



Design & Access Statement

Land at Oakleigh Farm, Godicote Road
Oakleigh Meadows

October 2024



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Introduction



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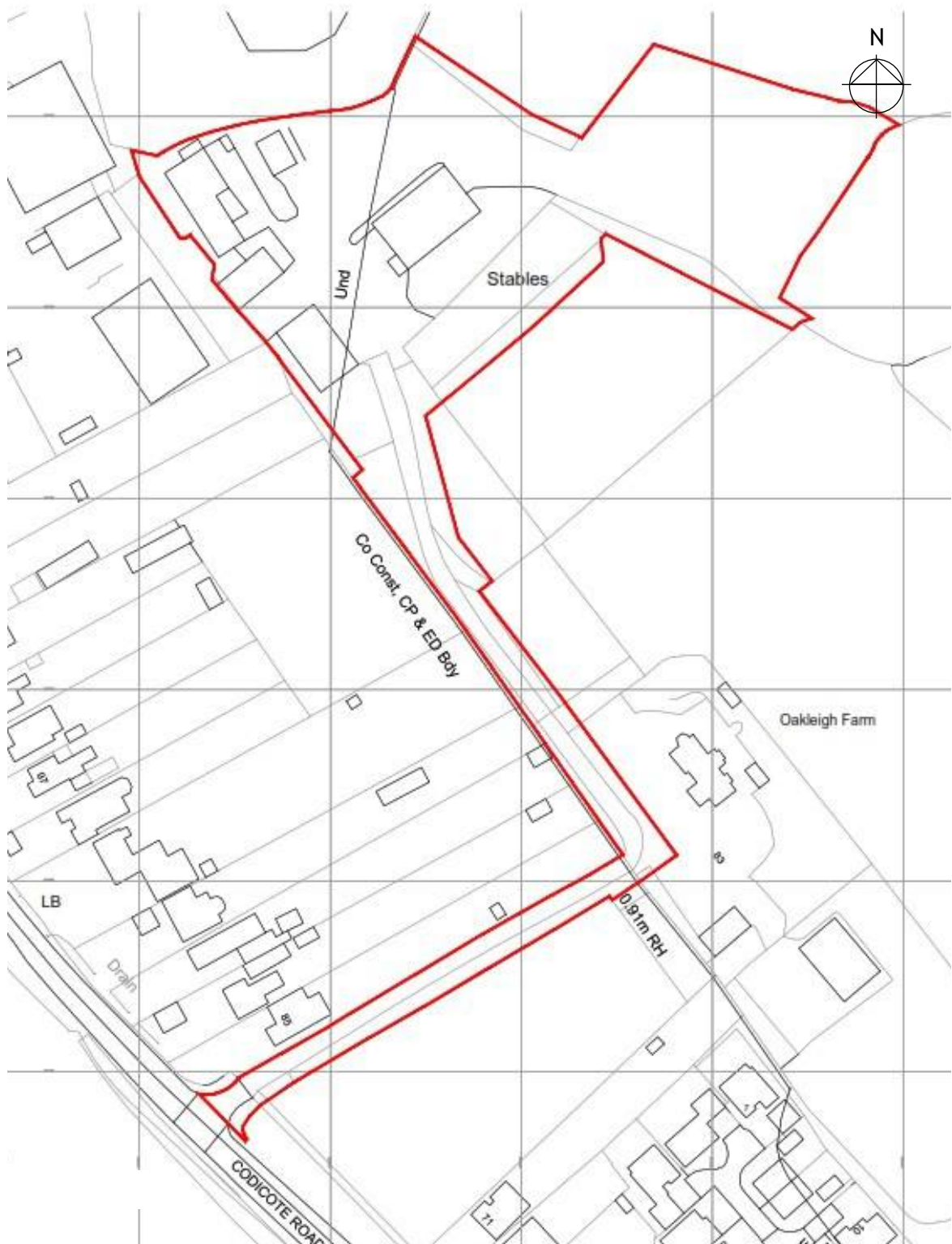


Figure 1.1: Application Site.

Introduction

This document has been produced by Woods Hardwick Ltd on behalf of Kingshall Estates in support of a Full Application for a residential development at the site known as Land at Oakleigh Farm, off Codicote Road, Welwyn which will be referred to as Oakleigh Meadows.

Introduction.

The proposed development consists of the following;

The erection of 7 detached dwellings for residential purposes along with all garages, roads, sewers, landscaping and all ancillary works.

In support of this Application, a Planning Statement has been provided, which details Policy Compliance.

Background.

The Application site straddles two District boundaries, North Hertfordshire and Welwyn Hatfield Borough Council. The site boundary is situated within the Green Belt, extending beyond the settlement envelopes of Welwyn and Codicote.

The site has the benefit of a Planning Consent for the erection of 7 detached residential dwellings with associated detached garages, parking and amenity areas (Ref: APP/X1925/W/21/3269379 & APP/C1950/W21/3269378).

In November 2023 a Full Planning Application was submitted to both authorities by Kinghall Estates (Ref:6/2023/2359/MAJ & 23/02719/FP), in search of uplifting and rectifying the Original Consent.

Whilst this Application enhances various details of the scheme, the principle of development remained unchanged, contributing the same

quantum of housing and reasons for development within the Green Belt.

Despite NHDC Approving the application at committee, WHBC considered that, whilst the proposal significantly improved upon the extant consent in design term, ‘very special circumstances’ had not been sufficiently demonstrated to approve inappropriate development in the Green Belt.

Since the Refusal, discussions between the Applicant and WHBC have taken place, with an agreed way forward that, in principle, can be supported by WHBC.

Approach.

This document has been prepared in accordance with Article 4 of Statutory Instrument 2013/1238, setting out the requirements for a Design and Access Statement (DAS).

This DAS has been set out to:

- Demonstrate the steps taken to appraise the context of the development.
- Explain how the scheme responds to the sensitive setting of the development.
- Identify the missed opportunities associated with the Approved Scheme and how they have been addressed in this Application.
- Explain how the scheme has evolved to uplift the **quality, character and appearance** of the proposed site.



Figure 1.2: Kingshall Estates selected Portfolio.

About Kingshall Estates Ltd.

Kingshall Estates are a family run, privately owned property development company based in Maulden, Bedfordshire. Specialising in residential development, Kingshall have been building homes for over thirty years forging an excellent reputation for outstanding design and high quality, as seen throughout their portfolio; figure 1.2.

Whether it's developing an exclusive luxury property or a multiple unit site, each are carefully considered, to maximise their potential.

Kingshall Estates distinguished portfolio stands as a testament to their dedication in achieving excellence. Their projects are designed with meticulous attention to detail and a seamless fusion of modern living with timeless elegance.

Validating the above statement, Kingshall Estates Ltd secured the title for Best Residential Property Bedfordshire for 2019-2020, courtesy of their exceptional luxury home, Kings Oak House.

Utilising their wealth of knowledge and resources, Kingshall Estates have worked collaboratively with each consultant throughout the process of this application. Ensuring their well-known reputation and proven record for quality are applied throughout the scheme, from the approach leading up to the development, right through to the garden design.





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Assessment

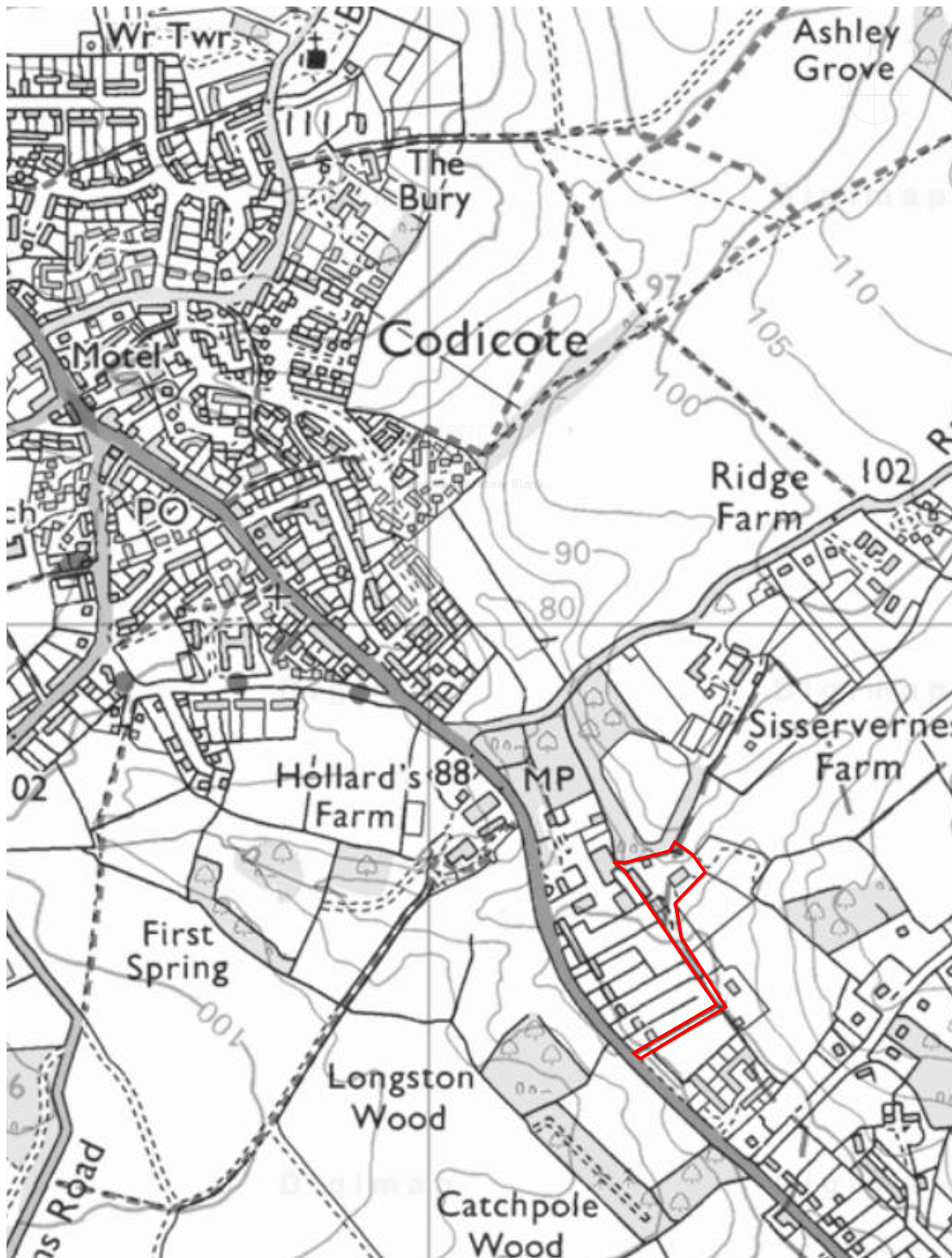


Figure 2.1: Street Map of the locale with the site edge red.

