



WARNER

Former White Hart Design and Access Statement

April 2024

Introduction

Warner Planning submits this Design and Access statement on behalf of Griggs (South Mimms) Ltd. It supports the planning and listed building application for the partial demolition of some of the existing built form on the site and the conversion and extension of the former public house into six apartments, conversion of outbuilding into a two-bedroom apartment and construction of a detached two-bedroom infill dwelling, along with associated landscaping, bin store and parking at the former White Hart Pub, St Albans Road, South Mimms, Herts, EN6 3PJ.

This application has been developed following pre-application (21/0116/PA) discussions with the Council, which agreed to the principle of the loss of the former public house, due to the length of vacancy, its condition and to ensure its preservation. It is clear that the principle of extending and converting the public house to residential use is accepted by the Council in the Green Belt location, and acceptable in line with the NPPF and Hertsmere Development Plan.

This Design and Access Statement seeks to set out the design particulars around the application. The proposed scheme has been developed and evolved in accordance with the Development Plan and also Pre-Application discussions. Chapter 12 of the National Planning Policy Framework sets out the requirement for all forms of development to result in the creation of high quality, beautiful and sustainable buildings and places, which in turn makes the proposals acceptable to the communities they are integrated with, which this scheme has sought to achieve

The Site

The Application Site is situated in the northern portion of South Mimms (outlined in Figure 1 below) and, in regard to the wider context, is situated to the west of Potters Bar.



Figure 1: Site Location (not to scale, for identification purposes only).

The Site area measures circa 0.27ha, a large majority of which is covered by the vacant public house (The White Hart, which closed in 2021). This includes the built form of the public house, a paved outdoor seating area and the car park, which is covered in hardstanding, with some planting on its southern boundary. On the northern portion of the site is the South Mimms Cross War Memorial with associated benches.

With regard to boundary treatments, the northern and eastern portions of the site do not have a physical boundary, but to the south-east, south and south-west there is a mixture of border fencing and vegetation, which includes trees and hedgerows. The western edge of the site is defined by the built form of the public house, and the boundary treatments of the neighbouring residential properties.

There are currently two accesses to the site, one on the western side of the site of Blanche Lane and the other on the eastern portion of the site via the B556. In terms of pedestrian access, the site is almost completely encompassed by paths, providing convenient pedestrian access to the wider areas of South Mimms.

The surrounding uses of the site are predominantly residential, especially to the north, south, south-west and north-east.

Immediately abutting the eastern and southern boundaries of the site are the B556 and Blanche Lane. Looking slightly further to the west of the site is agricultural land, and to the east is a car wash, shop and garage. To the south of the site is St Giles Church.

Images of the application site are set out below:



Figure 2: Streetview of the application site from the B556, looking north-west from the access.



Figure 3: Streetview of the application site from Blanche Lane, looking southwards through the site.



Figure 4: Aerial view of the application site, looking north-west over the site.



Figure 5: Aerial view of the application site, looking east over the site.



Figure 6: Aerial view of the application site, looking east over the site.



Figure 7: Aerial view of the application site, looking south-east over the site.



Figure 8: Aerial view of the application site, looking south over the site.



Figure 9: Aerial view of the application site, looking west over the site.



Figure 10: Aerial view of the application site.



Figure 11: Modern extensions to the building.

Proposal

The planning application seeks the partial demolition of the existing modern additions on the site and the conversion and extension of the former public house into six apartments, conversion of outbuilding into a two-bedroom apartment and construction of a detached two-bedroom infill dwelling, along with associated landscaping, bin store and parking .

As set out in the below figures, an element of the proposal includes the demolition of some of the structures on site, which are located within a Conservation Area, and the justification for this is set out within the Heritage Statement. This includes the removal and replacement of a section of the current car park arrangement, with planting increasing the green space in the Green Belt and creating new habitat opportunities for flora and fauna

In addition on the southern elevation of the public house, the more recent additions, which have no heritage merit, including the single storey side extension, fire escape and retained wall (including steps) are to be demolished and removed. The hedgerow between the site and the Almshouses will be trimmed back to the boundary but be retained. It should also be noted that there will be internal alterations to the existing buildings with these detailed within the submitted suite of plans.

