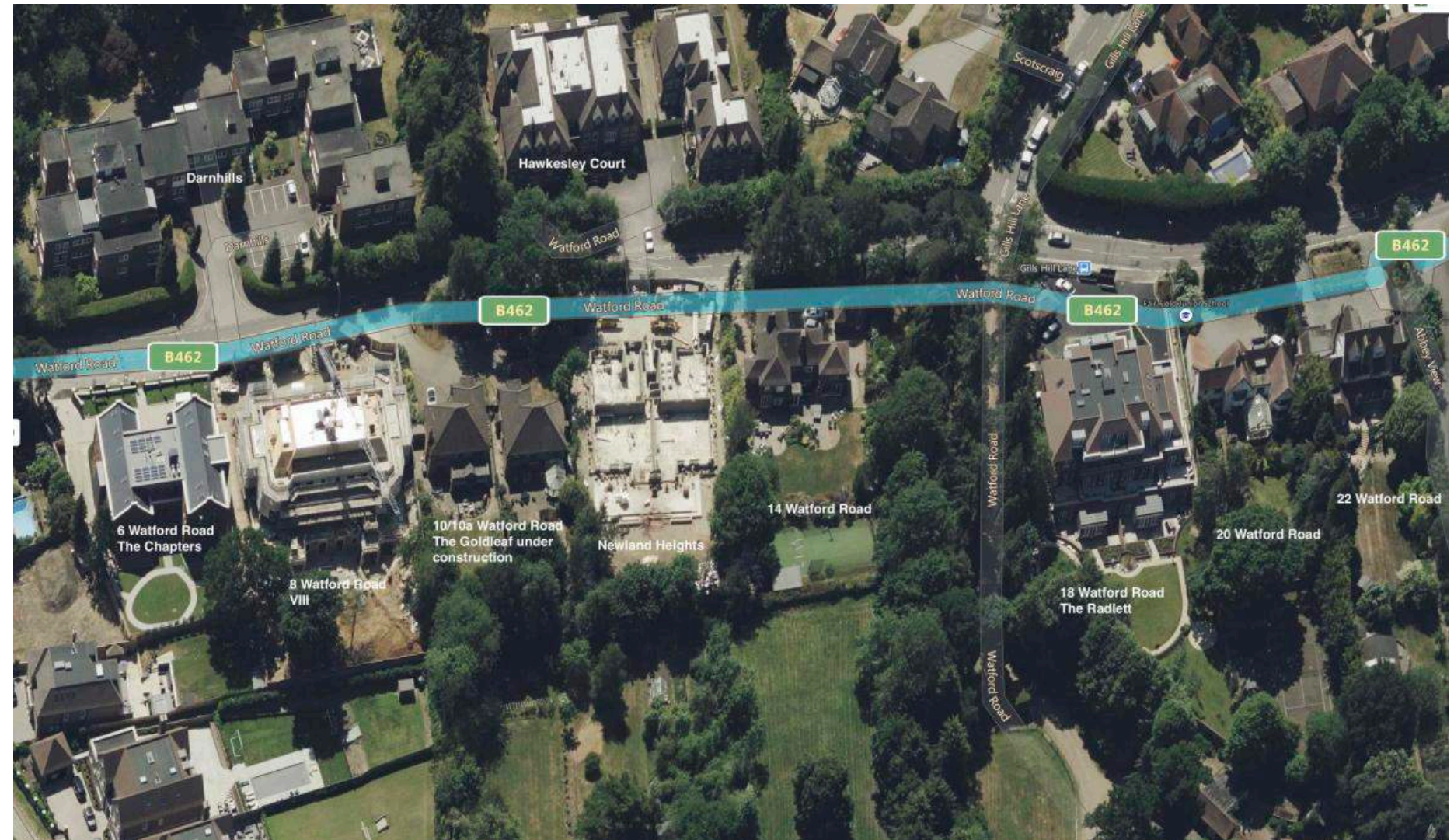


**Introduction:**

This Statement has been produced in support of the planning application to replace the existing detached house at 20 Watford Road with an elegant apartment building, drawing on the design of the adjoining redeveloped properties and having the appearance of a detached villa. The recent developments at numbers 8-18 can be seen in the overhead photo on the right. These developments also replaced smaller properties.

This Design and Access Statement has been prepared in compliance with the guidelines prepared by the Commission for Architecture and the Built Environment (CABE) and DCLG in 2006/2010. The evaluation of the proposals consider the scheme in relation to the factors identified by CABE/DCLG, but also assesses the scheme in relation to relevant Local development plan policy and Government guidance. This evaluation is informed by analysis which considers the physical, economic, social, historical and policy context of the site, noting how these factors have influenced the design of the scheme.

The proposed development has been drawn up carefully with regard to the key design principles in Hertsmere's Core Strategy, adopted January 2013, Site Allocations and Development Management (SADM) policies Plan, adopted November 2016, Supplementary Planning Documents and The Radlett Neighbourhood Plan.



View of recent and in-construction Apartment developments along north side of Watford Road (viewed from the north)



**Site Location:**

The site is located on the north side of Watford Road, forming part of a row of houses which have largely been replaced by new developments in recent years.

The character of Watford Road is formed by apartment buildings and large detached houses of various ages and design. Many houses on the large plots have been demolished and replaced in recent years with apartment buildings. On the opposite side of the road are two older apartment developments, Darnhills and Hawkesley Court.

The remaining houses and new apartment buildings along the road vary in architectural styles and quality, generally presenting to Watford Road as three storeys or three plus roof (The Chapters, The Goldleaf). Front gables and projecting central bays are a feature both of the older and replacement buildings along the street.

Both the older houses and newer apartment buildings normally occupy the full width of their plots, with only narrow side accesses, and have deep footprints with long rear gardens.

The existing house is set well back from Watford Road, in common with the other buildings on the north side which have retained the large front driveway areas.

There is currently no pavement on the frontage outside numbers 20 and 22.

In common with the properties either side, the site drops away from Watford Road, with a difference in level of more than 2m between front and back gardens.

No.20 Watford Road is located approximately half a mile from the centre of Radlett where there are shops, restaurants and community facilities.

There are bus services on Watford Road, and Radlett main line rail station is within 15 minutes walking time, so it can be seen that the site represents a sustainable location for housing.

No.20 is not part of a Conservation Area, nor located in Green Belt. There are three protected trees within the boundaries, one near the front boundary (lime) and two in the rear garden - a Cedar and an Oak. (TPO/14/2008)

*Right: View of existing house from front driveway.  
The side facing windows visible on no.22 are from the staircase*



*Above: Site Location Plan as Existing showing apartment redevelopment along Watford Road. No.14 is subject of current planning application for redevelopment.*







22 Watford Road



18 Watford Road – The Radlett



12 Watford Road – Newlands Heights

The site is flanked by three-storey buildings, nos 22 and 18 Watford Road. Many of the frontages along the road are quite open, as can be seen above and in the photo of Newland Heights.



This page shows examples of other apartment developments along Watford Road. They display a variety of materials and design. The latest addition currently under construction is The Goldleaf at no.10/10a (formerly two houses), which is located between Newlands Heights (no.12) and VIII (no.8) Watford Road. The elevation shows that the building sits considerably higher than the adjacent VIII (on the right of the elevation) and almost as high as Newlands Heights, shown on the left and of the elevation and further up the hill.

*Below: Hawkesley Court on south side of Watford Road*



*Above: VIII (no.8) Watford Road*

*Above: The Chapters, no.6 Watford Road*



*Left: The Goldleaf No10/10a Watford Road*



**Site Appraisal:**

No.20 dates from around the early 20<sup>th</sup> century, it has been heavily and chaotically extended to the rear and sides taking the building right up against the side boundaries.

The existing house extends to around 346 sq.m GIA over to storeys. There are also several outbuildings in the rear garden. The site area is around 0.25 hectares.

The recent development to the eastern boundary, The Radlett, projects considerably further forwards and rearwards than the existing house at no.20. On the western side, no.22 The Folly also extends considerably further forwards and rearwards.

Plots at this part of Watford Road e.g. numbers 18, 20, 22) are not as wide as those further east, such as no.10 (The Goldleaf) or no.8 (VIII) although they do benefit from longer gardens.

The existing house at no.20 extends full width of the site, as does the house at no.22. Both no.20 and no.22 also have a number of outbuildings in the rear gardens of varying sizes.

Whereas no.20 has dense planting to the front boundary, the frontages of The Radlett and no.22 on either side are very open.

The existing house was built in an Arts-and Crafts style, with a projecting bay entrance being the most notable feature other than the projecting garage visible from the entrance. It has been extensively extended in different ways to the front, sides and rear. Materials used were roughcast rendered walls with flat clay tiles to the roofs.

The width of no.20 is 24m at the frontage, increasing to 25m across the site at the existing building line, with a depth of around 100m.

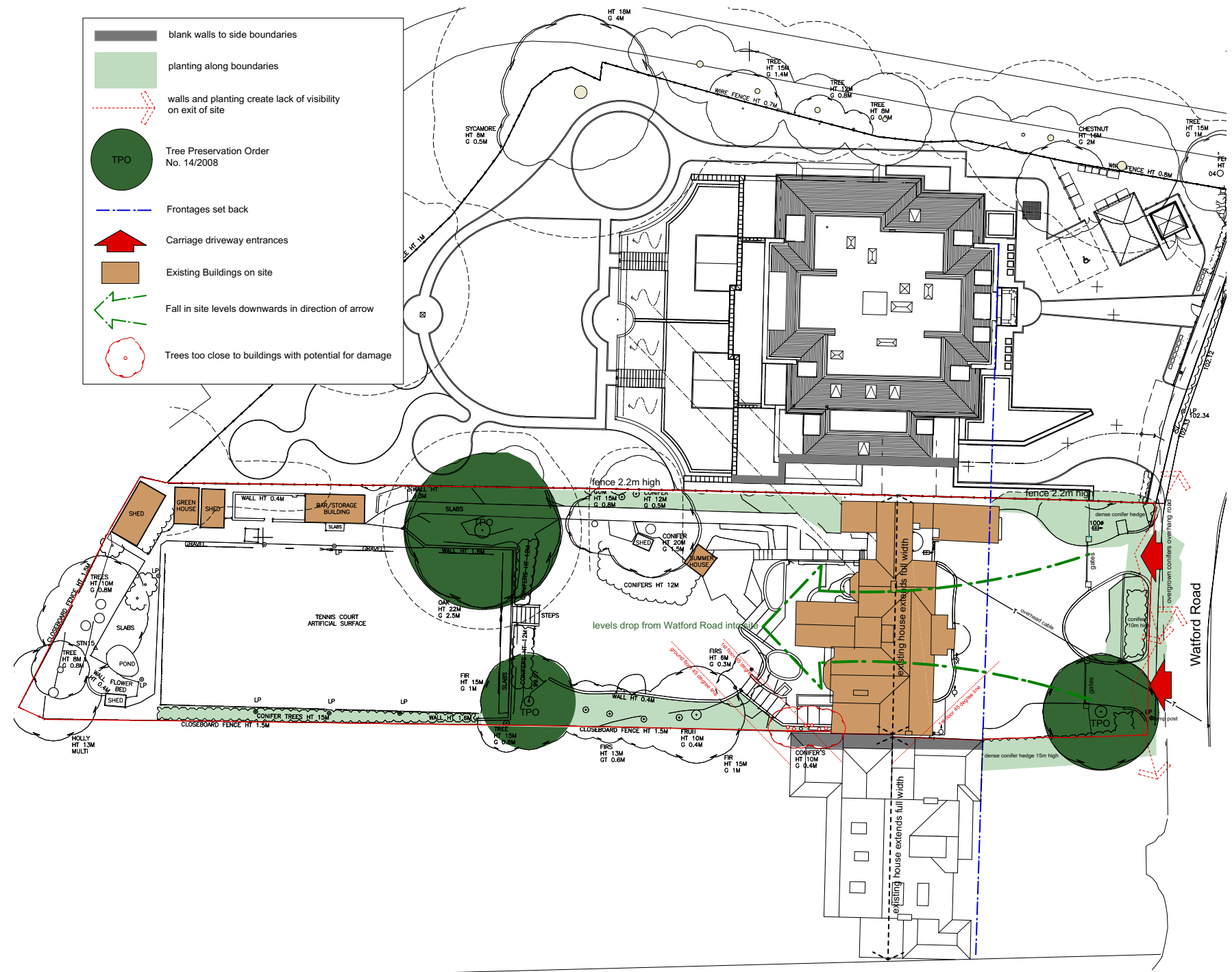
The site has an area of around 2,500 sq.m.