Assessment

Given that this Site has a Planning Consent, the principles of development upon the land has already been agreed. Therefore, this document will not seek to justify the principle of development.

Site Description.

Note: At the time of the visiting Site, the existing buildings had yet been demolished under Consent APP/X1925/W/21/3269379 & APP/C1950/W21/3269378, while the client awaited Approval for the Discharge of Conditions to Condition 5, 12 and 13.

Formerly, the site comprised of mixed-use industrial buildings and open land measuring approximately 1.39 hectares; with various surfaces highlighting its industrial history: stone hardstand, concrete and grass. (see photograph 1&2).

Prior to the purchase of the site, it was a mixed use premises, with industrial and equestrian use, which included a number of different sized buildings with a large open air storage facility (see photograph 2).

To the North of the boundary, the site is currently screened by mature vegetation and dense tree planting (see photograph 3).

The immediate surrounding area comprises a mix of residential, mainly to the south/south-west, and industrial to the north-west.

To the east and south east predominately lies open countryside, with the exception of the Oakleigh Farm dwelling and outbuildings (see photograph 4).

Being entirely within Flood Zone 1 the area is at the least risk of flooding. In this respect there are no flood risk concerns as established during the consideration of the approved application.



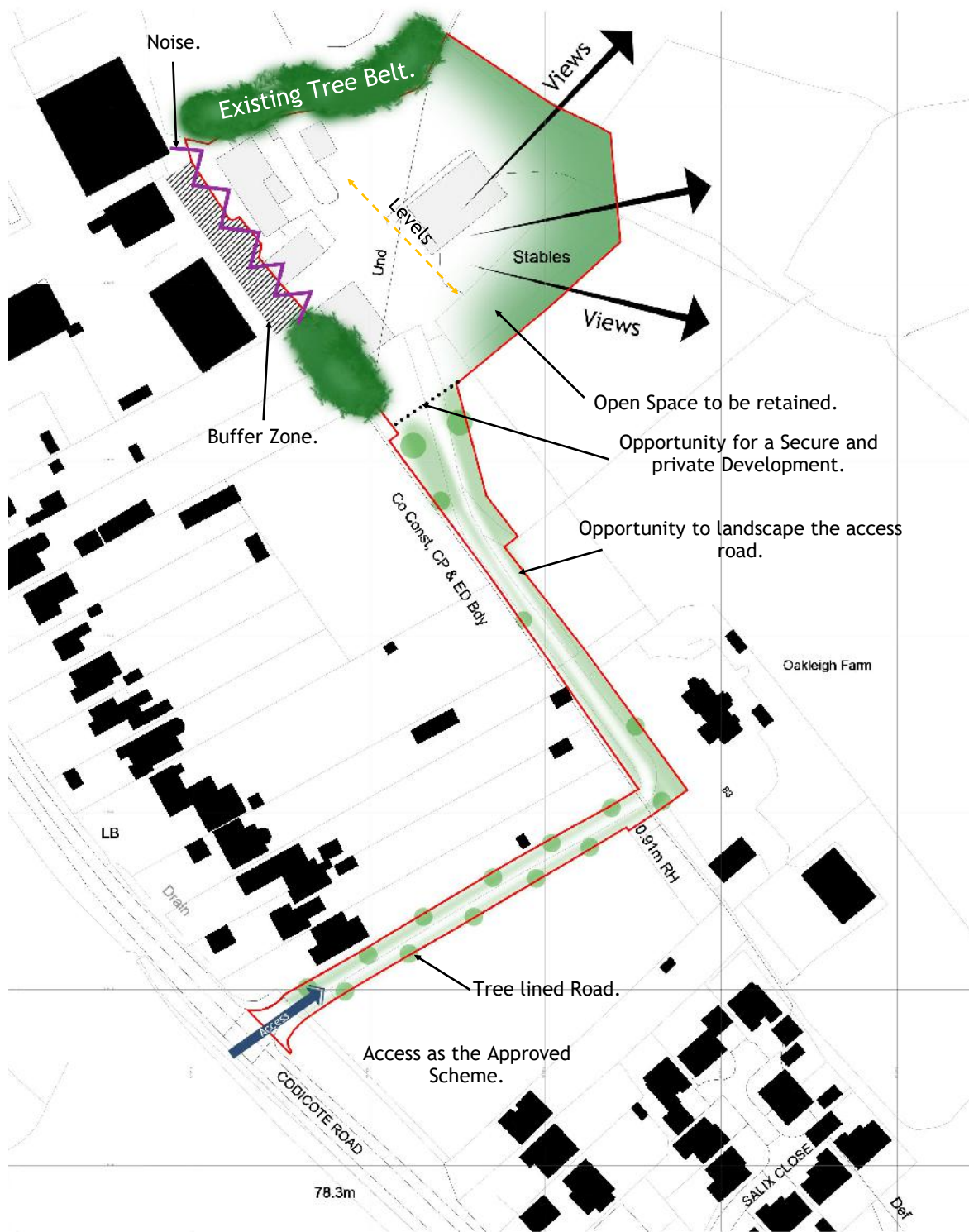


Figure 2.2: Opportunities and Constraints Plan.



Figure 2.3: Examples of local materials

Figure 2.2 sets out the Opportunities and Constraints for development at the site including an opportunity to create a new secluded private development outward looking onto green open space.

Figure 2.3 illustrates examples of building materials within close proximity to the site. These comprise black weatherboarding, red brick and white render. Roof Tiles are predominantly dark red plain tiles.



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Review of the Approved Scheme

Review of the Approved Scheme

Building out the approved scheme would result in several missed opportunities which would go against best practice Urban Design and Residential Design. In recognising this, the development has been refined to re-align itself against best practice principles.

Approved Scheme.

In September 2021 Planning Permission was granted on appeal for the erection of seven new detached dwellings.

Approved Layout.

The approved layout consists of seven detached units around a single shared private drive. While this framework is acceptable, there are several missed opportunities within the layout which this planning application seeks to address.

They are as follows:

1. An opportunity to create a sense of arrival with the introduction of Piers and a change in surface material.
2. There are two vista opportunities which require attention. The first concerns the initial entry into the main site - considering a landscaping feature, instead of parking will enhance the rural character of the development. The second missed vista refers to the positioning of the shared private drive in relation to plot 4. Re-aligning this centrally to plot 4 would accentuate the dwelling, establishing a narrative that highlights its significance.

3. Plot 3 poorly addresses the journey from the entrance of the main site, it should be rotated to front the route into the site.
4. In proportion to the number of bedrooms, and floor area of each proposed dwelling, these homes merit double garages. This should be done without negatively affecting openness which can be explored through characterful design.
5. There is an opportunity to create a strong uniform building line between plots 4 & 5.
6. Due to the repetitive nature of house building today, consideration for daylighting to each plot has been overlooked. Re-arranging the larger scale forms will help improve this aspect better contributing to the sustainability of these homes.

Further Details.

7. In simplifying the transfer of land, an additional area has been included within the purchase agreement and therefore within the red line of this application.

Additionally, within the land purchase agreement, it has been agreed that the Paddock will return as per the description within the Approved Consent dated 2021.