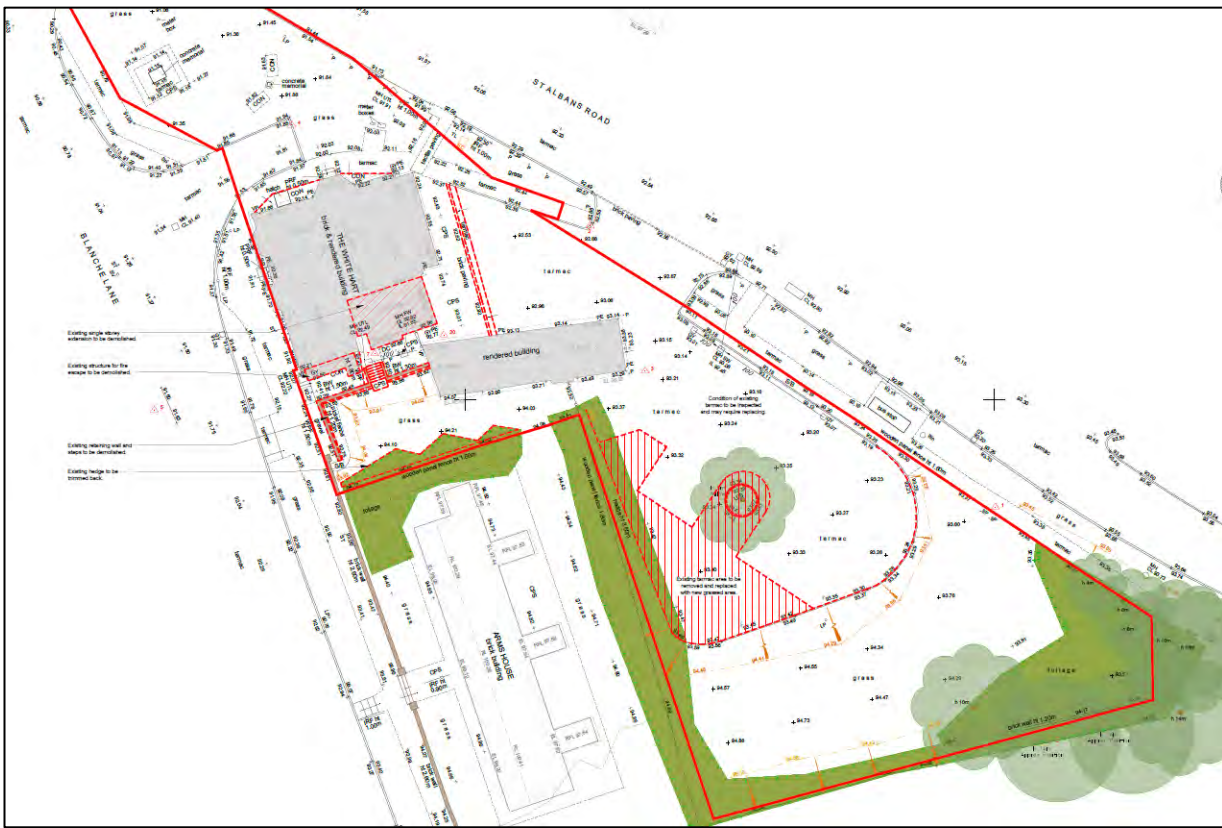


Figure 20: Demolition Site Plan.

Following the demolition of the specified existing built form, the application seeks to create a two-storey extension on the southern elevation of the former public house, which is subservient in nature. The proposal, in terms of viability, will safeguard the retention and restoration of the listed building whilst ensuring that the overall scheme remains viable. This will then enable the conversion of the public house to create six apartments (four two-beds and two one-beds), with a series of internal alterations that are detailed in the submitted plans.

The other existing building on the site, situated to the south-east of the public house, will be converted into a single-storey and self-contained residential unit (two bed). There will also be the creation of a new infill dwelling (two bed) to the south of the public house, which will be two-storey in stature and is required in terms of viability to ensure that the listed building can be retained and restored, whilst ensuring that the scheme remains viable. In terms of the design and materials of the new elements of the proposals, these will look to form a continuation of the existing built form on the site and the surrounding character.