Levels drop steadily from the frontage to the rear garden, as well as along Watford Road, which means that no.20 sits higher than no.18, and no.22 sits correspondingly higher than no.20. This can be seen on the street frontage elevation, drawing 225-C-305.

Access to the site is currently from a 'Carriage' driveway with dual vehicular entrances. The front boundary is currently dominated by several multi-stem unkempt conifer trees which are damaging the low retaining wall on the frontage.

To the rear of the site mature trees and extensive hedge planting provide good separation and privacy between the site and neighbouring properties. There is an existing tennis court towards the rear of the garden, which is to be retained and refurbished.

The orientation of the site is broadly north-south; the north-west facing garden elevation allows a generous amount of glazing to take advantage of the garden setting without causing summer overheating.



Above: Site Analysis Diagram. No. 20 and no.22 extend up to the side boundaries.



**Planning Policy Context:  
National Planning Policy Framework 2021**

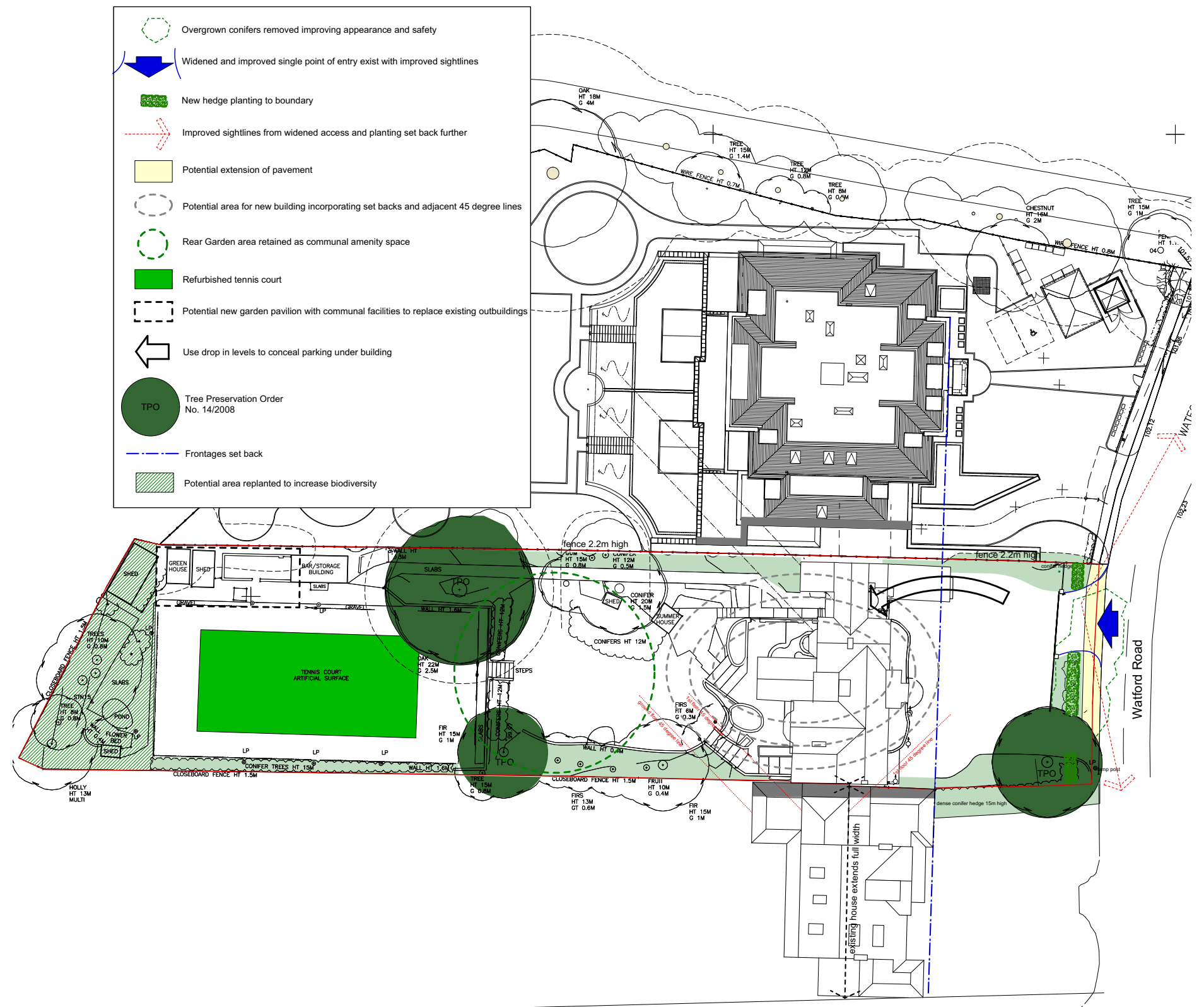
In general, the NPPF has a 'presumption in favour of sustainable development' and the purpose of the planning system is to contribute to the achievement of this. It expects local authorities to significantly boost the supply of housing, widening the choice of high-quality homes. For 'decision taking' this means planning authorities are encouraged in 'approving development proposals that accord with the development plan without delay'.

NPPF section 12 deals with 'Achieving Well Designed Places':

- Paragraph 130: Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

We have had careful regard to the above policies throughout the preparation of this planning application, as well as previous PPS and PPG policies which have been subsumed into the NPPF 2021, and believe that the proposals comply with the intent of these national planning policies.



Above: Site Opportunities for Redevelopment



**Design Proposals: Design and Context**

The proposal is to demolish the existing property, extensions and outbuildings, and erect a three-storey apartment building with basement parking. The development would comprise of six 3-bedroom apartments with basement level parking for twelve cars. The lower ground floor apartment would open to the garden on the rear elevation utilising the falling ground levels. The lower ground floor apartment, and the two at upper ground floor would have direct access to the rear gardens, whereas the apartments at 1<sup>st</sup> and 2<sup>nd</sup> floors would have private terraces to front and rear, and access to the rear gardens using the side access path.

Viewed from Watford Road the proposed development would present as a two-storey building with accommodation in the roof space.

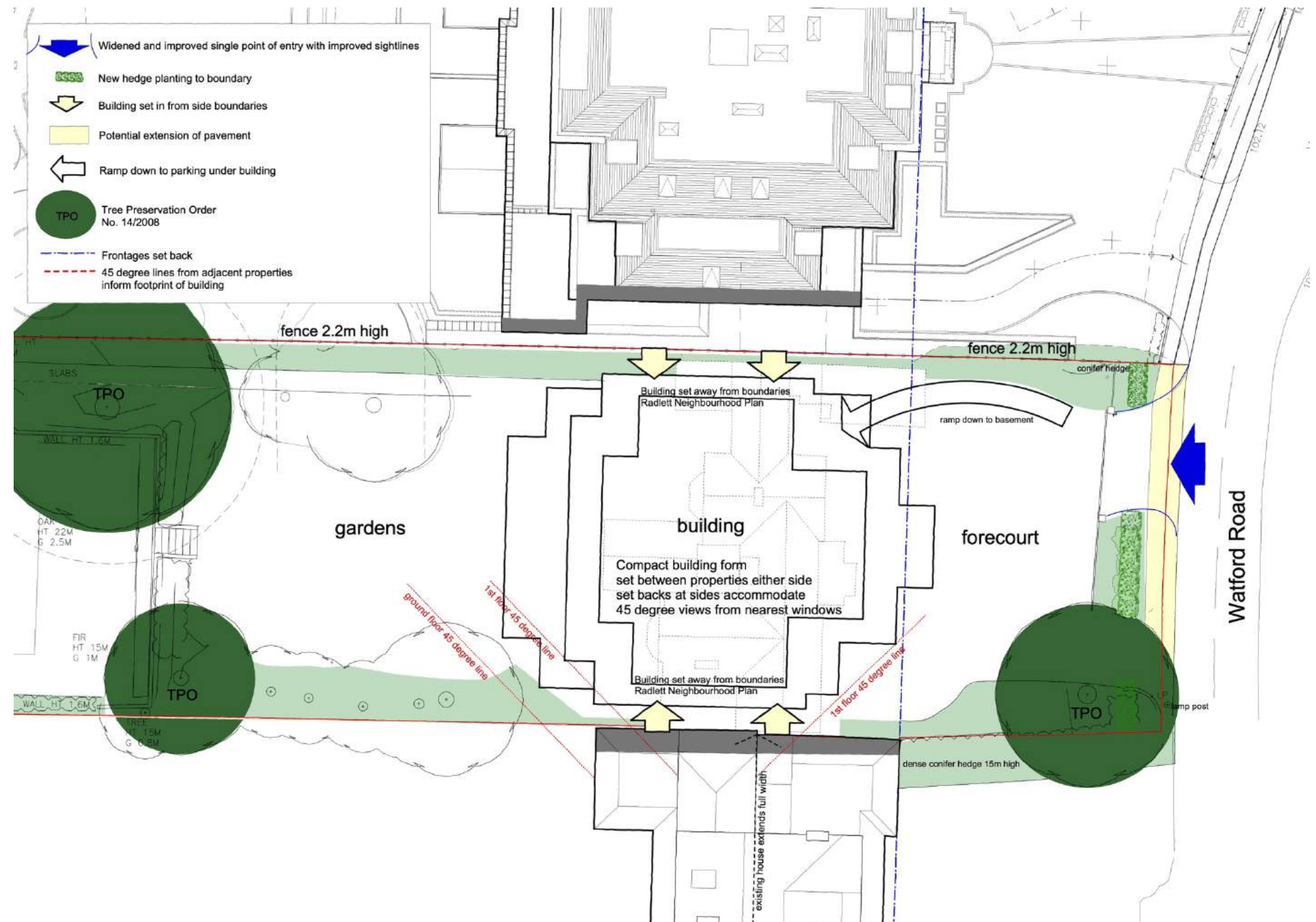
The building would have an area of crown roof, however this design has regularly been utilised to reduce the bulk and height of the building within the surrounding roofscape. Crown roofs have become a common feature of houses and apartment buildings in the area, and would provide a space to conceal Photovoltaic and Solar Hot Water panels. The overall height would be comparable with that of the existing house. The roof would be set in from the main building line on each elevation, and the visual impact would be further minimised by the use of parapet walls at first floor, which would help minimise the buildings perceived height and mass.