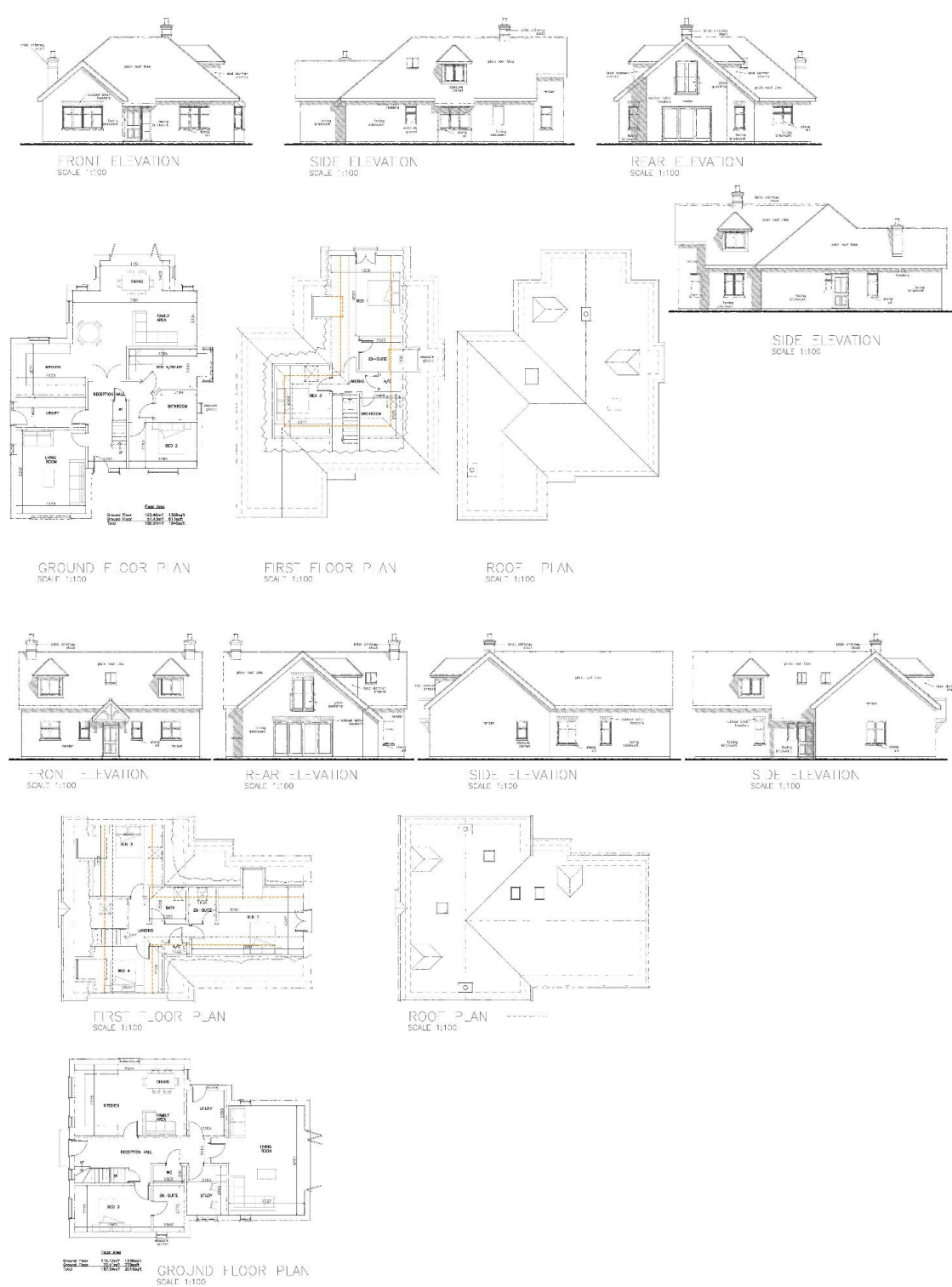


Figure 3.2: Dwellings under the Approved Consent.

Approved Dwellings.

We consider the extant scheme distinctly average, in terms of architectural language, character and merit. Whilst the approval of external materials is subject to a condition pursuant to the extant consent, the proportions, fenestration, lack of variation in facing material, and the poor detailing result in a basic and characterless post-war budget build.

In addition to appearance, floor plan arrangements lack consideration in embracing the beauty of the surrounding context, and more importantly occupy a compromised layout due to a standard 35 degree roof pitch being applied, constraining the floor area, resulting in some dwellings housing 2 bedrooms on the ground floor.

Not only does this affect the quality of living to the first floor but it also does not allow for

adequate space for an MVHR system, a condition set out within the extant consent. Requiring the roof pitch to be flexed to allow for these units to be stored.

Therefore, attention will be required in:

- Improving proportions to improve appearance and spatial provisions internally.
- Creating a building hierarchy and narrative across the development through a varied material palette reflective of the local vernacular.
- Introduce an uplift in architectural detailing and features.

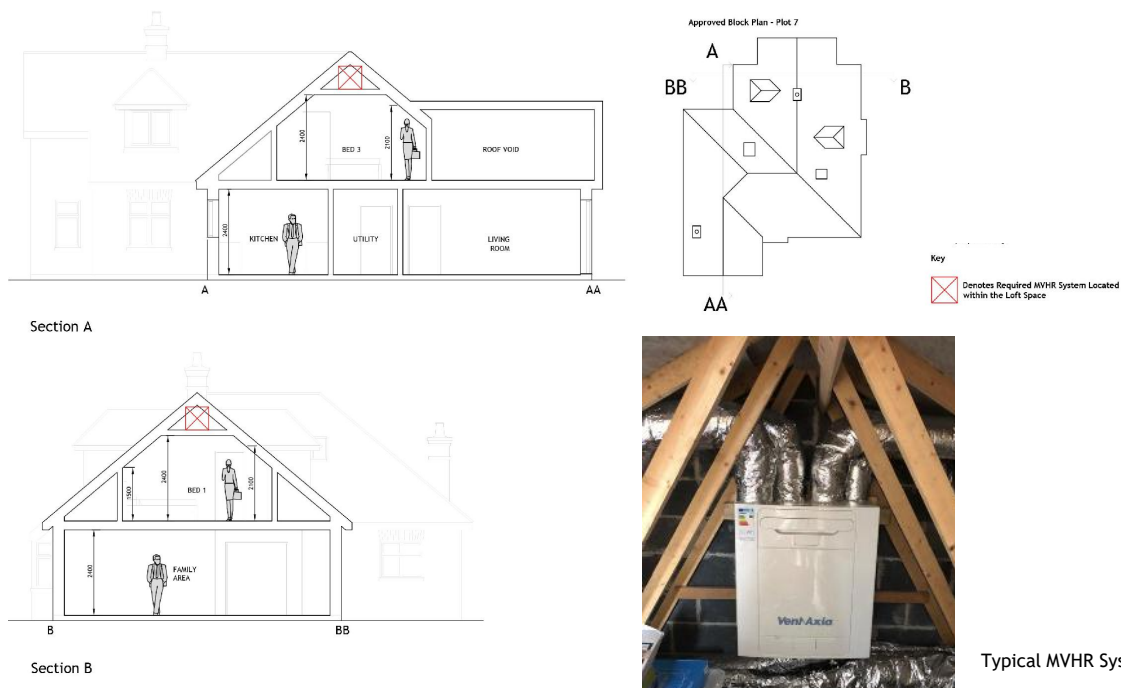


Figure 3.3: Approved Plot 7 Section demonstrating no provision for an MVHR system.



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Evolving the Refused Scheme (WHBC)



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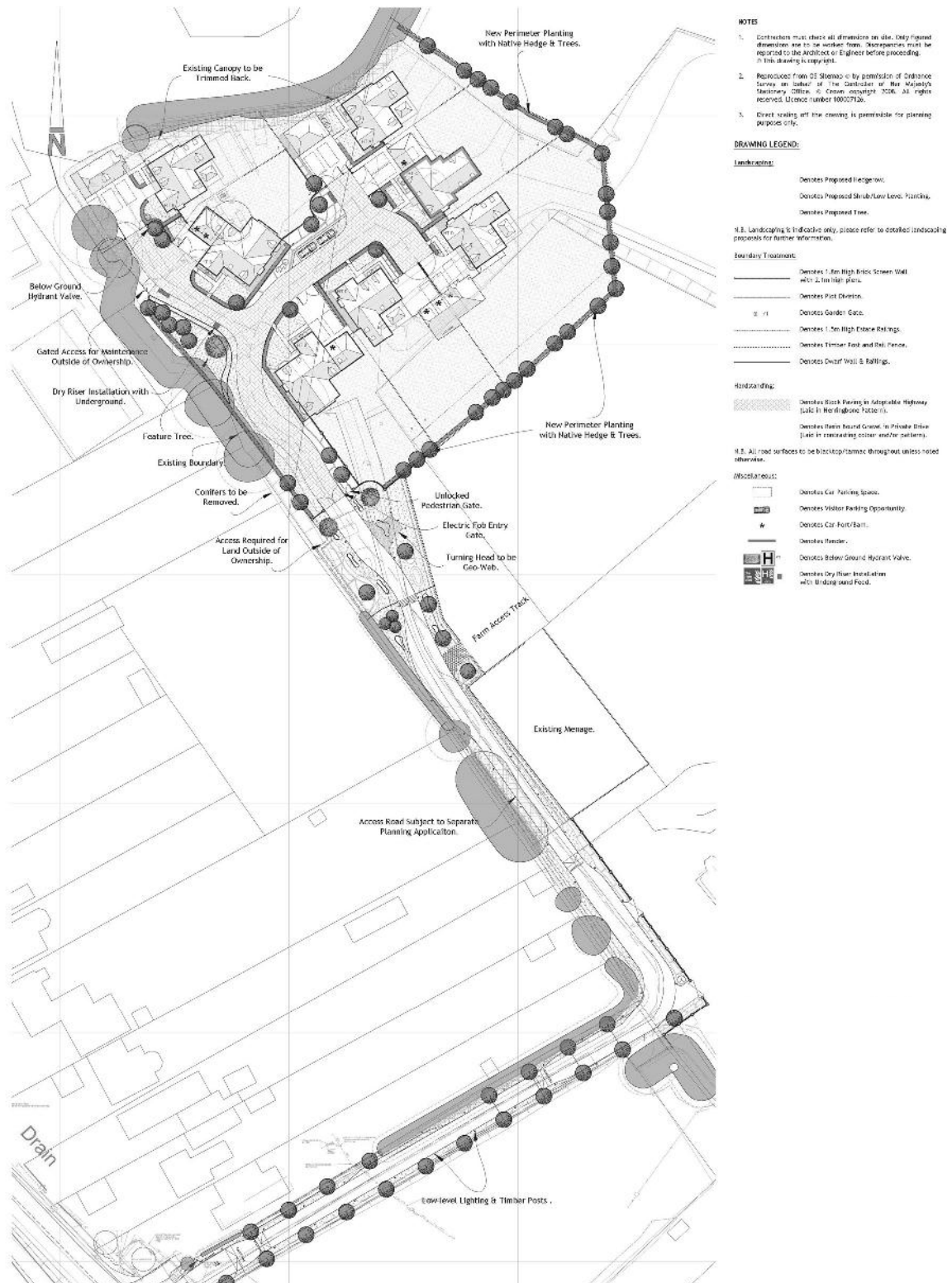


Figure 4.1: Previous Planning Layout Refused by WHBC.

Evolving the Refused Scheme

This section of the Design & Access Statement reviews the previously submitted scheme, outlining the reasons for refusal and expanding on how this application addresses the concerns noted by WHBC within the officer report.

In November 2023 a cross boundary application was submitted to both WHBC and NHDC, for the provision of 7 quality New Homes.

Throughout the consultation process, both authorities were collaboratively consulted, ensuring each LPA would reach the same decision.

Despite these endeavors, the site received an Approval; determined by committee, from NHDC and a Refusal from WHBC, determined by an officer delegated decision.

Although concluding that the proposal significantly improved upon the extant consent in design terms, Officers considered the amended proposal would constitute inappropriate development in the Green Belt due to the greater impact upon openness, and 'very special circumstances' had not been sufficiently demonstrated to approve inappropriate development in the Green Belt.