Figure 21: Proposed Site Plan.

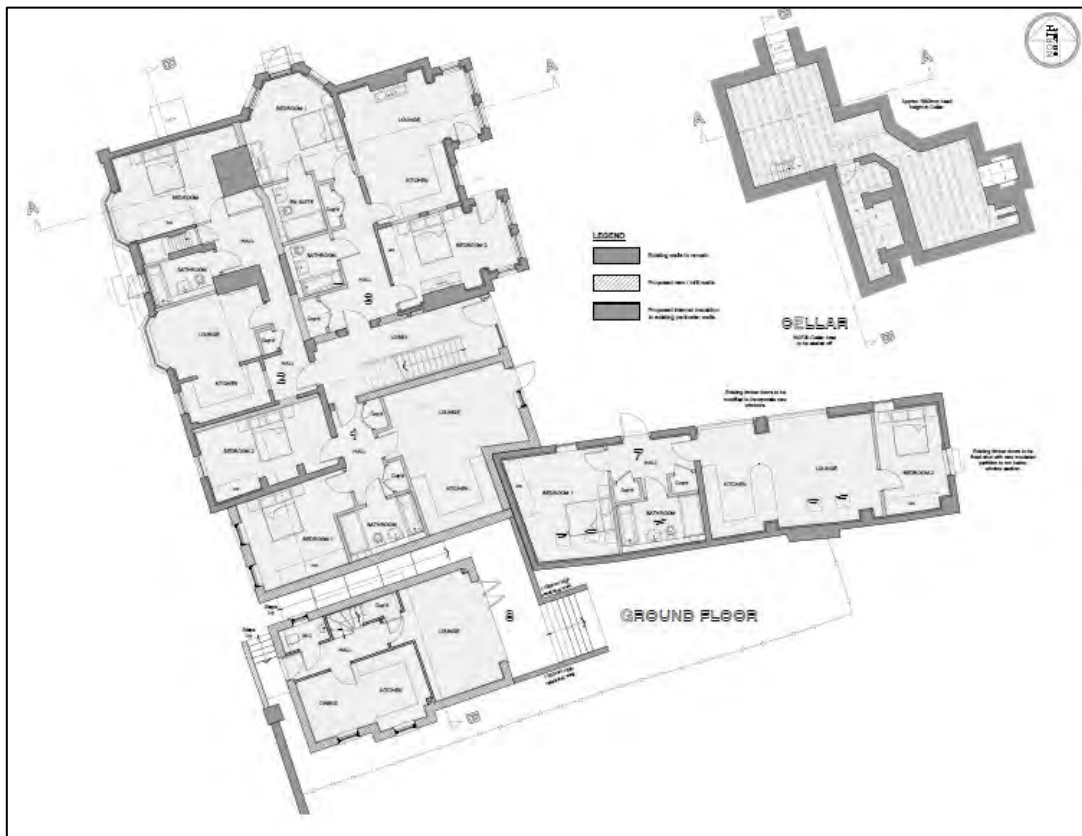


Figure 22: Proposed Ground Floor Plan.