On the front elevation, the main building line is set back from the central entrance bay, and side wings on each side are set back further still. This forms a compact footprint which reduces in depth approaching the side boundaries.

Other than the ramped access down to the parking area, the lower ground floor would not be visible from the front elevation.

On the rear elevation, due to falling ground levels the full width of the lower ground floor would be visible, giving the appearance of a three-storey building with roof accommodation. The upper levels of the building would be set back, with stepped terraces and balconies on the ground, first and top floors. Together with the vertical emphasis of the fenestration, these features would produce a strongly articulated elevation that would successfully break up the mass of the building.

It is considered that the proposal accords with adopted Core Strategy Policy CS22 – Securing a high quality and accessible environment, DM Policy SADM30 – Design principles and the Planning and Design Guide SPD Part D – Guidelines for Development which requires all development to have an adequately high standard of design taking into account context, materials and other policies.



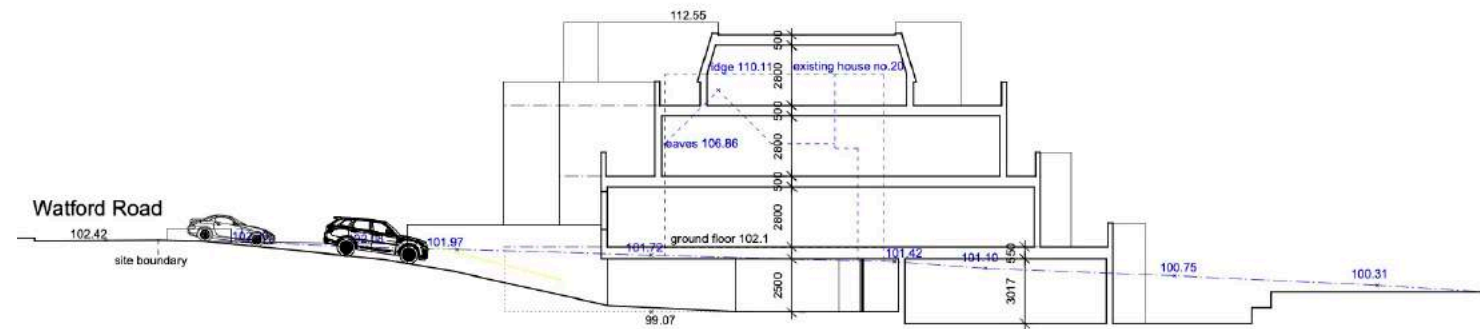
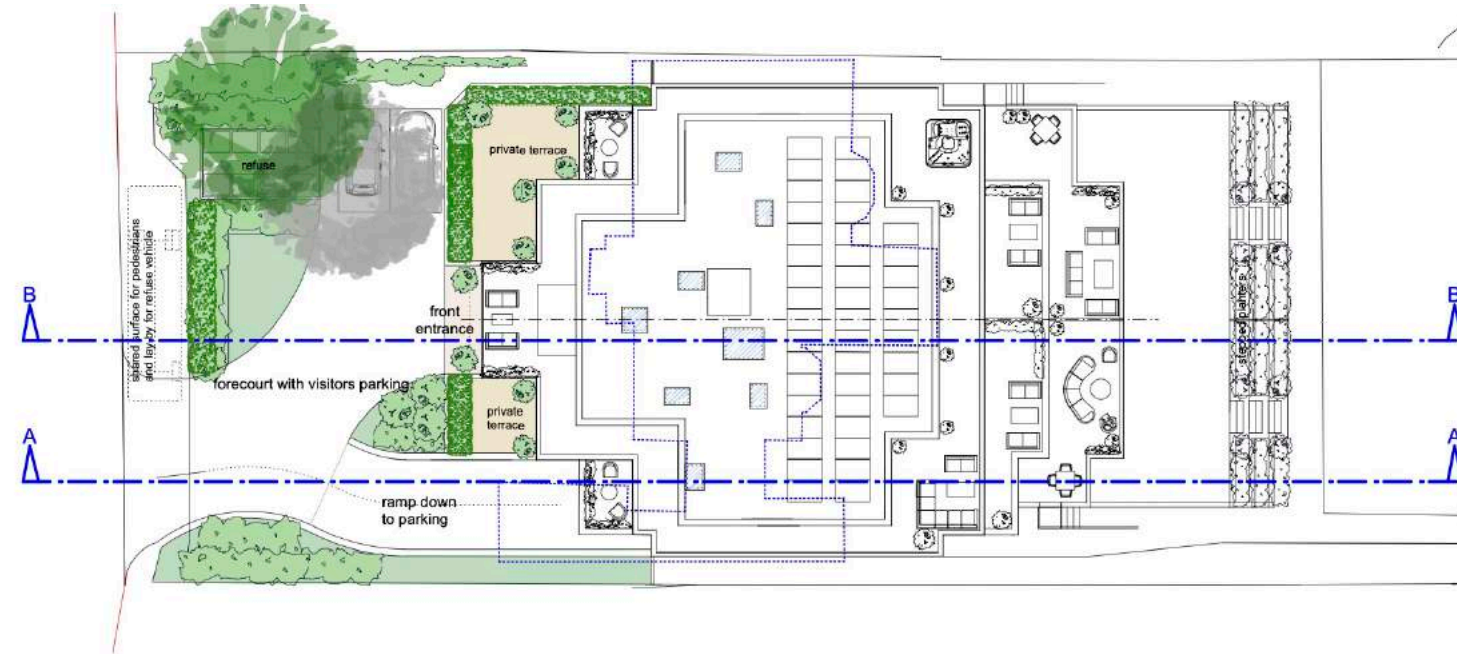
- Compact footprint of proposed building maintains set back from road and position between adjoining properties
- Central entrance projection with side setbacks to reduce scale and depth near boundaries. Appears as a large house.
- Use of slope to conceal parking and provide garden apartment while minimising scale



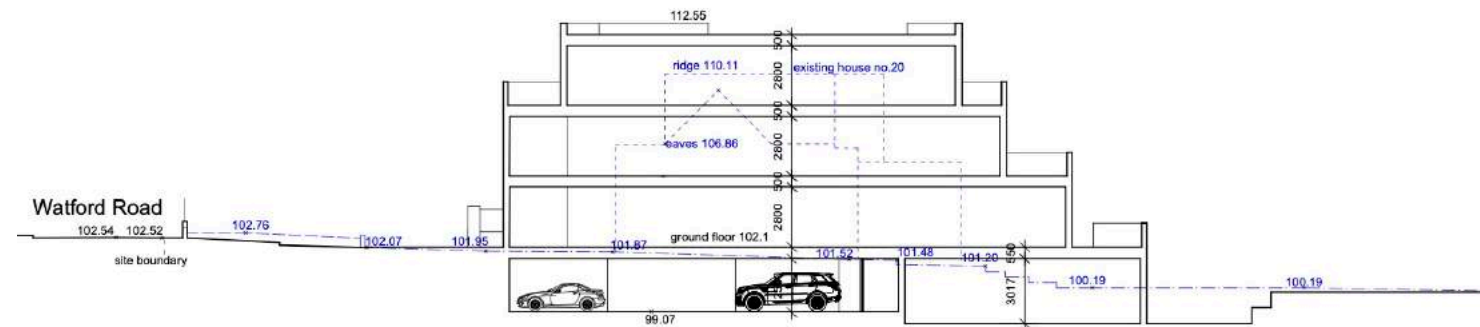
Right: Design Development Sections through front of site showing:

- Ramp down to parking basement using drop in levels of around 2m from front forecourt to rear garden
- Setbacks at each level on front and rear reduce scale and create private amenity space
- Only two storeys plus roof level visible from frontage
- The proposed development maintains the normal Watford Road relationships of road, forecourt, building, rear garden.
- Existing property is shown dotted in blue on the key plan and sections.

High quality landscaping and boundary treatments are proposed to provide a high standard of amenity for occupants, and contribute to the visual amenity of the area, whilst preserving biodiversity on the site and in the surrounding area.



Section AA through Vehicular Ramp and Site Entrance



Section BB through Centre of Site



**Landscape Proposals and Biodiversity Net Gain:**

The proposal involves the redevelopment of a brownfield site, placing the new building and paved areas in broadly the same location as the existing house. A Biodiversity Net Gain Plan has been prepared in support of this application. Although there are established gardens to the rear of the property, Biodiversity will be improved using new tree and hedge planting, together with a wildflower meadow area at the end of the rear gardens.

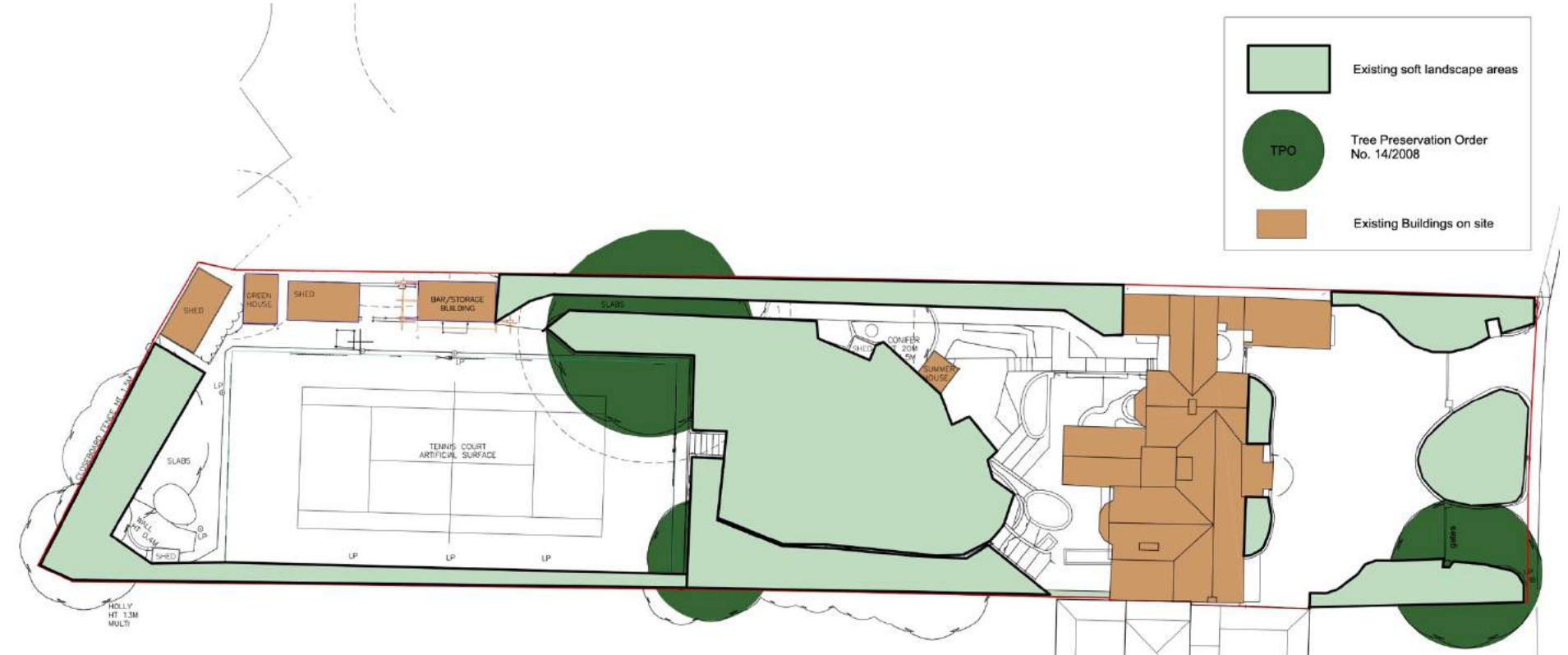
The building design is supported by a Hard Works and Soft Works Landscape scheme, which offers a comprehensive hard and soft landscaping proposal for this site. A great deal of care and attention has gone into preparing a thorough landscape strategy for this apartment scheme for the future enjoyment of the occupiers. In addition to the communal rear garden extending 55m deep and around 1,300sqm in area, the apartments benefit from individual defensible private balconies and terraces.