Paragraph 152 of the NPPF states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances. 'Very Special Circumstances; will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.

In simplistic terms, it was considered that the increase in volume in comparison to the extant

permission would have a materially greater impact on the openness of the Green Belt.

Additionally, the information provided as part of the VSC case for inappropriate development in the Green Belt had not been sufficient demonstrated through evidence and comparative material.

Taking this into consideration, Officers at WHBC concluded that the scheme should be refused.

Since determination, WHBC and the Design Team have undergone discussions over a way forward.

During these conversations it was acknowledged that the recently refused scheme was a significant uplift upon the extant consent in design terms. However, 'very special circumstances' had not been sufficiently demonstrated.

Additionally, Senior Officers' explained there was particular concern with the increase in volume to the proposed garage of plots 5&6 and, the perimeter landscape boundary; which in comparison to the extant permission appeared fragile, and therefore not suitable in screening the development.

Taking these points onboard, revised proposals were circulated articulating solutions addressing officers' concerns noted above.

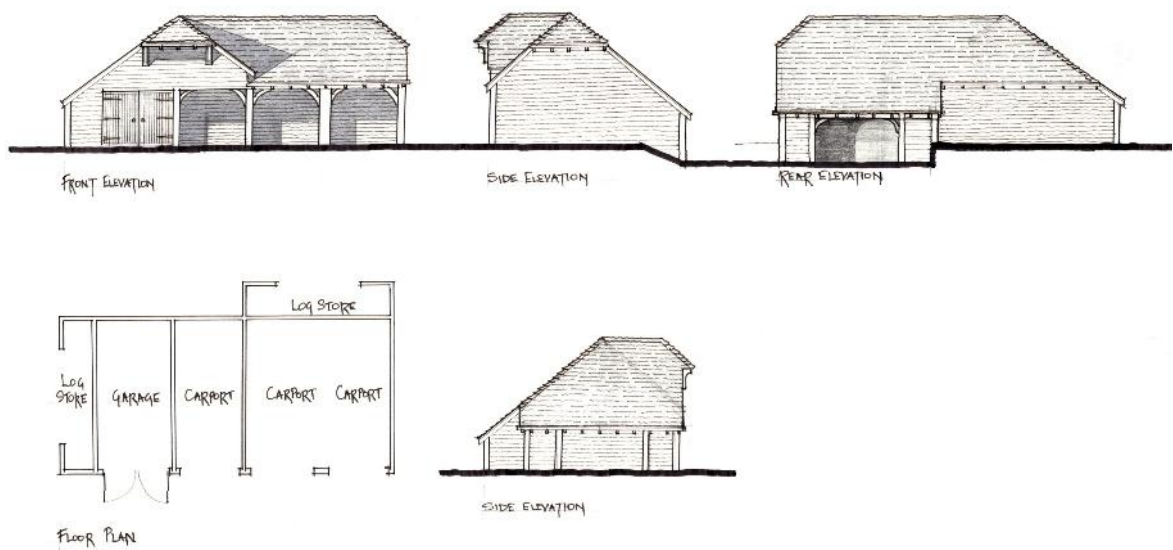


Figure 4.2: Previously Submitted Garage to Plot 5&6.

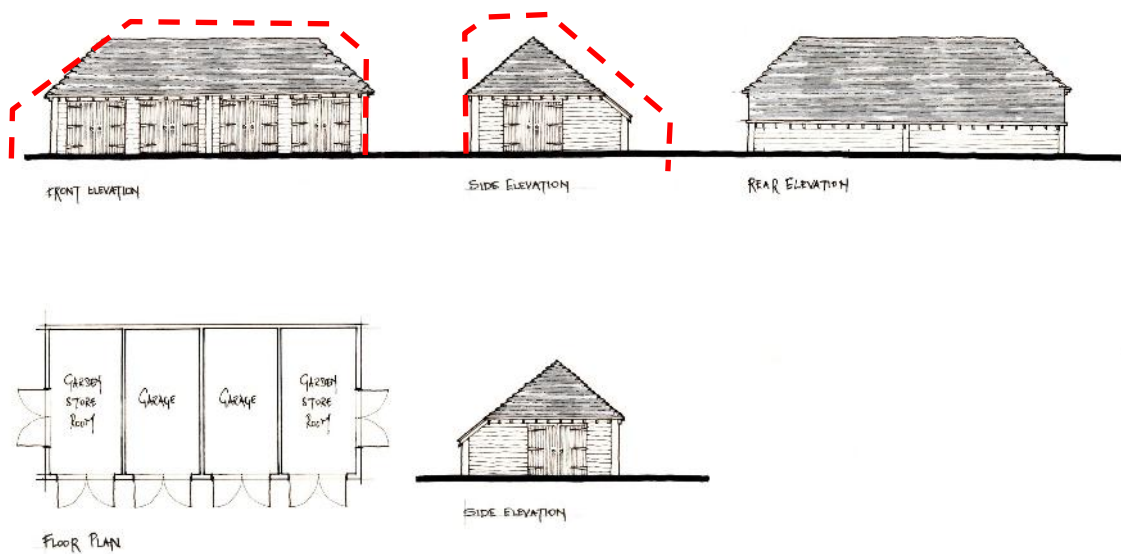


Figure 4.3: Amended Garage/ Garden Store to Plot 5&6 (Extent of previous Garage in Red).

The following solutions were provided:

- An increased landscape buffer to the perimeter - figure 4.4 demonstrates the significant uplift in landscape planting.
- A reduction in volume to the garages on plots 5&6 and the addition of garden stores to provide space for storing garden paraphernalia.
- Reduced ridge height to the garage of Plot 4—further reducing volume.

In addition to these alterations, further points of clarification/ additional benefits have been provided within this application which further supports the case for approval.

They are as follows:

- The biodiversity net gain has been calculated for the site, and a comparative figure provided for the original approved scheme.
- Landscaping between the submitted and Approved Scheme has been compared demonstrating a significant uplift.
- A SAP Calculation has been carried out on Plot 5, demonstrating the added benefit this scheme has in using ASHPs.

On balance, it is considered that collectively they satisfy the criteria for Very Special Circumstances. This case is considered further in the planning statement.

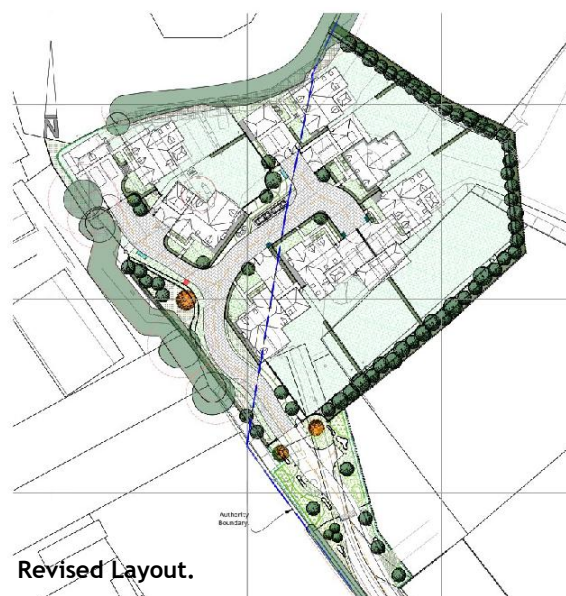
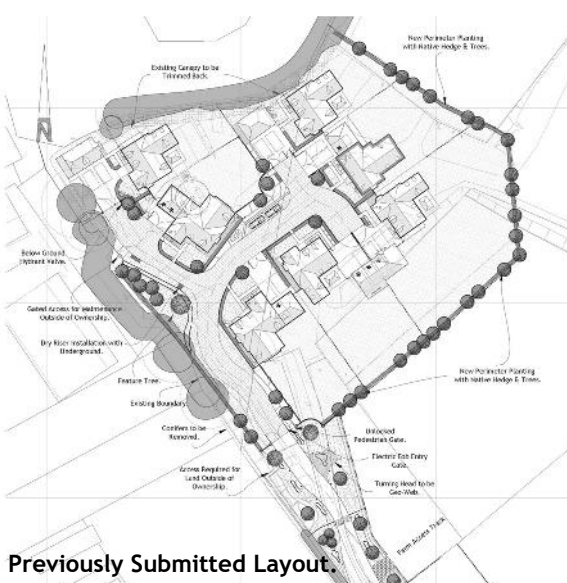


Figure 4.4: Perimeter Landscape Boundary Comparison.



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Detailed Design Proposal



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Detailed Design Proposal

This section of the Design & Access Statement outlines the Application in further detail. In addition, the purpose of this section is to describe and illustrate the difference between the Approved and Proposed scheme, highlighting the retained qualities and considered improvements of the design.

User and Amount.

This application proposes to refine and enhance the quality of both the layout, and the character and appearance of the proposed development.

The Proposed Scheme seeks to reflect the quantum of dwellings Approved under Consents, APP/C1950/W/21/3269378 & APP/X1925/W21/3269379 delivering seven 4-bedroom homes for residential use, along with ancillary elements that will make the development an attractive and desirable place to live.

Scale.

Following the principles of the Approved Consent, the proposed dwellings mirror the 1.5 storey building heights, ensuring they continue to compliment the local vernacular without disturbing the openness of the surroundings.

Residential Layout.

The Proposed Layout has not altered a great degree from the Consented Scheme, the greatest degree of change relates to the garages presented on site.

In pursuing quality and providing the housing market with seven desirable 4-bedroom homes, alterations have been made to accommodate double garages and/or carports.

Careful consideration has been taken in

arranging these ancillary buildings, ensuring they are kept within or as close to the building curtilage of the Approved scheme, not significantly impacting the openness of the surroundings.

In addition, the layout has been finessed from the Approved scheme. These modification have been made by way of best practice Urban Design and Residential Design.

Further to the above, dwellings have been stretched, pinched and mirrored to enhance not only the character and appearance, but also the orientation and alignment, specific to their position on site, drawing upon the analysis made in the previous chapter.

This approach helps retain the approved principles of 'seven detached dwellings positioned around a new private shared drive', whilst uplifting the execution of the development.