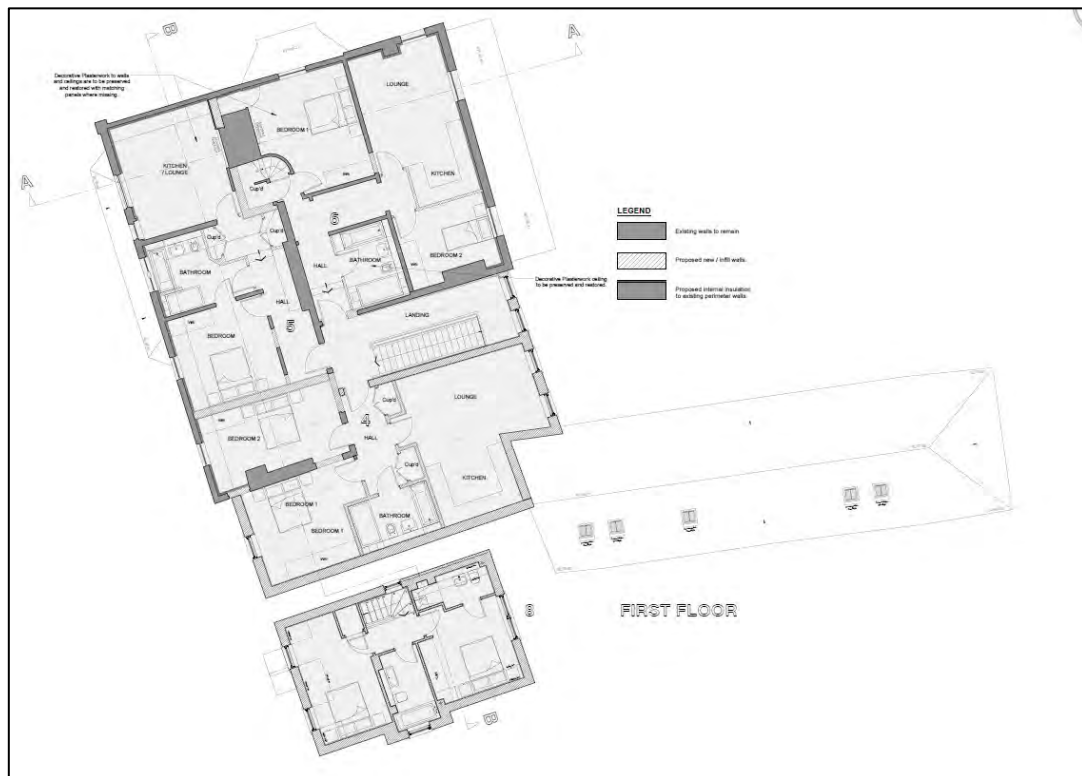


Figure 23: Proposed First Floor Plan.

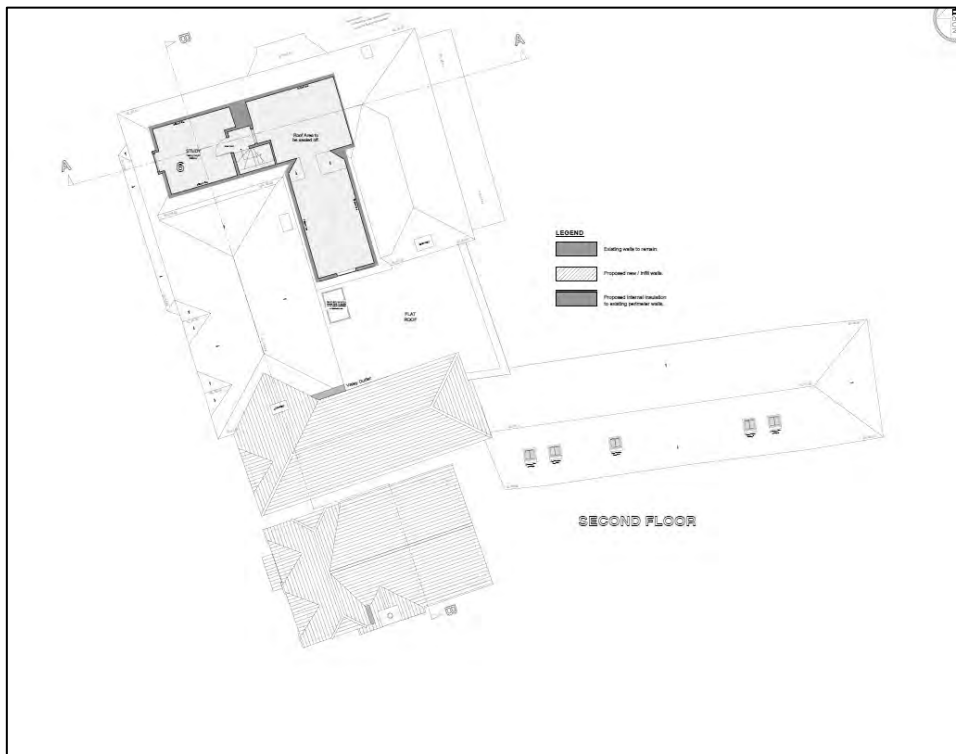


Figure 24: Proposed Second Floor Plan.