The principles informing the proposed design of the hard and soft landscape around the new building are as follows:

- To incorporate as far as practicable existing planting as assessed by the Landscape Designer, enhancing with new planting of native trees and shrubs, with a high percentage of evergreen species to provide screening and privacy as well as year-round foliage.
- Create an efficient and attractive arrival environment for all new residents, a secure new driveway with visitor parking and a purpose designed refuse and recycling store, discreetly screened by existing and new planting.
- Provide an attractive and usable communal garden area to the rear, including resident gym and garden room, refurbished tennis court, a large lawned area with seating, new tree planting and herbaceous borders to supplement existing, retained trees and improved boundary treatments.
- Generous private terraces, both at garden level and upper levels, forming usable outdoor rooms rather than thin balconies.

As can be seen from the diagrams on the right, the proposed development increases soft landscape area over that existing. The areas do not include any paved areas.

A high-quality landscape proposal for this redevelopment scheme retains existing mature planting and trees, while incorporating new landscape planting around these. It is considered that the proposal accords with Core Strategy Policy CS12 – The Enhancement of the Natural Environment and DM Policy SADM12 – Trees, Landscaping and Development.



Above: Existing Site Layout with Soft Landscape Areas highlighted in light green – approx. 875 sq.m



Above: Proposed Site Layout with Soft Landscape Areas highlighted in light green – approx. 990 sq.m



**Overlooking and Privacy:**

The proposed replacement apartment building is carefully located in the same position as the existing house and incorporates setbacks on the front and rear elevations to maintain 45-degree visual clearances from the nearest windows of the neighbouring properties.

The building is set away from the side boundaries in accordance with the Radlett Neighbourhood Plan, whereas the existing house uses the entire width of the plot, from the boundary with no.18 to the boundary with no.22.

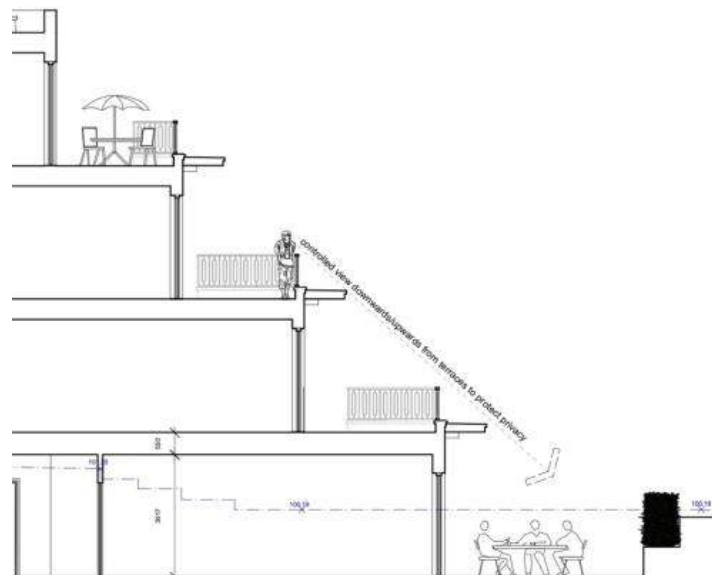
The proposed development would also maintain the generous set back on the frontage, characteristic of the area.

These measures help ensure that the proposed development forms a comfortable relationship with the other residential properties within the street scene and their similar settings.

The proposed building would be positioned to the north east of No.22 Watford Road. Due to the orientation and design of the building, it is not considered that it would cause an unacceptable amount of overshadowing or loss of sunlight to that property, or to the first 3m of its rear garden. The relationship with no.18 (The Radlett) is not a sensitive since the nearest windows are further into the site on that development. Ground levels at no.18 are also higher as it is up the hill from no.20.

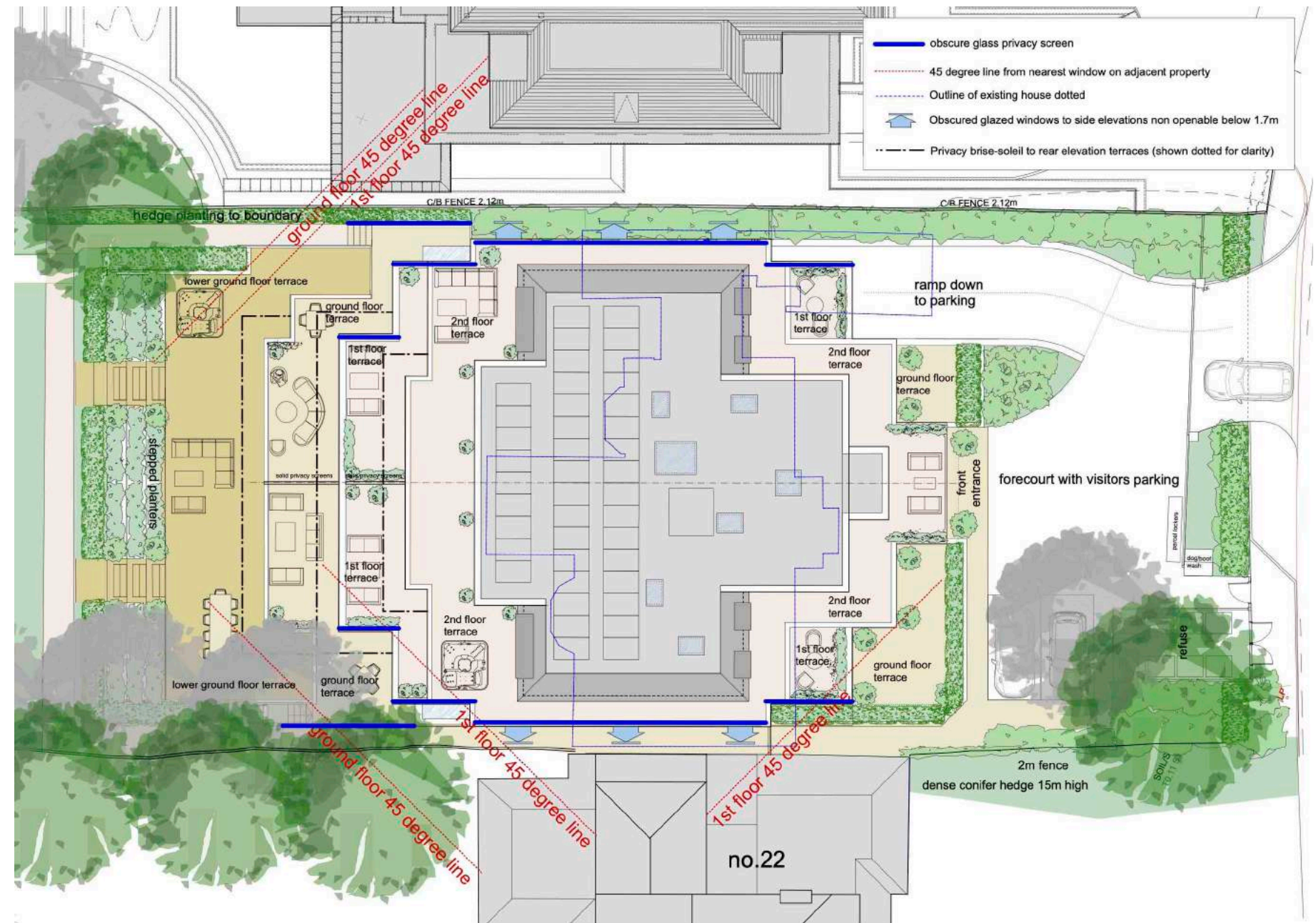
Obscure glass privacy screens would be provided to the sides of the roof terraces overlooking the rear garden, to prevent sideways views and loss of privacy to the neighbouring properties.

There are only a few openings proposed on the flank elevations and these windows will be obscure glazed, with no opening below 1700mm. The boundary soft landscaping would also help preserve privacy to adjacent rear gardens.



Above: Section through rear elevation showing Projecting cornice

canopies to protect privacy of terraces



Above: Roof Plan diagram showing 45 degree lines from neighbouring properties, glazed privacy screens and obscured glazing to side boundaries, and privacy brise-soleil to rear elevation terraces.

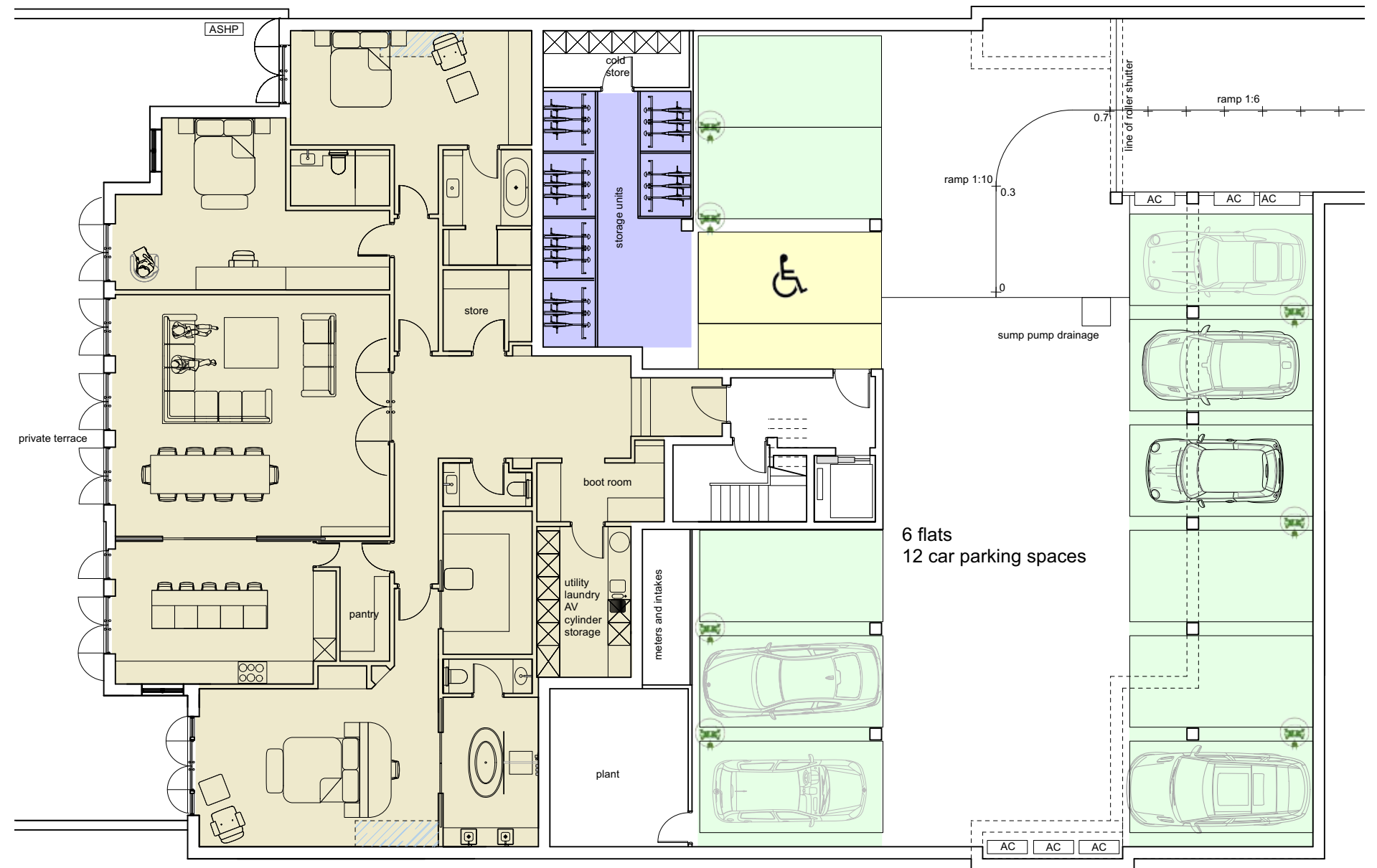


**Proposed Car Parking and Cycle Parking:**

Hertsmere Parking Standards SPD 2014 and Core Strategy Policy CS25 provides the local standard for residential development. Three bedroom apartments are required to have two spaces each. (1.5 spaces in the latest 'Draft Sustainable Travel & Parking Standards.' Twelve spaces are provided in the secure parking basement, concealed from view. Two of these spaces are sized to disability standards. A further two visitor spaces are provided on the front forecourt, which are sized to disability standards. The vehicular driveway splits within the site to serve both the basement parking area and also two surface spaces located on the forecourt.