Building upon the narrative of a 'country' development, there has been focus addressing boundary treatment details, enhancing and reinforcing the overall character.

This has been achieved by way of Estate railings, complimented with quality verdant landscaping, which will give the scheme a sense of maturity and lavishness.

Layout (Cont.)

Objectives.

In addition to the above, the following objectives have been sought.

North & West Boundary:

- Existing trees to the north will be retained and enhanced, for optimum integration.
- New perimeter planning with native hedge, trees and shrubs are proposed so enclose the rear gardens of plots 3-7

East & Southern Boundary:

- Residents will be made to feel secure threshold entrance.
- Existing trees to the East will be retained and enhanced.

Comparison.

Following the analysis of the Approved layout on the previous chapter, figure 5.2 presents a clear comparison of the subtle modifications which have been made in response to those observations.

Although these alterations are minimal, they have a significant impact on the execution of Urban Design, while still adhering to the parameters set by the Approved scheme.

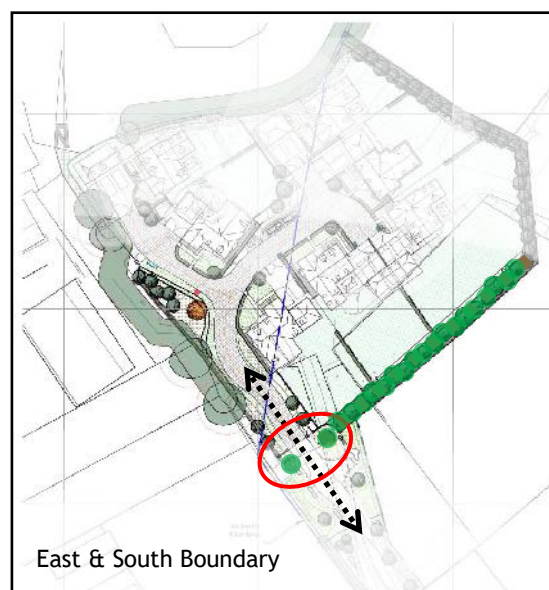


Figure 5.2: Layout Extracts

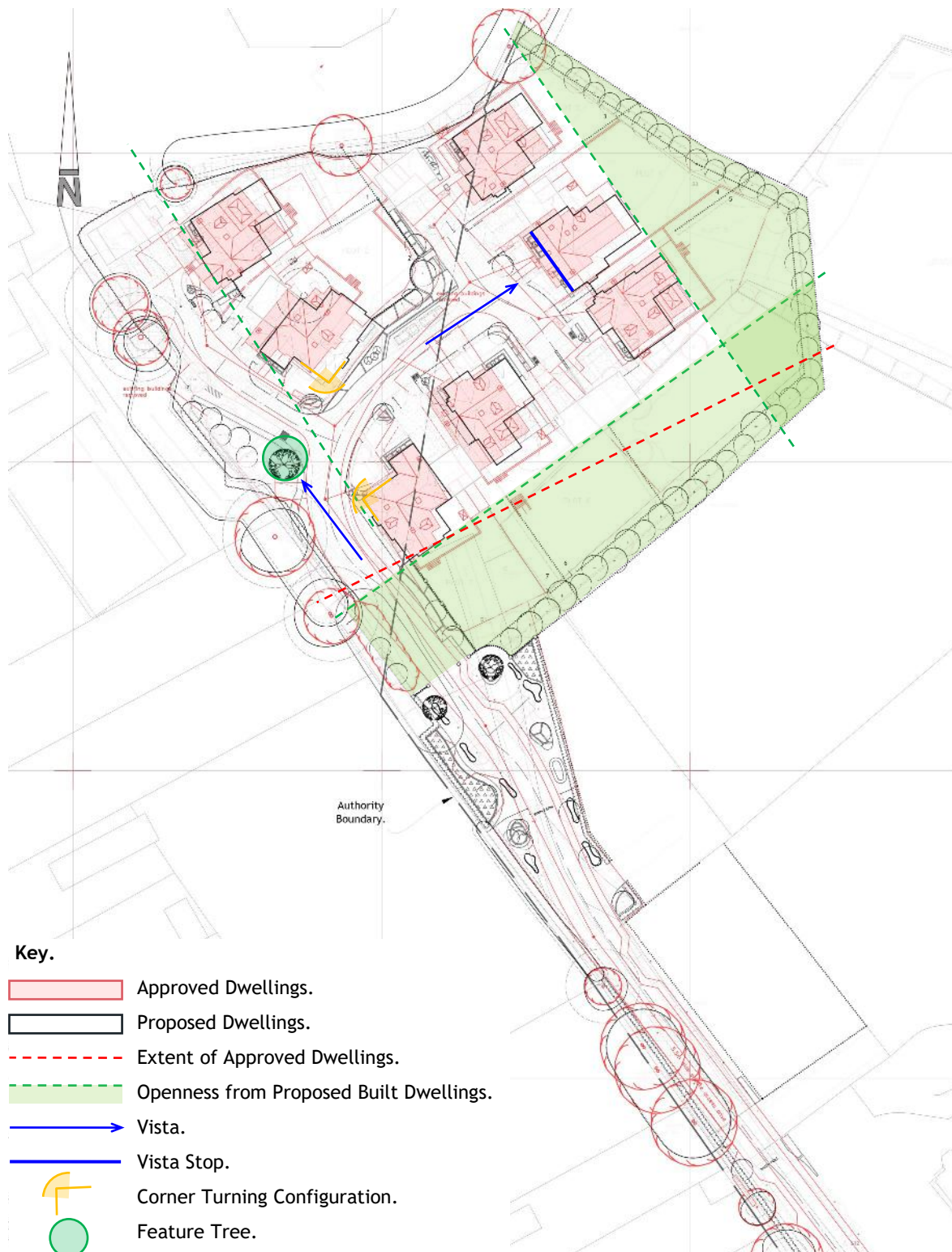


Figure 5.3: Proposed Layout Comparison against the Approved Scheme.

Appearance & Materials.

In order to inform the proposals, we need to understand the existing vernacular in the immediate surroundings.

Immediate Locale.

Typically within the surrounding context there are 3 distinctive facing materials found. They are: red brick, timber weatherboarding and white or similar render (figure 5.4).

Building heights are 1.5-2 storeys, with the immediate surrounding buildings mostly 1.5

storeys, paying homage to the sensitive environment they find themselves.

The general vernacular in the immediate locale is fairly eclectic, which helps to establish the character of the area as one that has been expanded and built over a long period of time.

Despite this, it has been noted chimneys, dormers and vertical proportions are very prominent within the visual of the area, especially within the centre of Codicote Village and therefore should be reflected within the proposals.



Figure 5.4: Architectural examples in the immediate locale of the Application Site.

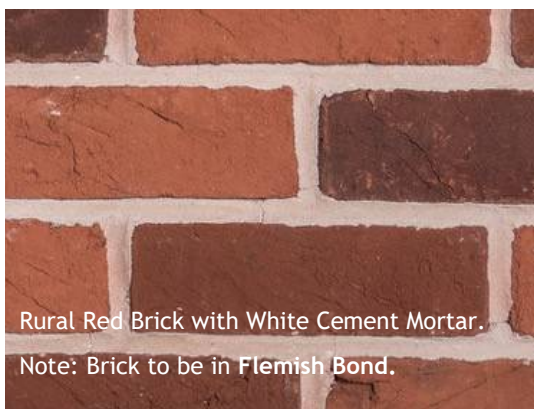


Figure 5.5: Material Palette for the dwellings at Oakleigh Meadows.

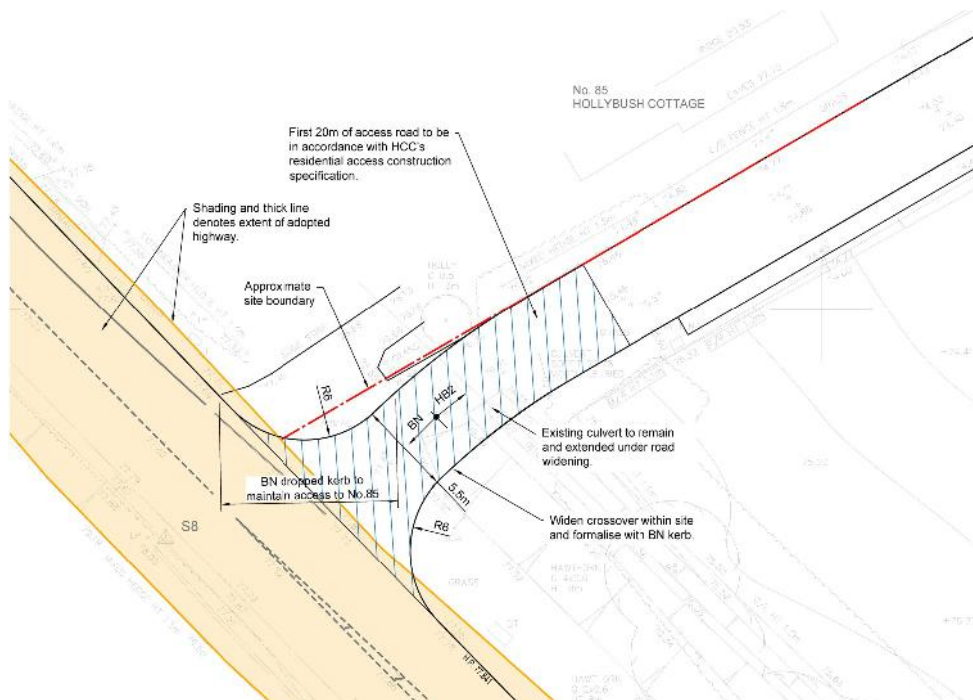


Figure 5.6: Approved Access under the Consented Scheme.