The accommodation schedule for the proposed residential units on the site is as follows:

Plot Reference	No. Bedrooms	Floor Area (m ²)
Apartments – Ground Floor		
1	2 Bed	72.7
2	1 Bed	60.7
3	2 Bed	81.0
Apartments – First Floor		
4	2 Bed	72.3
5	1 Bed	54.0
6	2 Bed	81.8
Detached Dwellings		
7	2 Bed	74.6
8	2 Bed	80.0

All the plots exceed the minimum floorspace standards.

Plots one, three, seven and eight will benefit from their own designated private amenity space attached to the associated plot. The remaining plots will have use of the substantial communal gardens situated to the south of the site, which can be accessed via a designated footpath.



Figure 25: Proposed Western Elevation of the site.



Figure 26: Proposed Eastern Elevation of the site.

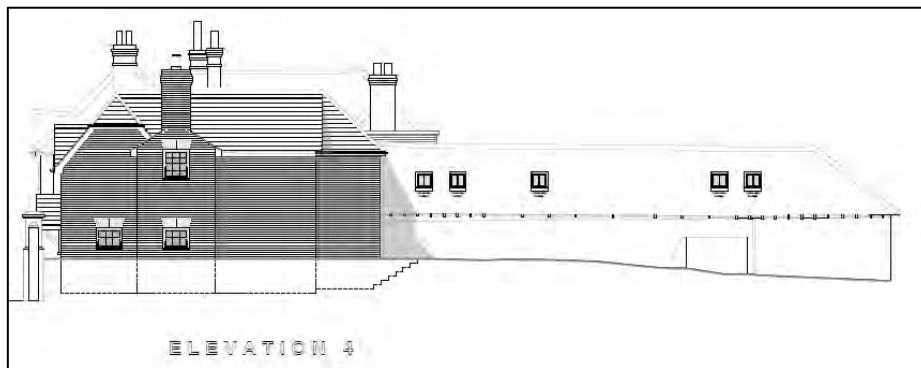


Figure 27: Proposed Southern Elevation of the site.

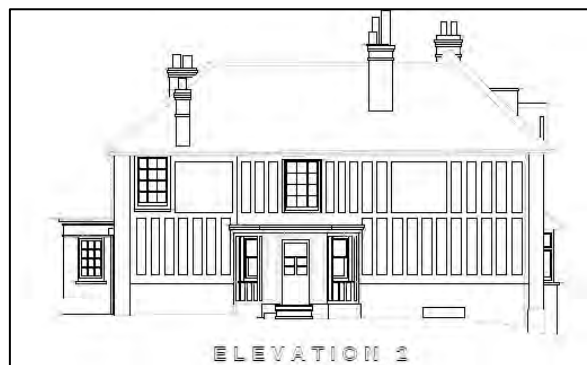


Figure 28: Proposed Northern Elevation of the site.



Figure 29: Proposed Northern Elevation of the Converted Barn Building.

In regard to the northern portion of the site, this will remain as current, with no amendments, with retention of the war memorial and the two benches.

Plots one through seven will utilise a communal bin store, which is located between the car park and the proposed built form. Plot eight will benefit from its own dedicated bin store that is located within the amenity space.

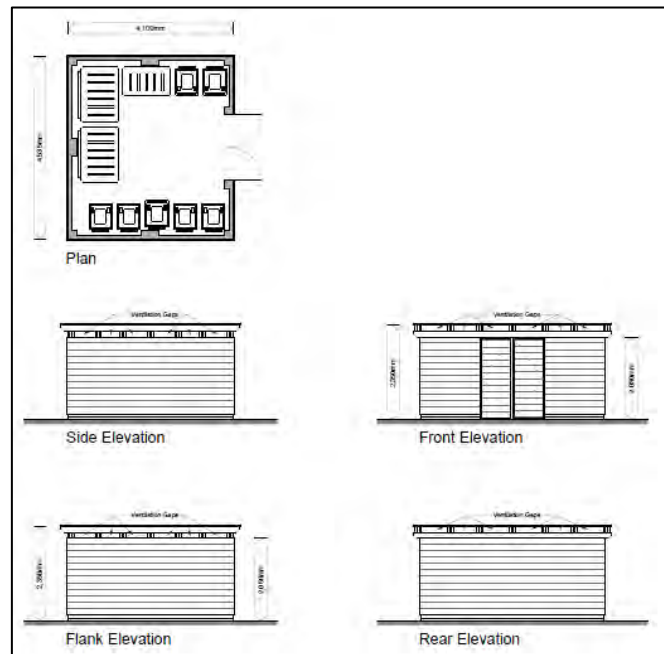


Figure 30: Proposed Communal Bin Store Plans.

