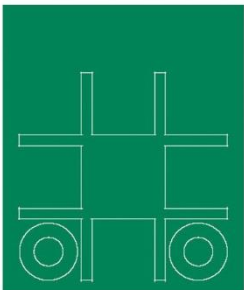


DESIGN & ACCESS STATEMENT

HEATH ROAD, BREACHWOOD GREEN



bhd
Architecture
Planning
Design

NOVEMBER 2024

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1.0 ASSESSMENT

1.1 LOCATION AND SETTING

The site is located on the western side of Heath Road in Breachwood Green. The site is vacant land, having formerly been allotments that closed in 2021. The site is allocated for housing by the Local Plan (site KW1) for 16 dwellings but has an outline approval for 10 dwellings.

To the south of the site is the Pheasantry which is a large, detached property with outbuildings positioned in its rear garden. To the North is a residential area along The Heath. To the East and West there are agricultural fields.

There are Listed Buildings within the vicinity including Moss Cottage and Heath Farmhouse to the north-east and Brownings Cottage and South Barn at Brownings Farm located to the south-west (all Grade II listed).

Wain Wood Site of Special Scientific Interest (SSSI) lies approximately 4.2km from the application site, to the north-east. Watkins Wood & Lords Wood Local Wildlife Site (ref 28/006) lies within 2km to the east of the site.