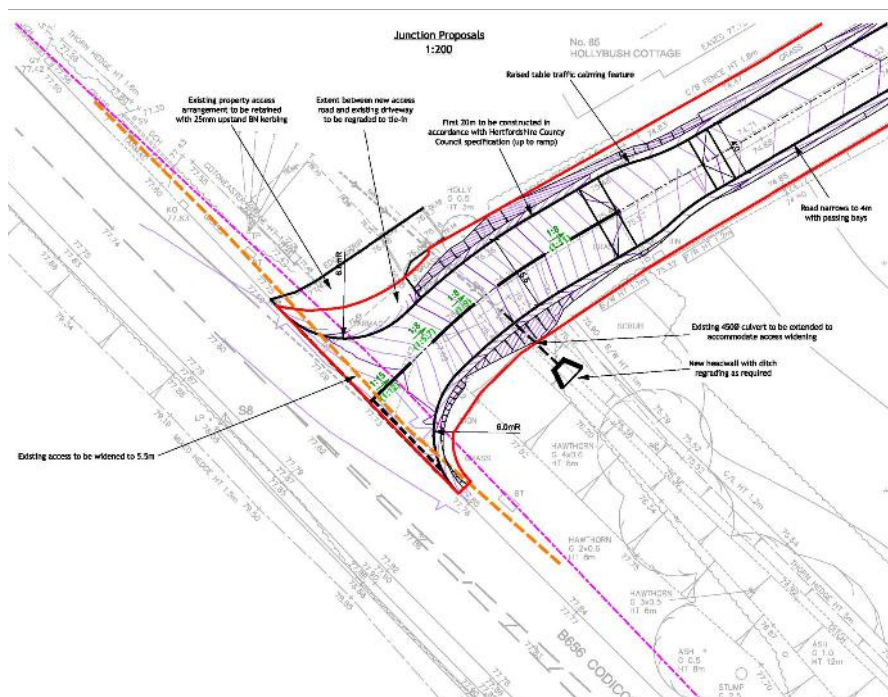


Figure 5.7: Revised Access; transitioning into a more appropriate 4m road.

Access.

The application site is currently served by an existing established 3m wide, private tarmac access drive adjacent to Codicote Road.

The Approved Consent proposes to introduced a 5.5m private road and 1.2m wide footpath.

Considering the quantum of dwellings this serves and the setting, a 5.5m private road seems onerous and over engineered.

A section 73 application has been approved to amend the landscaping and layout of the access serving the development, reducing the width of the access road from 5.5m with 1.2m footpath

to a 4m wide private road with a 1.2m footpath. The re-design of the access road as detailed in the Approved s.73 Application, has been enhanced with a far higher quality landscape scheme than previously approved.

This is to ensure that residents and visitors have a more attractive journey to their dwellings. Additionally, as a by-product, the landscaping will create a greener and softer ‘development edge’ to the southern boundary when glimpsed from the surrounding movement routes and neighboring dwellings.

Figure 5.6 and 5.7 shows there would be no change to the Approved Access Junction.

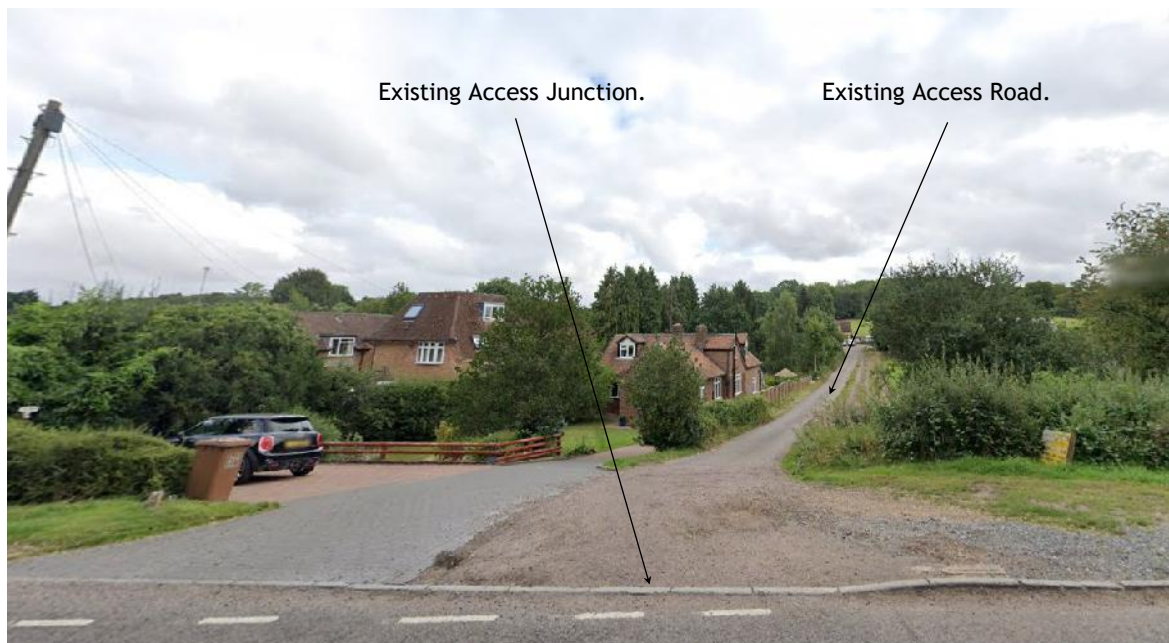


Figure 5.8: Existing Access Junction and Access Road off Codicote Road.

House Types.

The proposed house types have undergone several design and external appearance alterations.

This is as a consequence of Approved dwellings adopting poor layout and elevational design principles, shown in figure 5.9.1. In line with the case officers view, it was also considered that these dwellings are at odds with the site's rural surroundings and would result in harm to the character and appearance of the area.

With this in mind, modifications were made to uplift each dwelling, these changes are

described within the following pages, however, in principles the general alterations proposed are set out below:

- Improved proportions, implementing a better balance to elevations, especially to key plots.
- A building hierarchy and narrative across the development has been introduced which strengthens the character of the scheme.
- A variety of materials have been applied following an investigation on the local vernacular.

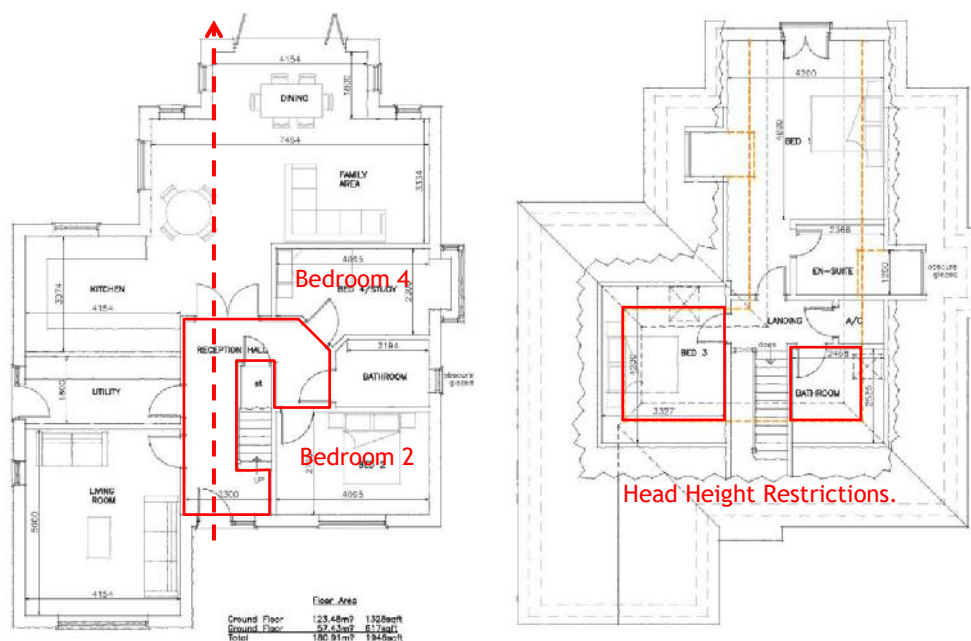


Figure 5.9.1: Approved Ground Floor Plan (Plot 2&7).

- Architectural details have been enhanced. In part this is to reflect the local vernacular but also to build on the character of a rural dwelling, introducing traditional detailing, such as but not limited to, exposed rafter feet and purlins.
- Throughout all dwellings cross glazing bars have been introduced to further cement the narrative of a traditional appearance.

Ancillaries.

Garages and carports have been dressed in the character of a rural outbuilding reflective of the surrounding context.

Despite their rural appearance, they are also functional and have been designed in line with WHBC guidelines for garages.

When compared to the Approved garages, the proposed ancillaries are tailored to a sensitive rural environment, and are thus better suited.

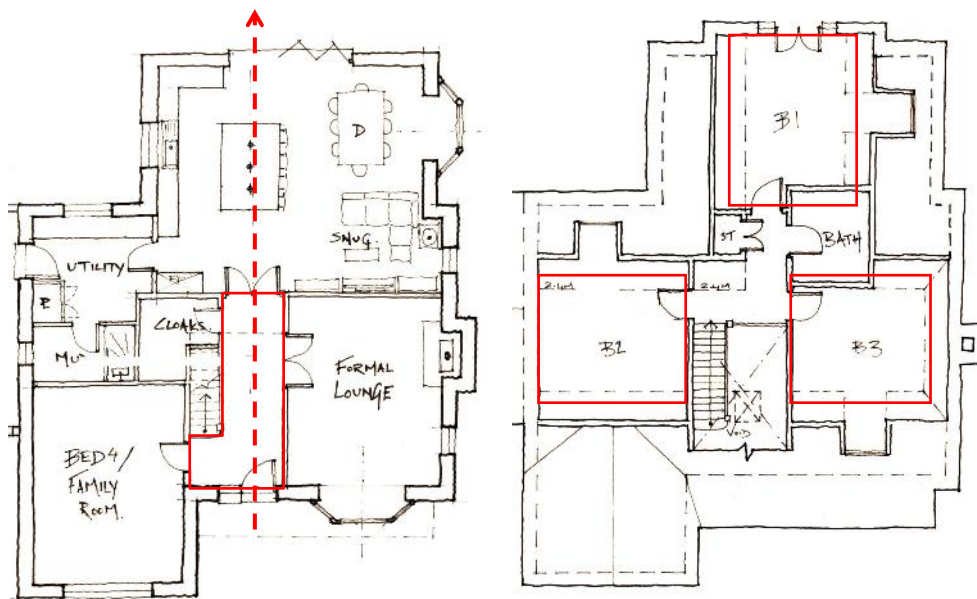


Figure 5.9.2: Proposed Ground Floor Plan (Plot 2&7).

