NOTES ON DEVELOPMENT PARAMETERS DRAWING

(To be read in conjunction with Development Parameters drawing 5203/107)

Details of the design, including the appearance, layout (including internal road layout), landscaping, and scale are to be determined at a later date and will be submitted at the reserved matters / planning condition stage – but will be based on the Development Parameters drawing and these notes.

PLANNING APPLICATION DESCRIPTION

The planning application description is:

ERECTION OF CREMATORIUM, INCLUDING VEHICULAR ACCESS TO ARLESEY NEW ROAD, INTERNAL ACCESS ROADS, CAR PARKING, ALTERATIONS TO LEVELS, LANDSCAPING AND MEMORIAL GARDENS, AND RELATED WORKS

Note: As the site adjoins the Bedfordshire / Hertfordshire County boundary a separate planning application is submitted to North Herts DC for:

VEHICULAR ACCESS TO ARLESEY NEW ROAD

RESERVED MATTERS

Layout, scale, appearance and landscaping are Reserved Matters for determination at a later date.

Access is a Reserved Matter for determination at this stage, subject to the following:

Access to existing cemetery access road – for determination at this stage.

Access to Arlesey New Road – subject to separate full planning application to be submitted to North Herts DC as Local Planning Authority (See Stomor means of access drawing). However, the location is shown on the Development Parameters Drawing.

Internal access roads – for determination at a later date as part of the layout Reserved Matter. However, the Development Parameters drawing indicates the likely internal access road layout (subject to detailed design and discussions with the highway authority).

PROPOSED CREMATORIUM BUILDING

The proposed crematorium building will be located within the Building Area shown on the plan. A separate covered area for floral displays may be located to east of the main Building Area.

Note: Only part of the Building Area will comprise a building.

Size and height of building

Details of the design for the crematorium building are for determination at a later date. However, the building will be likely to comprise a single storey building containing a chapel containing up to 100 seats (with space for approximately 50 to 100 standing, if required), administrative office, WCs, lobby, meeting room, and crematory, with a porte cochere (covered dropping off area) to the front.

It will be up to 4.0m high to eaves, up to 8.5m high to the top of the main ridge, up to 9.5m to the top of the crematory chimney, up to 42m long (including Porte Cochere) and up to 26m wide.

The building will be designed to keep its height and bulk as low as possible.

Materials

Details of the materials will be submitted for approval at the detailed application stage. However, at this outline application stage it is likely that the materials will be selected to reflect the materials used for the existing chapel and walls at the cemetery, so they relate to each other, and may comprise the following:

- Walls – red multi bricks / dark stained timber cladding / zinc/lead metal cladding
- Roof – grey slates / zinc/lead metal roofing

CAR PARKING / SERVICE / ACCESS AND LANDSCAPE AREAS

To the south and sides of the Building Area will be an area within which the car parking, service area, and related access roads and paths will be located, set within landscaped areas / gardens.

Car parking

Car parking for approximately 73 cars will be provided comprise a main car park for approximately 26 cars and an overflow parking area for approximately 47 cars, including disabled parking.

SITE LEVELS

The site slopes down gently from east to west and so site levels may need to be altered to provide suitable levels for the building and paved areas (including car parking), and provide suitable gradients for roads. Levels may therefore need to be altered - changes in level may be up to plus or minus 0.5m to 1.0m compared to existing levels.

SUSTAINABLE DRAINAGE

The proposals will incorporate a sustainable drainage strategy, including filter drains, attenuation pond and permeable paving.

DETAILED DESIGN

Details of the detailed design, including the appearance, layout (including internal road layout), landscaping, and scale are to be determined at a later date and will be submitted at the reserved matters / planning condition stage – but will be based on the Development Parameters drawing and these notes.

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