The eastern entrance on the front boundary would be widened and used to access the new development, with the western entrance closed up to provide more space for an improved planted frontage and a refuse/recycling store to facilitate collections. Space would be provided at the front of the site for a pedestrian footway as well as a lay-by for a refuse vehicle at collection times. A new front boundary is proposed with railings and a hedge planted behind. The position of the site entrance maintains the protected tree at the south west corner.

Dedicated cycle storage is provided at the basement parking level for eighteen cycles. (3 per apartment), following Hertsmere 'Draft Sustainable Travel & Parking Standards.'



Above: Basement parking for apartments, showing spaces with electric charging (green) and mobility parking space shown yellow. Also shown is cycle parking for each apartment (3no. cycles each)



**Access, Refuse Strategy:**

The detail plan on the right shows the entrance forecourt to the property as proposed. Vehicles enter through a widened access replacing one of the existing carriage driveways. The overgrown conifers and walls on the edge of the roadway have been removed to improve sightlines and safety. The new frontage consists of railings and tall hedge planting, set well back to facilitate safe access, but also to accommodate a pavement and occasional lay-by for a refuse vehicle.

The large protected tree on the front corner of the site maintains mature planting to the frontage.

A sliding gate provides secure access for residents and visitors, set back five metres from the road edge to allow vehicles to pull off the road and wait while the gate opens.

A pedestrian gate is also provided away from the vehicular access. Just inside the pedestrian gate is located a dog and boot wash trough, and parcel lockers to accept deliveries.

The driveway splits inside the sliding gate, with one part dropping down a ramp into the basement parking area, and the other leading to the building entrance and visitors parking spaces. Beyond this a path leads round to the side of the building providing access to the rear through a secure gate.

Private terraces either side of the projecting entrance bay provide defensible space to the ground floor apartments. The ground floor windows are shielded from view by low walls with railings and hedge planting.

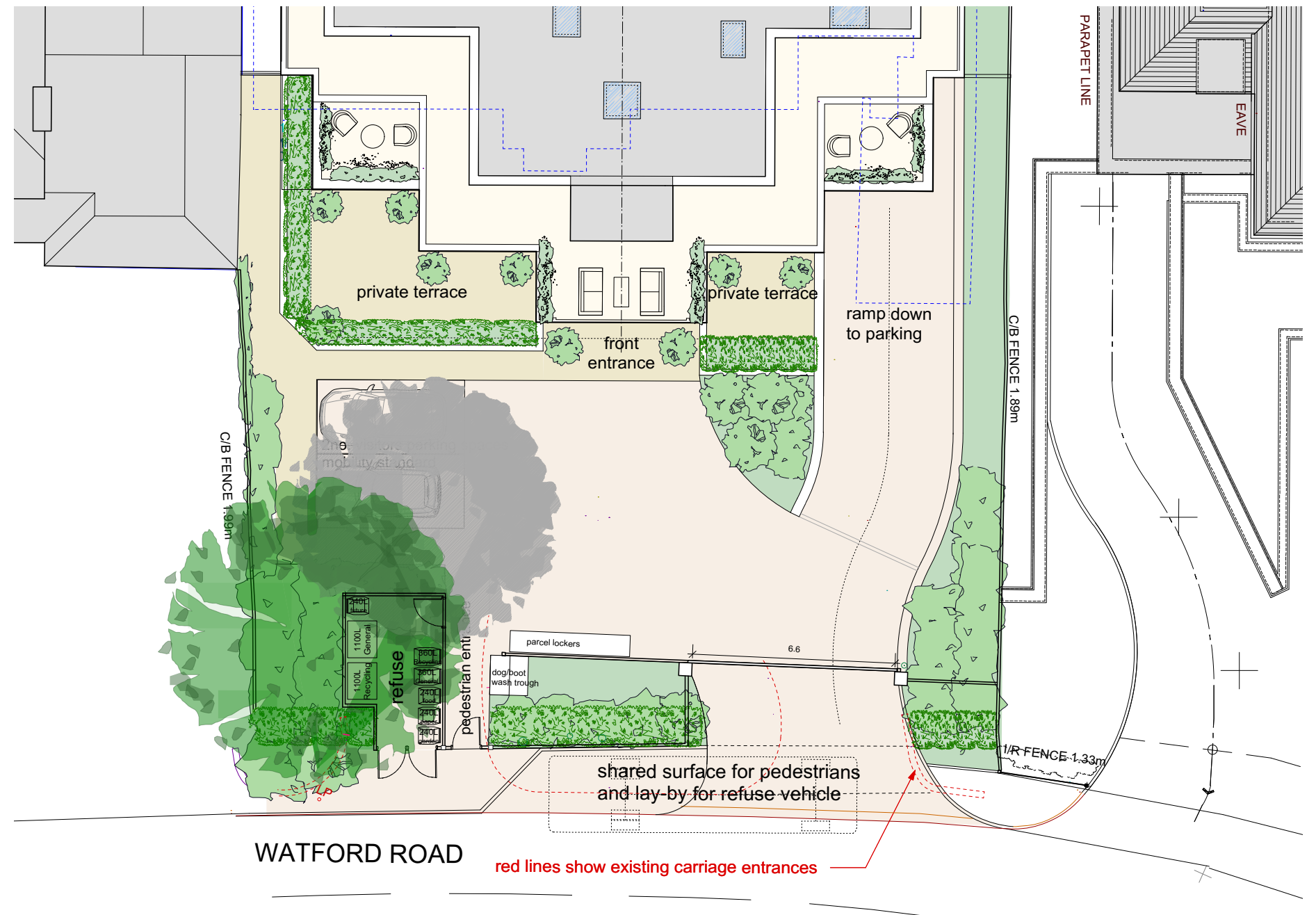
The entrance forecourt and Watford Road is overlooked by the upper level windows and roof terraces.

A refuse store is discreetly located where the existing carriage driveway has been closed up, enclosed in 1800mm high Oak timber cladding.

The refuse store contains the following bins in accordance with Hertsmere Waste Storage Provisions:

- General Waste: 1no. 1100L Eurobin, 1no. 360L Wheelie Bin
- Recycling: 1no. 1100L Eurobin, 1no. 360 L Wheelie Bin
- Food/Garden: 2no. 240L Wheelie Bins
- Paper: 1no. 240L Wheelie Bin
- Future Provision: 1no. 240L Wheelie Bin

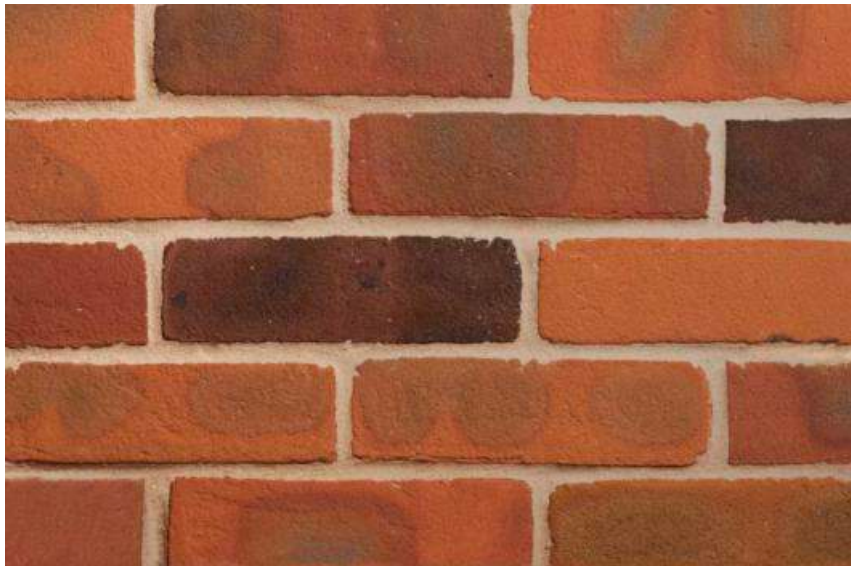
The store is accessible from both the forecourt and also from the pavement for ease of collection.



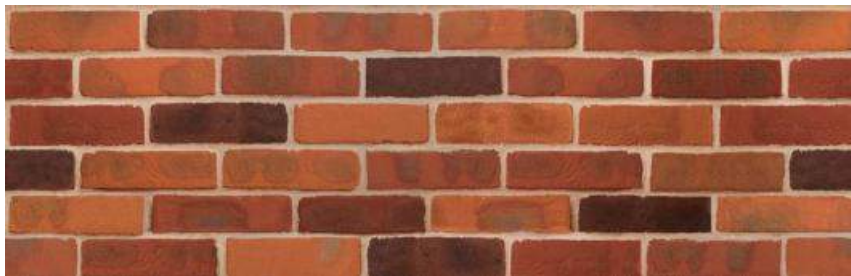


**Materials: Building and Landscape**

The following photos provide a visual guide to the materials proposed for the development.



External Walls: Michelmersh 'Hampshire Stock Cobham Blend'. This stock brick features a mix of orange, red and brown colours with a smooth sandfaced finish.



Hardwood framed sash windows and flat arches

Zinc roof with opening to roof terrace



Above: Example of house using the Michelmersh brick





*Roof terrace with rooftop pavilion*

A red multi brick forms the principal material used for the elevations, which has been considered in relation to the surrounding context. A smoother red brick is used for detailing to arched openings and flat arches above windows. The brickwork is articulated with precast stone dressings sparingly used as string courses, window cills, copings and parapet balustrade panels.

At roof level the zinc mansard roof is combined with central rooftop pavilions to front and rear elevations, which provide access to the generous roof terraces. Either side of the central pavilions, windows are set into zinc-clad dormers. Zinc roofing is also a material used on other developments along Watford Road.

External terrace balustrades would be detailed in black metal patterned railings. These would be set over low parapets to the walls below.

Slimline aluminium framed heritage windows and doors would be used to provide security and longevity.