Sustainability.

In line with the *Climate Change Emergency*, mitigation methods to positively contribute to mitigate the climate emergency have been considered.

This has been achieved through careful design consideration and layout arrangements, as well as through mitigation systems, these systems are as follows:

- Heating and ventilation to all dwellings by means of designed sized ASHP and cylinders.
- Ground floors to be under floor heating with ASHP to first floor radiators.
- MVHR to be installed to all dwellings as noted within the conditions of the

Approved scheme, providing continuous fresh air for health and wellbeing. In addition, to air draw within rooms required for log burner within MVHR system distributing excess heat produced.

- EV charge points to be installed to all dwellings in accordance with the condition attached to the Approved scheme.

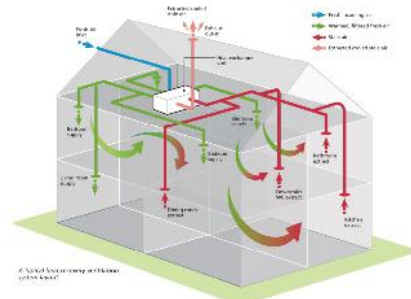


Figure 5.9: MVHR System logistics.

Summary					
Application Type	Volume			Volume Difference	Percentage %
	Building Volume	Garage	Total	Against Approved	Against Approved
Approved	4861.61	482.65	5344.26	-	-
Proposed (Garages & Houses)	5295.21	1148.75	6443.96	1099.70	20.58
Proposed (Houses only)	5295.21	482.65	5777.86	433.60	8.11
Welwyn Only	3797.30	550.58	4347.88	578.35	15.3%

Figure 5.10: Volume Summary.

Volume.

Reflective of the Approved scheme, a comparison schedule has been prepared which quantifies existing building footprints and volumes, against the Approved scheme and the Proposed scheme hereby submitted. Considering the consented scheme has now been implemented, the site has a fall back position of a total volume of **5,344.3m³**.

Making comparison against the Approved scheme there is a negligible increase of 8.11% in volume against the houses. This is as a consequence of the proportions of dwellings evolving, and the ridge heights increasing—delivering better accommodation to the first floor and allowing for an MVHR system.

Therefore, the greatest increase in volume is against the garages. Making an assessment, it

seemed counterproductive to revert these garages to single garages, as the aspiration was to provide occupants with an opportunity to park a car and store any garden paraphernalia, helping mitigate any unplanned storage solutions being placed within gardens and causing greater harm to the Green Belt.

With this in mind, exploration was made in replacing the garage structure between plots 5&6 with a single garage & garden store, dressed in timber with an oak frame and catslide roof. Additionally, the ridge height to the garage structure of plot 4 has been reduced. Both of these actions reduce the volume from the refused scheme.

The result as set out in the tables below in a **15.3%** increase in volume for the parts of the development within WHBC (when compared with the approved scheme).

Plots 3-7 Within Welwyn's Jurisdiction.		Appeal Approved		Refused		Re-submission	
		Houses	Garages	Houses	Garages	Houses	Garages
Welwyn	Plot 3	714.55	-	770.59	-	762.8	-
	Plot 4	696.75	68.95	821.67	148.57	801.5	138.3
	Plot 5	714.55	68.95	765.37	186.71	747.2	123
	Plot 6	714.55	68.95	765.37	186.71	760.4	123
	Plot 7	653.33	68.95	727.32	166.28	725.4	166.28
	Total m ³	3493.73	275.8	3850.32	688.27	3797.3	550.58
	Total % Increase	-		10%	150%	8.7%	99.6%
	Combined Sum m ³	3769.53		4538.59		4347.88	
	Total % Increase	-		20.4%		15.3%	



Figure 5.11: Approved House Type: Plot 1, 3, 5 & 6



Figure 5.12: Proposed House Type A: Plot 1 & 3

House Type A

Appearance.

This dwelling is a variation of the Approved House Type (figure 5.11), the most significant external alterations relates to the position of the rear gable. Following analysis determining their overdominance against the lantern.

Subtle uplifts have been introduced which instill a traditional character to the dwelling. Noticeably, fascia boards have been replaced with dog tooth brick detailing, a brick plinth providing, visually, a solid base has been introduced, along with, an improved roof pitch reflective of the dwellings narrative.

Additional architectural features which improves the overall appearance are the variation in material to the 1.5 storey rear projection, which blends seamlessly within the roofscape, and the distinctive chimney breast, mirroring the dominance this element has within the village of Codicote.

Scale.

Volume Difference of +56m³

The overall footprint has remained the same and storey height has also remained the same, while there has been modification to the pitched of the roof.

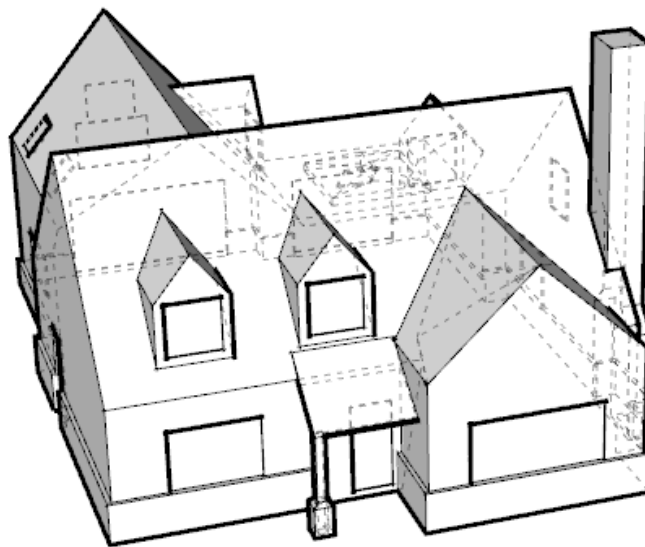


Figure 5.13: 3-D sketch-up model used to accurately measure volume.

House Type B

Appearance.

Given the important position on site, this dwelling required the most attention. Particular care in 'turning the corner' and uplifting the frontage were required. Analysing the Approved design, figure 5.14, the proportions and massing create an unbalanced elevations.

Addressing the front elevation, a half hip roof to reduce the roof dominance has been applied, along with the introduction of a tile hung dormer to help re-balance the frontage.

To elevate the key side facade, the massing has been altered to break up what was a long

uninspiring elevation. In doing so, a narrative has been created between a 'main house', in brick with a feature chimney placed centrally, and a 'later' rear projection dressed in timber clad, acting subservient to the 'main house'.

Scale.

Volume Difference: +74m³

The footprint has generally remained as per the approved scheme. It has been stretched by a brick course to separate the 'main house' from the rear projection. However the dwelling remains at 1.5 storey.

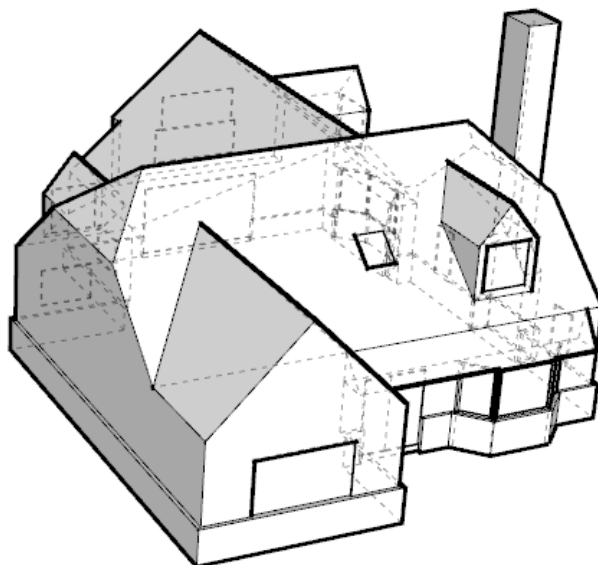


Figure 5.16: 3-D sketch-up model used to accurately measure volume.



Figure 5.17: Approved House Type: Plot 4.



Figure 5.18: Proposed House Type C: Plot 4.

House Type C

Appearance.

House Type C is significantly important acting as the vista stop at the end of the shared surface.

To create a building hierarchy within the development, the appearance has undergone a series of thoughtful design choices. Notably, the eaves have been raised to heighten the overall prominence of the unit.

Rending the unit serves a dual purpose, it not only introduces an element of diversity within the development but also contributes to elevating the unit's importance.

To further instil architectural character and help mitigate the depth of the dwelling, an alternative material, timber clad, has been introduced to the rear project, making it subservient from the primary rendered section of the dwelling.

Scale.

Volume Difference of $+125\text{m}^3$.

The overall footprint of the dwelling has largely retained its original dimensions, with only a slight increase in width. The 1.5 storey scale has been maintained, demonstrating a sensitive approach to the environment.

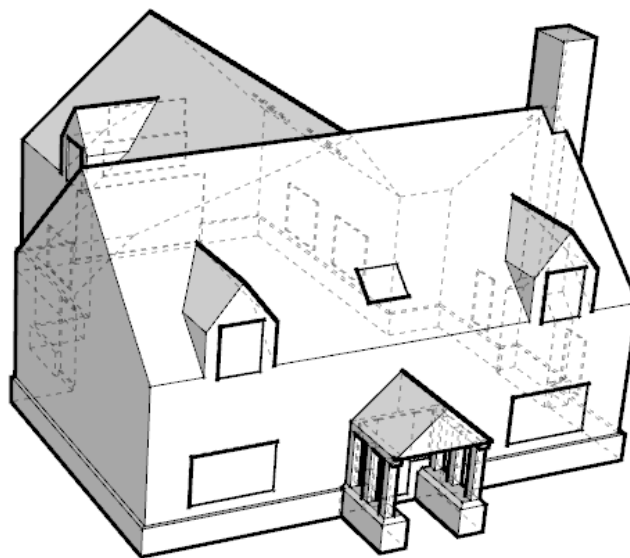


Figure 5.19: 3-D sketch-up model used to accurately measure volume.