The overarching landscape strategy is to retain and enhance the landscaping on site creating wildlife opportunities and positively enhancing the visual appearance of the site. The proposal reduces the amount of hardstanding on the site which is a benefit to the Green Belt.

Pre-application

It should also be noted that following the Pre-Application, several amendments to the scheme have been made to ensure that the development conformed to the Council's comments.

Amendments to the scheme following the pre-application include:

- ✿ Plot 9 has been removed reducing the proposed number of units from nine to eight.
- ✿ Additional and improved landscaping and boundary treatments have been included.
- ✿ The glass doors to the single storey conversion have been removed, with timber utilised instead.
- ✿ The amenity area to the rear of the car park has been enhanced, through the provision of paths and seating area.
- ✿ Design of the extension revised to be more subservient.
- ✿ For plot 8, the roof height has been lowered, and a Suffolk-hipped roof has been implemented to make it more subservient.
- ✿ Secure cycle storage now forms part of the submission.

The applicant, Griggs, has an enviable track record of delivering high-quality developments, especially in the Green Belt and has other examples of similar schemes relating to public houses and their associated land, with some of these schemes set out in Section 2 of the submitted Planning Statement.

Scale and Mass

The proposal is designed to make efficient use of space on site whilst respecting the listed building and conservation area. The proposed dwellings are considered to be of an appropriate scale to that which is established in the vicinity and to previous historical development on the site. The infill dwelling responds to the building line and scale of the street.

Landscaping

The proposed soft landscaping will consist of elements typical of small-scale residential development. Grass lawns, flowerbeds and patio areas are envisaged to the rear, whilst the boundaries will be lined with a mixed native species hedge fronted by nectar-rich and fruit-bearing trees and shrubs. To the front garden, again, boundaries will be defined with a mix of native species hedges to the perimeters. The proposal includes an increase in green space on the site.

Appearance and Materials

The scheme utilises materials which are similar to those that are found on the existing buildings.

The proposed houses are traditional in form and will comprise pitched, tiled roofs, chimney stacks, and red brick to complement the material palette of the existing properties in the vicinity and the host building.

Access and Movement

The existing access off the B556 will be retained, with the access off Blanche Lane being reduced to just a pedestrian through route and a parking space, with the vehicular access at this portion of the site, being removed. A secondary access point will be located to the northwest of the site, off the existing spur to

the north of the pub accessed via Blanche Lane. This will provide access to a single parking space. In terms of the visibility splays, they have been drawn at 2.4m x 43.0m from the proposed access in line with standards stated in MfS for a road restricted to 30mph, demonstrating unimpaired visibility for vehicles utilising the proposed access.

In line with the Council's Parking Standards (Sustainable Transport and Parking SPD), the proposed mix of two one-bed apartments, four two-bed apartments, one two-bed detached infill dwelling, and one two-bed apartment will in total require 10 and a half car parking spaces. However, it is proposed that twenty parking spaces are provided (which includes two spaces for disabled users, eight EV charging points), in line with the provision previously used to serve the former pub, in excess of the stated requirements in the SPD, and agreed in the Pre-Application. This will take the form of nineteen bay parking spaces to the east of the site, and a single parking space accessible to the northwest via the Blanche Lane access point, which accords with the Pre-Application response received.

The scheme will also deliver cycle parking for all of the units, at a level of at least one space per bedroom in the form of a secure dedicated cycle storage within the site curtilage.

Use

The proposed use of the site will be C3 Dwelling houses.

Heritage

The application has been reviewed and supported by consultants Cogent, who have produced a Heritage Statement in support of the application.

The application site is located within the Conservation Area for South Mimms, and the former public house is a Grade II listed building. There are also several other listed assets located around the application site, with the area abutting the southern boundary of the site being an area of archaeological interest.