*Above: French doors to terrace with precast stone balustrade*

*Above: zinc clad dormer in mansard roof*



*Above: Metal balustrade on low parapet to edge of terrace.*

*Above: Metal balustrade on low parapet to edge of terrace*



**Environmental Strategy:**

This application is supported by an Energy Statement which includes a Whole Life Carbon Assessment (WLCA). The building is designed to be highly insulated and well-sealed as a starting point for the environmental strategy. This would be supplemented using selected mechanical systems where appropriate to minimise energy usage for heating, cooling and hot water.

**Building Envelope:**

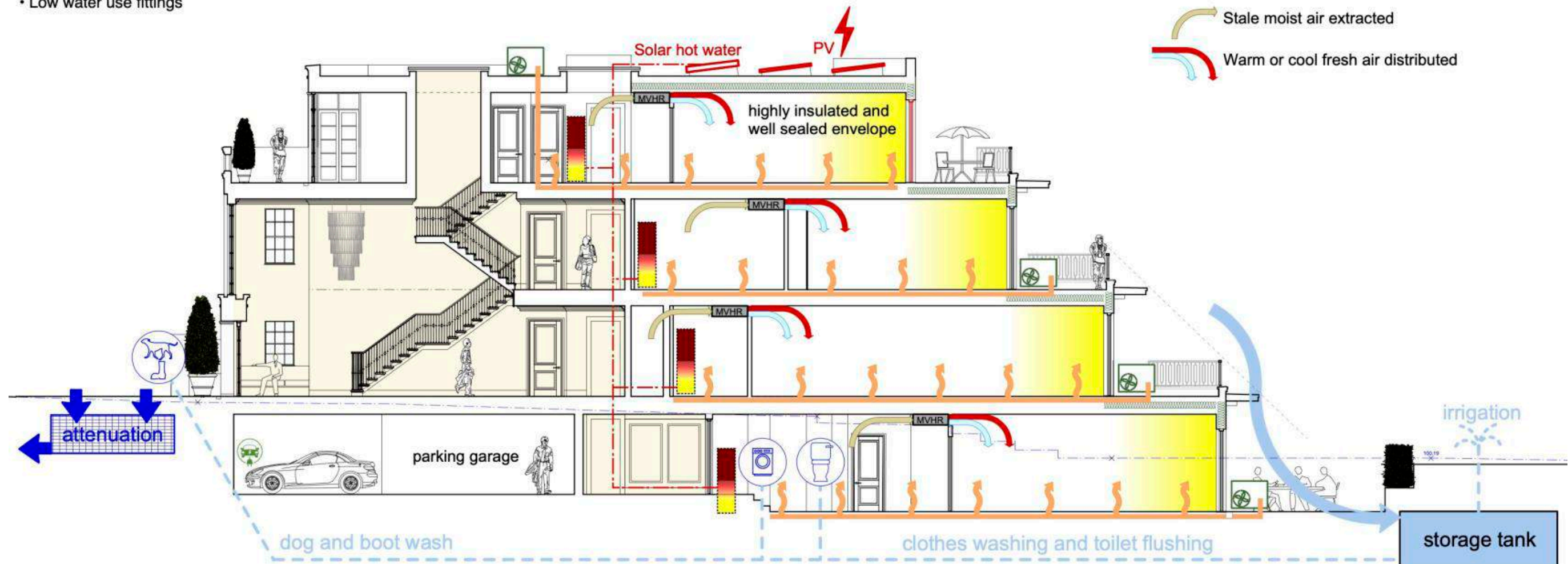
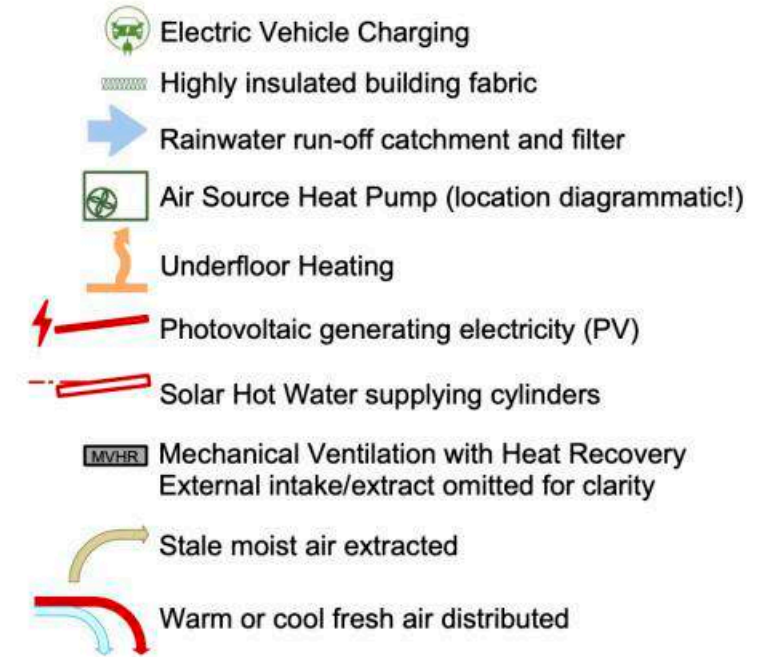
- High Performance insulated aluminium framed doors and windows
- Larger glazed areas to north facing garden elevation reduces solar gain
- Low maintenance materials
- Home office facilities provided in each apartment

**Landscape and external Areas:**

- Electric vehicle charging points for resident parking
- Rainwater harvesting reduces rainwater run-off rates and reduces water use
- Waste heat recovery
- Air Source Heat Pumps for heating and hot water
- Solar Hot Water panels and Photovoltaic panels discreetly located on crown roof

**Mechanical Systems:**

- Zoned underfloor heating
- Mechanical Ventilation with Heat Recovery (MVHR) and cooling to ensure internal air quality and reduce heating/cooling loads
- Rainwater harvesting for garden irrigation and wc flushing, washing clothes
- Energy Efficient Lighting
- Low water use fittings





**Sustainable Drainage Strategy and Flood Risk:**

Hertsmere Policy SADM17 – Water supply and waste water Development proposals must take into account the demand for off-site water service infrastructure. In particular, developers will be required to demonstrate that there is adequate waste water capacity on and off the site to satisfactorily serve the development.

On the upper right is a map extract of the immediate area showing the flood risk ratings for flooding from rivers and streams. The site and surrounding are classed as Flood Zone 1 – Low Risk.

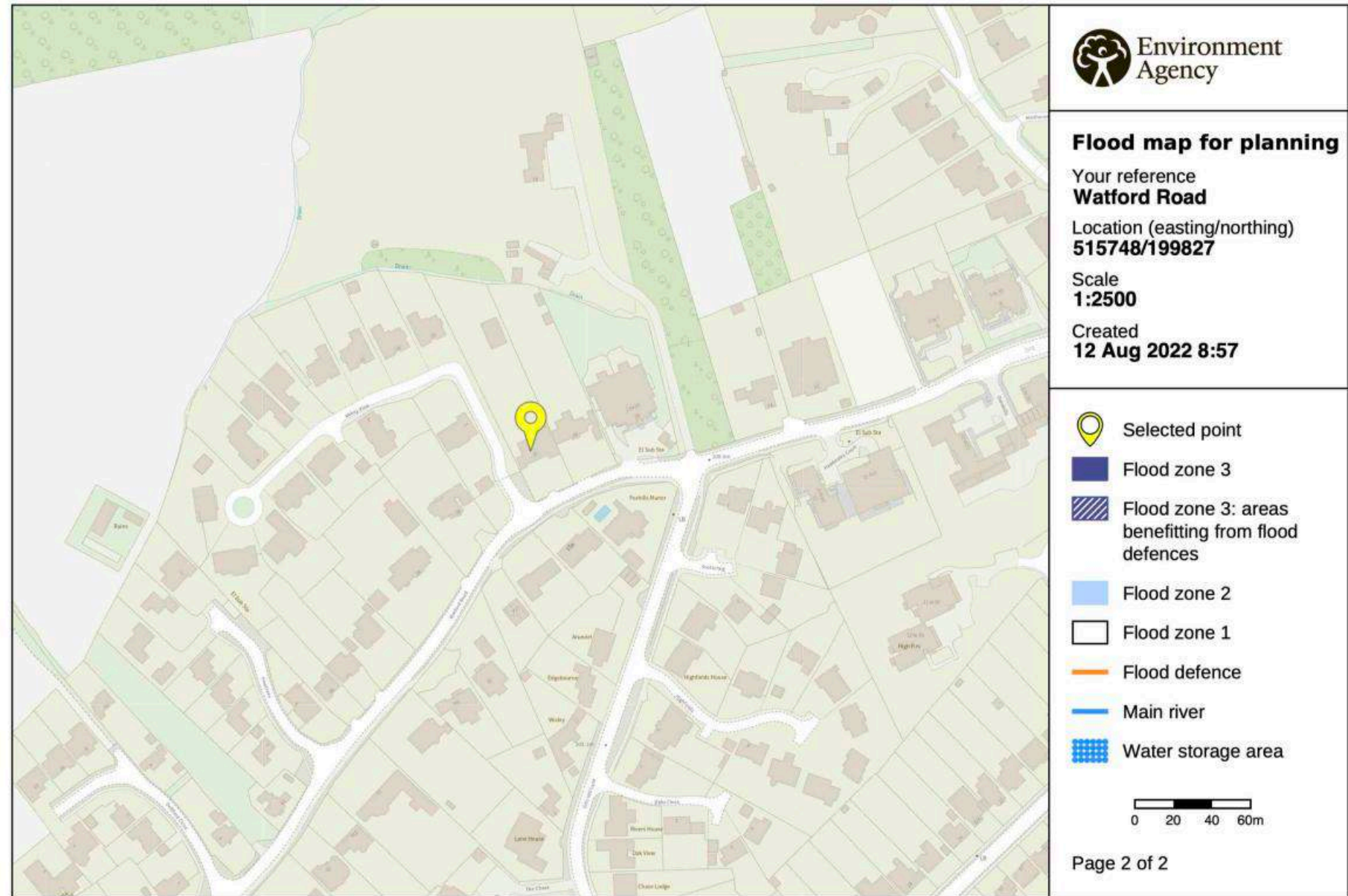
For new developments, current policy on surface water drainage requires that Sustainable Drainage systems (SUDS) are incorporated in order to control surface water run-off from a site at source. SUDS promotes the use of infiltration systems to allow surface water to drain back into the ground, thereby replicating natural pre-development conditions. SUDS systems such as soakaways and other infiltration systems help balance groundwater recharge and reduce load on the adjacent Public Sewers. The use of infiltration systems within the site will need to be assessed pending site investigation works which will include soil infiltration tests to BRE 365. This will allow an assessment of the receiving soils to be carried out in terms of suitability for SUDS and surface water infiltration.

Sustainable drainage strategies planned for the site are:

- Rainwater collection and attenuation from the building for irrigation, and wc flushing with an underground storage tank and electronic management system.
- The proposed surface water drainage strategy will focus on an attenuation only solution which will include permeable paving and a proposed underground attenuation tank. Surface water flows out from the site will be restricted to 5 litres/second for all storm durations up to 1 in 100yr plus climate change.

**Ecology:**

This application is supported by an Ecological Appraisal which addresses the Hertsmere Biodiversity Net Gain SPD. It also includes a Bat Building Assessment, which makes recommendations for external lighting.