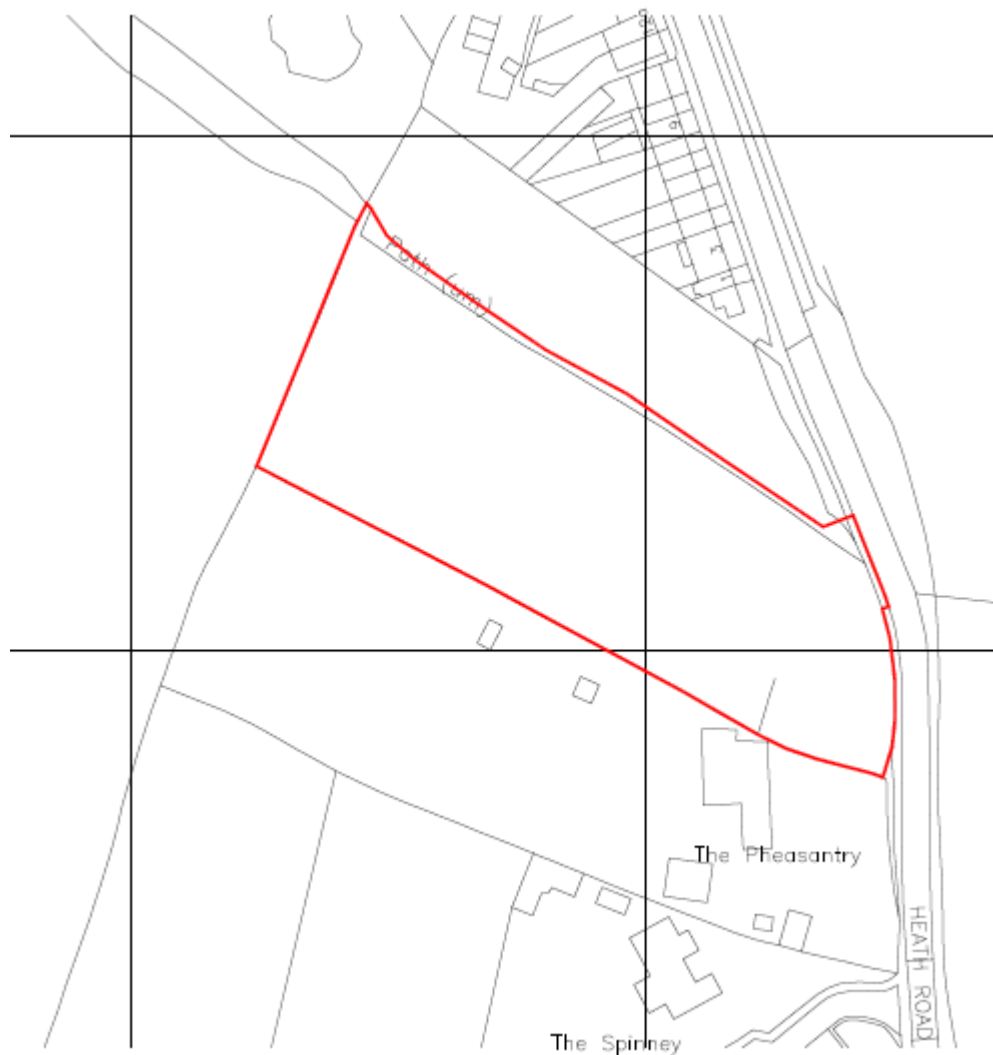


Figure 1.1 – Proposed Location Plan

1.2 ACCESS, MASSING AND BUILT FORM

To the East of the site is Heath Road which includes a pedestrian access. Footpath Kings Walden 14 is located on the opposite side of the road. Footpath Kings Walden 008 runs along part of the western boundary of the site and connects Brownings Lane to Colemans Road. Footpaths 8 & 14 are to be linked together with the approval of this application.

The site is accessed via an already approved new entrance off of Heath Road.

There are no existing structures on the site and the land is vacant.

The proposed site is located wholly within Flood Zone 1 and therefore poses no flood risk.

2.0 CONSULTATION

2.1 PLANNING HISTORY

22/02942/OP - Outline planning application for 10 dwellings (all matters reserved except for access)

Approved: 18/09/2024

3.0 EVALUATION

3.1 LAYOUT & LANDSCAPING

The proposal for the development is for 10 dwellings as approved via the previous outline application and has followed a very similar layout to the indicative layout within that application. These 10 dwellings are all 2-storey houses. The proposal is accessed via the approved site entrance in accordance with drawing F2119/01-D from the previous outline.

The site is formed around a central arterial road that serves all properties, built to an adoptable standard of 5.5m in width with a 2m footpath running alongside to serve the development. At the western end of the site there is a T-shape turning head capable of allowing the 3-point turn of a fire appliance. This road will remain privately owned and not adopted by the Local Authority.

The site has accommodated the existing footpaths along the western and northern boundary and is proposed to be a green corridor link (shown in blue hatch on the site layout).

The site will be heavily landscaped to improve biodiversity. The proposal allows for the tree lining of the site's boundaries along with a lining of trees/hedges directly adjacent to the new road. Significantly, an area of the site in the southern corner is dedicated to sustainable drainage via a pond and biodiversity in the form of a meadow for public use by the site residents.

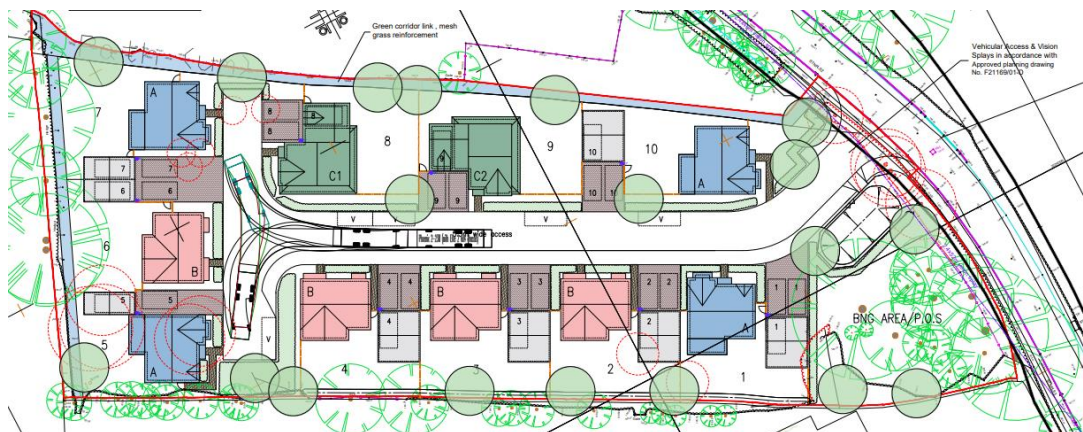


Figure 3.1 – Proposed Site Layout

3.2 BUILDING MORPHOLOGY

The proposed dwelling will be 2 storeys in height and designed to be used as family homes. There are several types of dwelling used, and each of these types has variations to make each dwelling unique visually.