The design is of a high quality and is reflective of the immediate character and context, especially in relation to the heritage assets on and around the application site. The proposals will also provide continuity between the existing and proposed, whilst ensuring the legibility of the design accords with the surroundings and creates a safe development which assists in reducing the fear of crime and seeking to prevent it where possible, through bringing a vacant site back into viable use. Enhanced landscaping has been utilised to assist in the integration of the proposed and existing to ensure seamless assimilation between the two environments. The proposals will also ensure that the proposals are designed and accessible for all, with suitable provisions of amenity space.

The proposed development has been designed with cognisance of the history of the application site and the Conservation Area designation, whilst ensuring that the resulting development will be of high quality. It has been carefully considered to beneficially redevelop this site, and materially improve the local townscape. This proposal enhances the site's contribution to the Conservation Area. In the same way that the townscape would be enhanced, the setting of the nearby Grade II listed building would also be qualitatively enhanced. As it is evident there is a long history of development on the application site, but

particularly the vacant nature of the site has fragmented the townscape and is, in its own right, something of an eyesore that could be beneficially developed. Therefore the scheme accords with Policy CS14 of the Core Strategy.

The rear extensions would in part facilitate the reinstatement of the room currently interrupted by the later staircase, and would replace poor quality accretions with well-designed new additions that would preserve and enhance the significance of the building. The conversion of the outbuilding would preserve the significance of the building, and the conservation area. The modest infill building would blend in well, and preserve and enhance the character, appearance and significance of the conservation area, and the setting of the almshouses and The White Hart.

Sustainability

An Energy and Sustainability Statement has been prepared by Love Design Studio in support of the application that has been submitted.

This sets out that the new build element of the proposed development, consisting of two apartments and a detached dwelling, has incorporated energy efficiency measures through a well-insulated building fabric shell to reduce the demand for space heating. Additionally, the new build energy strategy will make use of high efficiency air source heat pumps for space heating and domestic hot water to maximise on-site CO₂ reductions.

The new build currently provides a regulated CO₂ reduction of 55% against a notional dwelling compliant with Part L (2021) Building Regulations.

The conversion element of the proposed development, consisting of five apartments, will benefit from an improved thermal performance via internal insulation to existing parameter walls, roof, and floors, and replacement of all non-conservation windows and doors to meet the minimum U-Values for existing buildings as per Table 4.3 of the Part L (2021) Building Regulations.

The conversion currently provides a regulated CO₂ reduction of 49% compared against a baseline building based on the existing context.

Therefore, the energy strategy results in an on-site cumulative CO₂ reduction, exceeding the 40% requirement stipulated in Hertsmere's Carbon Offsetting SPD.

The scheme will integrate core sustainability principles within its design, including sustainable construction, waste, health, and wellbeing.

Furthermore, the scheme will comply with the water usage as set out within Policy SADM17.

The scheme fully accords with Policy CS17, the Carbon Offsetting SPD and the Interim Planning Policy Position Statement – Climate Change and Sustainability.

Conclusion

The application proposal comprises a high-quality, traditional design solution for a vacant site situated in a highly sustainable location in compliance with national and local planning policies.

The proposed development will:

- ✿ Provide much-needed homes at a time when the Council cannot demonstrate a five-year housing land supply.
- ✿ Re-use of a previously developed site.
- ✿ Offer a new use for a vacant site.
- ✿ Provide high-quality and sympathetic design, which reflects the character of the Conservation Area.
- ✿ Develop a site which is located in a sustainable location, close to facilities.
- ✿ Provide adequate amenity space for the proposed dwellings whilst not harming the amenities of neighbours.
- ✿ Provide dwellings which use traditional forms and materials in character with other buildings in the vicinity.
- ✿ Provide houses which would reinforce the historic street plan.
- ✿ Offer parking provisions in line with Council guidance.
- ✿ Meet the Nationally Described Standards.
- ✿ Provide cycle storage.
- ✿ Offer a proposal which is well related to the adjoining buildings, and complements the character of the area.
- ✿ Offer a reduction of hard-standing.
- ✿ Provide new Landscaping with a biodiversity net increase.
- ✿ Reduce vehicle movements and activity within and around the site.