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**Hertsmere Planning Policy and Site Planning History:**

We have referred to the following local Planning Guidance in the preparation of this application:

**Community Infrastructure Levy:**

Hertsmere became a CIL charging authority as of 1st Dec 2014. The proposals will be liable for CIL at £267.36 per sqm (original 2014 rate £180 per sq.m) of new floor space within Radlett 'Area B' (existing floor space within the present house which is to be demolished will be deductible)

**The Hertsmere Core Strategy and Development Management Policies:**

Policy is stated in italics, a brief commentary is provided after each paragraph, specific to this project.

Core Strategy Policy CS1 seeks to provide new homes in the most accessible locations, and Policy CS2 aims to locate at least 5% of these in Radlett.

The supporting text to Policy CS1 notes that residential intensification through the redevelopment of existing homes and garden land has represented a significant source of windfall housing, whilst Local Plan Policy H9 supports the redevelopment of existing residential sites for apartments, and Part D of the Planning and Design Guide SPD sets out criteria for considering developments of this type. Policy SADM3 also supports the development of flats where they would be self-contained with access direct from a street frontage or common entrance hall, with a good standard of accommodation and internal space, and suitable communal or private garden provision.

**Affordable Housing:**

Policy CS4 and the Hertsmere Affordable Housing (AH) SPD 2015 advocate that developers shall provide 40% of the units proposed as Affordable Housing on schemes where 5 units or more are proposed, or when the development site is 0.2 hectares or larger. However, where scheme viability may be affected, developers will be expected to provide full development appraisals detailed in a Viability Report.

This application is supported by a Viability Appraisal, which confirms that the development proposal would be rendered unviable if any affordable housing is provided. This approach is supported by the Council's Affordable Housing SPD 2015 and it will be for their advisers to confirm the findings of this appraisal.



*Early Sketch of the proposal frontage from the site entrance. From an early stage the concept has been to articulate the building by using setbacks at the sides to reduce the scale, and design the building to appear as a large house.*



**Specific local plan policies which we believe are relevant to the proposal are:**

*Policy K1: Sustainable Development – All activities and development in Hertsmere will be required to be carried out consistently with the principles of sustainable development and the general aims set out in Policy 1 of the Hertfordshire Structure Plan Review*

*Policy K2: Development Strategy - The overall development needs of Hertsmere will be planned in accordance with the settlement hierarchy set out in paragraph 5.9. Paragraph 5.9 states:*

*- In Radlett and that part of Elstree which is excluded from the Green Belt, development which maintains the character of the settlements will be acceptable in principle.*

*H6 – Retention of Existing Residential Accommodation – in order to protect and retain existing residential accommodation in the Borough, particularly dwellings suitable for smaller households, proposals which would result in the net loss of satisfactory residential accommodation will not be permitted.*

The proposal is to replace a large detached house with six family homes and therefore does not contravene this policy.

*H8 – Residential Development Standards - The design and layout of the proposed development should be of a high standard which complements the character of existing development in the vicinity of the site and maintains a harmonious street scene. In addition account will be taken of the following:*

*(i) the size, height, mass and appearance of new dwelling(s) should be harmonious with and not over dominate the scale of or adversely affect the character of adjacent development;*

The proposals have been designed to align with the stepping ridge heights of adjacent properties – the proposed building sits lower than the adjacent house at no.22, and apartment building further up the slope at no.18. This can be seen from the streetscene drawing 225-C-305 shown below.

*(ii) materials should relate to, and be sympathetic towards, the character of the area;*

The materials proposed are intended to reflect the character of both the older houses and new apartments on the adjacent plots along the north side of Watford Road.

*(iii) the privacy and amenity of neighbouring residents should be maintained with adequate separation between buildings and appropriate distances to site boundaries;*

The proposed building is set well back from the road with a forecourt in front, following the character of the houses and apartments along this part of Watford Road. The proposed building is set away from the side boundaries, opening up more space between the built form and neighbouring buildings. The existing houses at no.20 and 22 extend right up to the side boundaries.



Above: Streetscene elevation 225-C-305 showing proposed building and front boundary in context with adjacent properties.



(iv) proposals should provide appropriate space around buildings and plot coverage to respect the setting of neighbouring buildings. All new houses should be provided with adequate and appropriately sized and designed private amenity space. Any development involving a reduction in existing gardens should ensure that the gardens which remain are adequate;

The rear gardens of the development would have areas of around 1300 sq.m which comply with Hertsmere planning guidance. This is in addition to the private amenity space provided for each apartment.

(v) subject to other policies of this Plan, proposals should provide car parking in accordance with the Council's current Car Parking Standards. For houses, all car parking spaces should be located within the curtilages of individual dwellings or within small groups to preserve visual amenity and should be visible from the dwelling to which they relate, be well lit and convenient to use to discourage crime.

The development would have basement parking available for two cars per apartment, along with two disabled visitor parking spaces, which complies with Hertsmere planning guidance. Refer to the section titled 'Car Parking, Cycle Parking and Refuse' for more detail.

(vi) there should be no significant adverse impact on highway safety;

One of the vehicular entrances will be removed and re-landscaped as part of the proposals. Improvements are proposed to the remaining driveway entrance to widen and improve sightlines.

(vii) external environments should be designed to allow safe and convenient access for those with disabilities;

The site is positioned on a slope. However, the proposals provide leveled driveway areas and level access to the front door. There would be level access to the rear terraces from the living spaces. Internally, a lift would be provided.

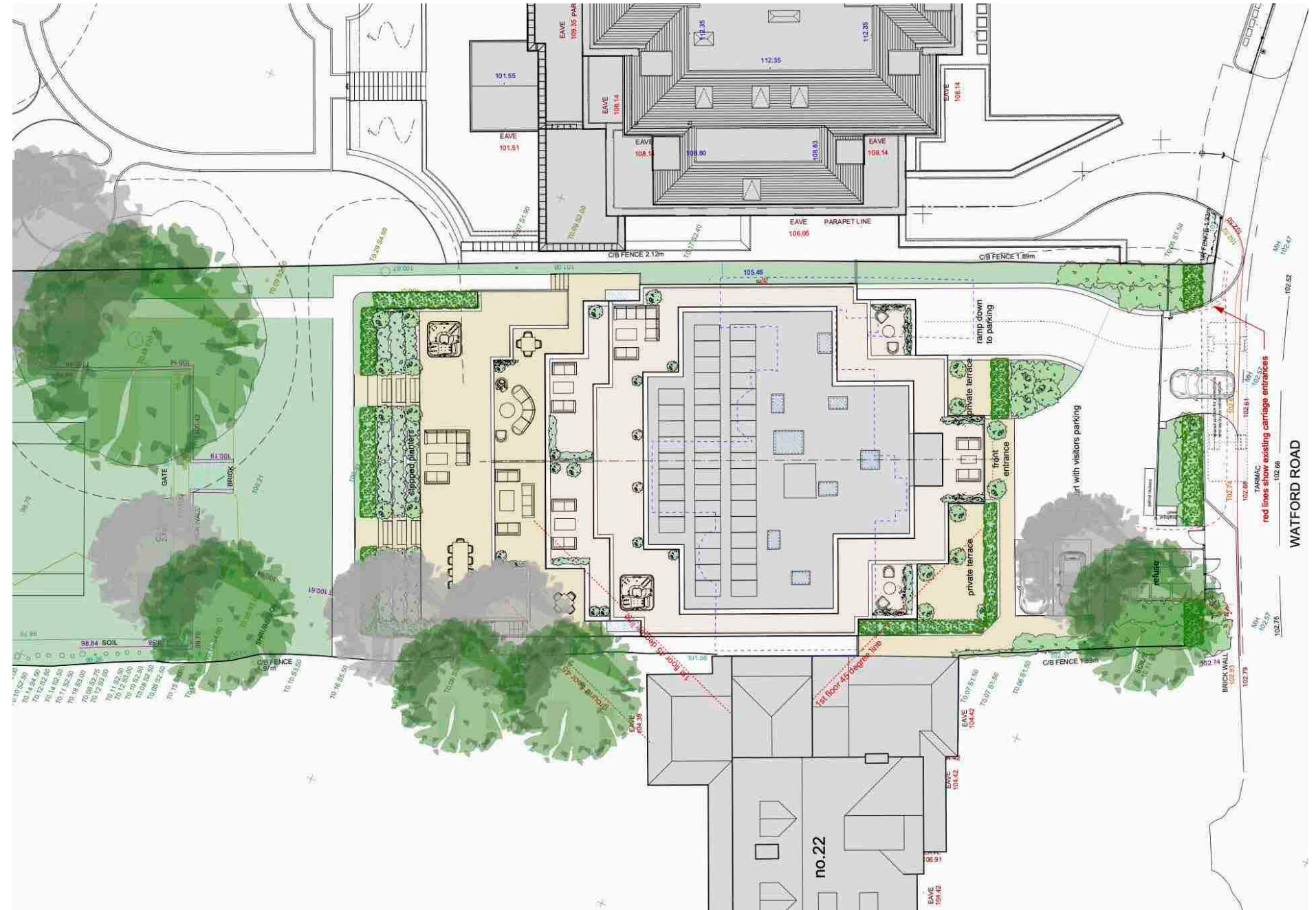
(viii) the proposal should make adequate provision for access by refuse and emergency vehicles;

Although refuse vehicles would not need to access the site the slightly wider access will allow easier access for emergency vehicles to the forecourt.

(no.6 The Chapters, no.8 VIII, no.10 The Goldleaf, no.12 Newland Heights, and no.18 The Radlett also have refuse vehicles stop on Watford Road to collect the refuse bins.)

(ix) adequate provision should be made for the storage and collection of refuse and recyclable materials;

Refuse storage (2no. 1200 litre bins plus smaller wheelie bin receptacles) following the Hertsmere standards is provided discreetly behind the front boundary. This can be accessed directly from Watford Road on collection days.



Above: Front part of Site Layout as Proposed with Watford Road frontage on the right. Generous private terraces and communal amenity space are provided as part of the proposals



(x) proposals should take account of any notable townscape or landscape features which contribute to the character and appearance of the site and the area in general;

The proposed new building would provide an elegant new frontage on Watford Road, retaining existing mature planting and improving the appearance on the street, appropriate to the prestigious properties along the road.

(xi) a landscape conservation, development and management scheme, including a level of detail appropriate for the proposed development and indicating all trees, notable shrubs and natural features to be retained, will be required to be drawn up and approved prior to the commencement of development. Additional landscaping may be required to screen the development and to protect visual amenity and privacy.

There are two valuable trees located on the site which will be retained, however a soft landscape scheme will be produced for the new planting proposed as part of the redevelopment, and to improve the existing planting.

(xii) the Council's Supplementary Planning guidance;

D20 – Supplementary guidance – reference has been made to the following Supplementary Planning Documents:

- Planning and Design Guide Part A – Overview and Context
- Planning and Design Guide Part C – Site Appraisal
- Planning and Design Guide Part D – Guidelines for Development

D21 – Design and setting of Development - Development proposals must:

(i) respect or improve the character of their surroundings and adjacent properties in terms of scale, massing, materials, layout, bulk and height;

The storey heights and roof forms are consistent with the local context. The architectural details also reference the recently constructed buildings along the row, using brick detailing, sash windows, and a projecting full height entrance hall. The parapets and roof forms also reflect the adjacent buildings. The front boundary would be reconstructed in brick piers and black railings with a new hedge to relate to the adjacent boundary treatments on no.18.

(ii) retain, enhance or create spaces, views, landmarks or other townscape and landscape features which make a material contribution to the character of the area;

(iii) not impact adversely on prominent ridge lines, or other important topographical, ecological or landscape features; and

(iv) create safe and accessible environments.