The properties are made up of materials that are well used in the surrounding context to blend into the surrounding area whilst giving a contemporary feel. The main materials proposed to be a dark red facing brick and light-coloured render to fit in with similar developments. Traditional stone cills and brick jack arch headers coupled with dark grey/white upvc casement windows break up the use of one material and soften the mass of the proposed. A dark concrete roof tile is proposed to achieve a minimal impact on the street scenes ridge line and to blend in with the surrounding context.

The use of various styles of gabled roofs and dormers to break up the scale of the proposed dwellings whilst still maximising the plot for a family home. This is helped by the use of small-scale single storey rear protrusions that cause no visual impact from the public realm.

The proposals have been carefully designed so that they all have large rear gardens with habitable spaces such as the living and sleeping areas facing onto them with large doors and windows to maximise light. The front façades have a traditional look, incorporating bay windows and porches to reduce the mass of brick and render.

The properties are designed to meet and exceed the Nationally Described Space Standards and M4(2) disabled access requirements to future proof the dwellings.

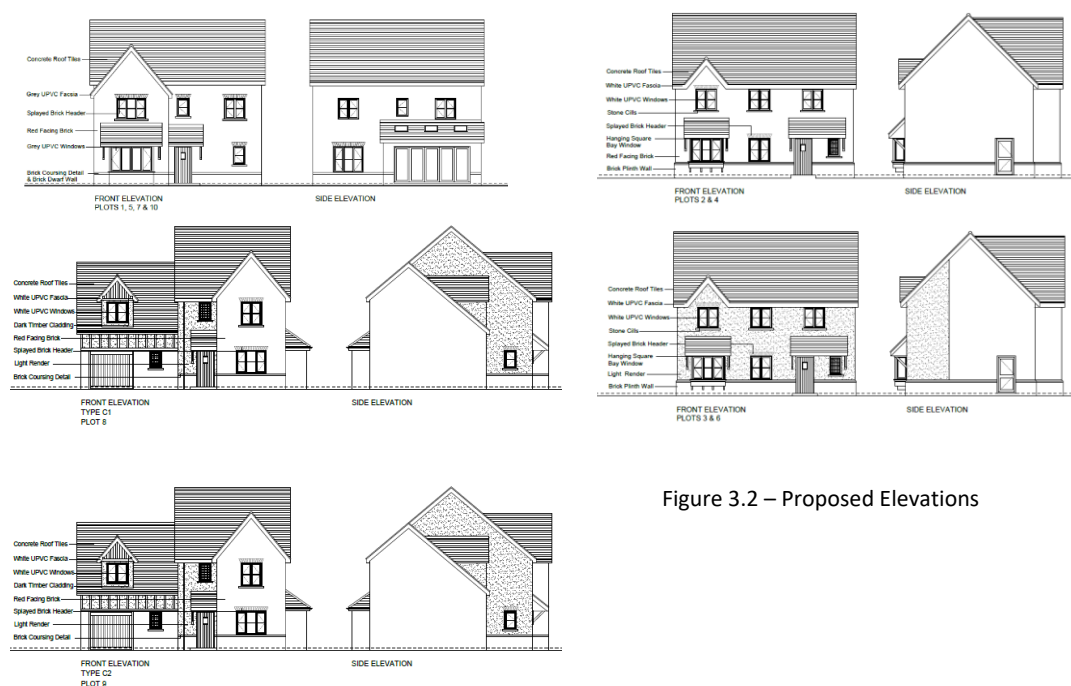


Figure 3.2 – Proposed Elevations

3.3 ACCESS

A new vehicular access has already been approved via the previous outline application and shall be constructed in accordance with the approval. The proposed arterial road has a turning head at the top of the site that allows a fire appliance to turn in emergency.

Each property has a private garage and a minimum of two parking spaces. The majority of the properties exceed the minimum parking standard by having three spaces. Ample visitor parking is provided on the new access road.

3.4 DRAINAGE & SERVICES

The proposed drainage strategy is for a new foul water connection under the new access road to connect to the existing system running in Heath Road.

The sustainable drainage surface water strategy proposed is via a soak-away under the new access road and an attenuation pond adjacent to the site entrance.

The plots are equipped with EV charging facilities and bin/bike storage within the garages. The bin collection will be via Local Authority collection.