Improvements to frontage and retained trees



Above: Proposed 2-storey building with a mansard roof behind a parapet provides a similar set back to a large pitched roof with overhanging eaves (Outline shows comparative side profile of the proposed design with superimposed dotted side profile of 18 Watford Road - The Radlett)  
Note that ground floor levels are matched for purposes of study



**Radlett Village Neighbourhood Plan:**

Local guidance supports construction of housing with three bedrooms or less to help address imbalances in the existing housing stock:

3.26 The census data shows that homes tend to be significantly larger in Radlett with 49% of homes having four or more bedrooms compared to 21% in the Borough and 19% in England (See Figure 8b and 8c for reference). This significant undersupply of smaller/normal sized homes in Radlett is further emphasized by the number of properties with eight or more rooms. In 2011, about 42% of Radlett households have eight or more rooms. This compares with 14% for the Borough and 12% for England as a whole

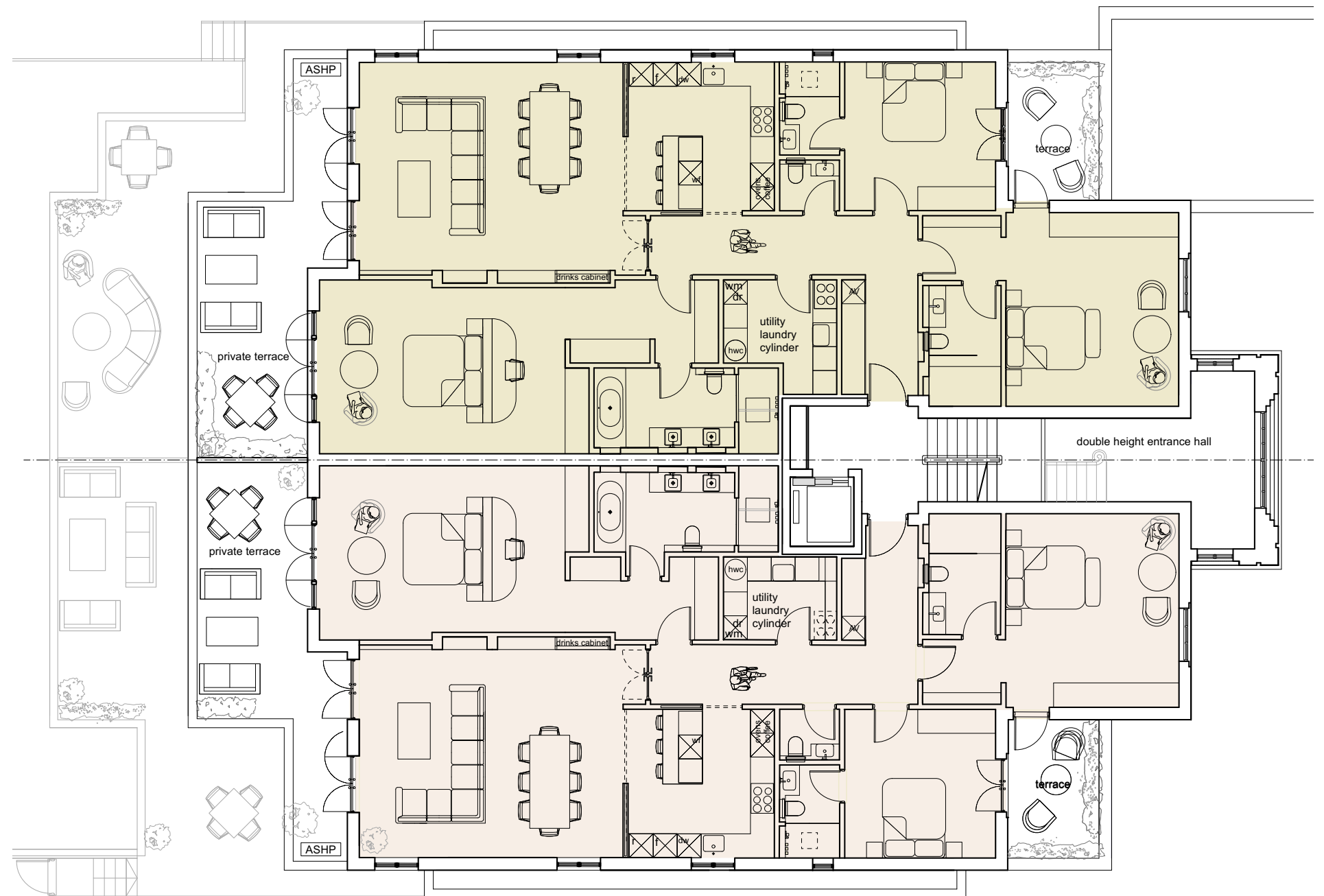
3.27 In considering the age profile of Radlett, the Radlett Plan Steering Group acknowledges that the general lack of homes with 3 or fewer bedrooms, providing step-free living environments for more mature residents, is unlikely to be resolved just through the retention and adaptation of for instance existing bungalows. Delivering well-designed homes near local amenities and services/ the high street for downsizers needs to be considered more comprehensively and planned for.

3.41 ...The observed open character is underpinned by the further work carried out in the Radlett Character Assessment. It has identified the following as prevailing characteristics of an average Radlett residential plot:

- - Plot size of about 850m<sup>2</sup> (often very long garden plots negotiating level differences);
- - 8 to 10 metre setback from the street;
- - A 1 metre minimum distance from the side plot boundary for the ground floor level (resulting in a minimum of 2 metres break on the ground floor between buildings).

3.46 Radlett Neighbourhood Design Code a) Plot Coverage, states that development should achieve 'a plot coverage that respects its surroundings.' The Radlett Character Assessment sets out the average plot ratio for Watford Road as 17.1%.

The proposed design has a plot ratio of 22%, which is still close to the prevailing ratio, especially given the likely increase overall from recent developments.



Above: Proposed 1<sup>st</sup> Floor Plan showing three-bedroom apartments, providing homes for downsizers. The apartments provide lateral living while still having generous floorspace – residents need space for their furniture and visiting family/friends.



**Planning History:**

- TP/95/0364 June 1995 Erection of front garage 20 Watford Road Radlett Herts
- TP/05/1390 Nov 2005 Demolition of no 18 and 20 Watford Road and erection of 2, 3 storey residential blocks comprising of 16 x 2 bedroom flats, together with 33 basement and 4 surface level parking spaces and landscaping. (amended description)
- TP/06/1469 Nov 2006 Demolition of 18 and 20 Watford Road and erection of 3, 2-storey residential blocks comprising 16 flats, 32 basement & 5 surface level parking spaces and landscaping with formation of access onto Watford Road. Refused then subsequently allowed on appeal.

Other recent approvals for replacement of houses on Watford Road and immediate area include:

- 1-3 Newlands Avenue: Planning permission (ref. 15/1426/FUL) was granted on 29 October 2015 for 'demolition of two semi-detached dwellings and replace with two, 2 storey semi-detached dwellings'
- 5 Newlands Avenue: Planning permission (ref. 15/2230/FUL) was granted on 2 March 2016 for 'Demolition of existing dwelling and erection of a pair of 4 bed semi-detached dwellings with accommodation in the roof space and at basement level.'
- 6 Watford Road (The Chapters): 17/0539/FUL Demolition of existing house and erection of apartment building containing 10 apartments, with basement parking, access, amenity and landscaping.
- 8 Watford Road (VIII): 15/2232/FUL Demolition of Existing Dwelling and Erection of 2 Storey Building with Roof and Basement Accommodation Comprising 7 x 2 Bed Apartments with Underground Car Parking and Bin Store. Closure of Existing Vehicular Access and Formation of New Vehicular Access.

10/10A Watford Road (Gold Leaf): 20/0245/FUL Demolition of two existing dwellinghouses (Class C3) and redevelopment to provide 18 residential units (Class C3) utilising existing access on Watford Road to basement and surface parking, with associated refuse/recycling storage and landscaping.

12 Watford Road (Newlands Heights) 18/0781/FUL Demolition of existing dwelling and erection of a new building to provide 10 x 2 bed self-contained flats with associated basement and surface parking, cycle and refuse store, amenity areas and landscaping. (Amended plans and documents received 27/4/18)



*Above: Early Overhead sketch view from the gardens showing larger glazed openings with views over the gardens and large private terraces. Building is also set back at the sides on the garden elevation to reduce impact on neighbouring properties*



- 18 Watford Road (The Radlett): 16/1931/FUL Demolition of existing dwelling and erection of a three storey block including accommodation in the roof space comprising 7 x 2 bed and 3 x 3 bed apartments with refuse store and underground car parking. (Amended description). Now Known As 'The Radlett.'

- 28 Watford Road: 16/0771/FUL Demolition of existing dwelling & erection of 2 new detached, 5 bed dwellings with accommodation within the roof space. (Amended plans received 23/05/16 and 5/8/2016)

- 36-38 Watford Road: 18/0518/FUL I Demolition of existing building and construction of 2 x 2 bed flats within a new 2 storey building (Amended plans received 14.05.2018: increased separation from boundary with No.34 Watford Road and alteration to first-floor windows (north-east elevation) to be of obscure glaze/fixd).

#### Design Summary:

The carefully proportioned Classical design of the building, along with the scale, massing, position within the site, choice of materials and landscaping, allow the proposal to fully respect the character of the surrounding area as well as the neighbouring properties and landscape. The landscaping to the front boundary would be re-planted which will allow the building to become a discreet and elegant replacement to the existing house on the site.

The proposal would create new homes in an urban area of Radlett, having a frontage and access directly onto the highway, and based around the footprint of the existing house. Although the proposed building would extend further to the rear than the existing building line, the proposed development would be set away from the side boundaries whereas the existing house extends up to the side boundaries.

The area of garden land used would be small in comparison to the overall size of the site.

The elegant design of the proposed development, along with the scale, massing, position within the site, choice of materials and landscaping, we believe allows the proposal to fully respect the character of the surrounding area as well as the neighbouring properties and landscape.

The proposed building is designed to sit comfortably in the context, while providing generous new apartments in this area of Radlett. The relationship of the proposed building to the forecourt and Watford Road, and to the garden at the rear, maintains the established proportions and relationships.



Above: Colour study on early frontage sketch perspective, view taken from entrance to the property



The proposed development would provide new housing within an established residential urban area. The proposals would not result in any detrimental impact on the visual amenities of the area, residential amenity of the neighbouring properties, the living conditions for the future occupants of the site, or protected trees and biodiversity, and would make adequate provision for surface water drainage.

The access to the site and the level of off-street car parking, and provision for refuse collection and emergency services, would comply with policy.

The development therefore complies with the following policies: National Planning Policy Framework 2019; Core Strategy 2013 Policies SP1, SP2, CS1, CS2, CS4, CS12, CS16, CS21, CS22 and CS25; Site Allocations and Development Management Policies Plan 2016 Policies SADM3, SADM10, SADM12, SADM15, SADM16, SADM19, SADM30 and SADM40; Supplementary Planning Documents Affordable Housing (November 2015), Planning and Design Guide Part D (draft, 2016), Parking Standards (2014), Biodiversity, Trees and Landscape Parts B, C and D (2010); Developer Contributions Framework, Interim Technical Note on Waste Storage Requirements (2014).



Above: Proposed Front Elevation from entrance forecourt. The low walls with hedges either side of the entrance provide privacy to the ground floor bedroom terraces.