Figure 5.20: Approved House Type: Plot 1, 3, 5 & 6



Figure 5.21: Proposed House Type D: Plot 5&6.

House Type D

Appearance.

The proposed dwelling is a variation of the approved house type. It seeks to make subtle alterations which uplift the dwelling and build character.

This includes, eliminating fascia boards and replacing it with traditional brick eave detailing, detailing tile hung dormers aligned over windows and doors and uplifting the pitch of roofs in keeping with traditional construction.

Similar to House Type A, architectural features have been introduced which enhances the

overall appearance of the dwelling. They are as follows, 300mm voussoir headers, brick plinth, variation in materials adding character, and a distinctive feature chimney.

Scale.

Volume Difference of +56m³

The overall footprint has remained the same and storey height has also remained the same, while there has been modification to the pitched of the roof.

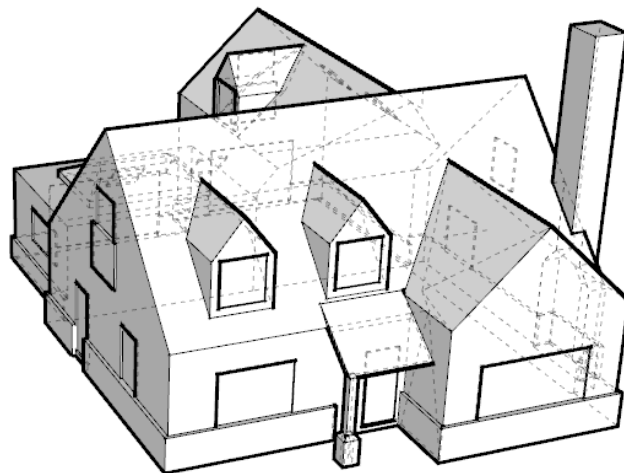


Figure 5.22: 3-D sketch-up model used to accurately measure volume.

Note: For more details on Soft Landscaping please see Drawing B23086.401



Gridforce 20mm Shingle filled private drives or similar.

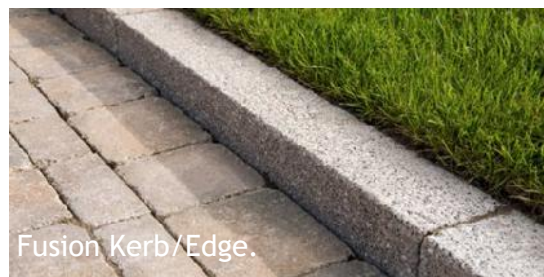


Figure 5.14: Private Realm Hard and Soft Landscaping.

Landscape.

A detailed soft landscaping scheme has been submitted as part of this application and a detailed Landscape Strategy has been prepared by The Landscape Partnership Ltd.

The Application also seeks to establish detailed approval for hard-standing and a concept for this, as it is intrinsic to the appearance of the proposed development. This can be found within the documents attached to this application and within figure 5.14 & 5.15.

Private Realm.

The following theme is proposed:

- The landscaping treatment proposed is rural in character. Therefore, the landscaping across the development will be dominant over hard-standing surfaces.
- A change in surface treatment between shared surface and driveway will clearly identify public and private ownerships
- Where soft landscaping is proposed against a dwelling, this must not be solely grass/lawn as this is not characteristic of a rural dwelling. Instead, shrubs, grasses and herbs are explored.
- Upon entering the site, a feature tree is proposed centered on the centreline of

the access acting as a vista upon entrance. This tree also lines up centrally to Plot 4 which is a vista stop to the shared surface.

- The public open space will form a diverse palette of species, focused on those of local provenance, this will be incorporated to create resilience against climate change and provide a diversity of habitat and opportunities.

Since the refused WHBC Application, the perimeter landscaping has been considerably enhanced which now takes the form of a 3m wide landscape buffer to the boundary edge increasing to 4m along the southern perimeter.

This is an enhancement on the approved scheme and will include hedgerow, tree planting and understorey shrub planting. The retention and maintenance of which will be secured by a covenant on each plot. The additional trees added to the boundary will also significantly add to the benefit of BNG uplift as demonstrated within the Ecologists BNG calculations.

Parking & Servicing.

The scheme has been carefully considered to ensure that the site can be serviced appropriately and accommodate suitable car and cycle parking facilities.

Below highlights the standard requirements for both authorities:

Class Use C3	Min. Car Parking Standard:	Min. Cycle Parking Standard:
1 Bedroom	1 Space per Dwelling	1 Space per Dwelling
2+ Bedrooms	2 Spaces per Dwelling	

Figure 5.16 Local Plan Provision (North Hertfordshire District Council).

Class Use C3	Max. Car Parking Standard:	Cycle Parking Standard:
1 Bedroom	1 Space per Dwelling	1 Space per Dwelling if no garage or shed Provided.
2 Bedrooms	1.5 Spaces per Dwelling	
3 Bedrooms	2.25 Spaces per Dwelling	
4+ Bedrooms	3 Spaces per Dwelling	

Figure 5.17 Local Plan Provision (Welwyn Hatfield Borough Council).

Car Parking.

Car parking has been provided in accordance with the above Local Plan Provisions, see figure 5.16&5.17 for the Car Parking Standards.

While garages have been provided on site, these are not proposed to be counted towards the minimum car parking provision, despite meeting the standards set out in the NHDC Interim Policy (6m x 3m).

Visitor Car Parking.

Visitor, or unallocated, parking is also required in addition to the above. The standard requires between 0.25 and 0.75 spaces per dwelling (rounded to the nearest whole number). The higher standard being applied where there are no garages in the scheme and the lower standard applied where every dwelling in the scheme is to be provided with a garage.

The proposal accommodates garages/carports to all dwellings. Therefore the scheme proposes to accommodate a visitor car parking provision of 0.25 spaces per dwelling.

Cycle Parking

Cycle Parking is proposed to be accommodated within garages, for those dwellings that do not have a garage or provisions have not been made adjacent to the carport, a shed is proposed in the rear garden to accommodate a cycle. Cycle parking for visitors will be accommodated by way of the garage or the shed.

Plot	No. Bedrooms.	No. Allocated Spaces.
Plot 1	4 Bedrooms	3 Spaces
Plot 2	4 Bedrooms	2 Spaces
Plot 3	4 Bedrooms	2 Spaces
Plot 4	4 Bedrooms	3 Spaces
Plot 5	4 Bedrooms	3 Spaces
Plot 6	4 Bedrooms	3 Spaces
Plot 7	4 Bedrooms	3 Spaces
Sub Total:		17 Spaces
Visitor + Total		21 Spaces.

Figure 5.18 Proposed Car Parking Per Plot.

Refuse Collection.

It is intended for the refuse vehicle to enter the main site. The proposal is as follows:

- The refuse vehicle will enter the main development through the Piers.
- Residents will keep their respective refuse bins within the curtilage of their ownership until collection day.
- For collection, residents will take their bins to the 'Refuse Collection Points' which are located across the development.
- The refuse operatives will collect the refuse bins from the collection point to empty them and then return them.

- Provision for refuse turning has been made adjacent to Plot 4 as demonstrated via the Refuse Strategy Layout.

Please see the submitted layouts for more information.

Deliveries.

The development is proposed to be gated, with entry via a fob entry.

In addition, an unlocked pedestrian access gate is proposed for occupiers/visitors/deliveries arriving on foot.



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Proposed Scheme Benefits

Benefit	Approved Scheme	Submitted Proposal
Landscape	- Proposed Trees: 31 - Restoring Paddock Land.	- Proposed Trees (Exc. Access Road): 62 - Proposed Trees (Inc. Access Road): 74 - Restoring Paddock Land. Uplift in Landscape design with additional hedgerows and significant additional shrub planting. Minimising the visual loss of Green Belt Openness.
BNG	Not a requirement at the time the appeal decision was made so not previously considered. A high-level calculation recently undertaken by the project ecologist suggests: c.40% net gain in habitats units	76.32% net gain in habitat units (uplift of 88% compared with the approved scheme)
Sustainability	MVHR - Conditioned EV charging - Conditioned	- MVHR - EV Charging - Air Source Heat Pumps - Improved orientations for enhanced daylighting. All dwellings achieve over 50% improvement against latest SAP CO2 target emission rate.
Design	PD rights unrestricted.	- PD rights restricted. - Bespoke Designs for each plot. Modest scale maintained. - Improved elevational treatment. Enhancing proportions, whilst utilising high quality materials, reflective of the local vernacular. - Providing sufficient space for MVHR to be installed. - Significant improvements to boundary treatments details. Extensively elevating the developments character.

Figure 6.1: Planning Benefits Table.

Proposed Scheme Benefits

This section of the Design & Access Statement explicitly outlines the Benefits of the Scheme making comparison to the Approved Consent. Since the Refusal, issued by WHBC, further support for the application has been produced detailing reasons for the application to receive support from officers.

When Kingshall Estates purchased the site with the extant consent, there was a desire to deliver a better quality of development than what was approved, in terms of accommodation, detailing, materials and landscaping.

Architecture

The proposed scheme reflects an uplift in appearance and enhancement to the internal arrangements, better suited to the comfort of modern day living, in line with today's market.

The annotated plot by plot comparison plans within the **Appendix (Figure 8.1-8.8)** demonstrates the uplift in living standards and architectural uplift.

Additionally, an assessment was made on the practicality of MVHR Systems within the Approved Dwellings. A section within the **Appendix (fig. 8.9)** demonstrates the Approved units do not allow for MVHR in the loft. The solution to provide this sustainable technology would be to increase the pitch of the roof.

Sustainability

As mentioned within the Detailed Design Proposal, the scheme adopts a number of sustainable principles and technologies. In addition to the systems proposed within the extant consent (MVHR and EV charging), this Application includes the provision of Air Source Heat Pumps and Log burners for all dwellings.

Following a SAP Assessment on Plot 5, the DER<TER% equates to a 53.35% improvement against the latest CO₂ target emission rate (see Appendix). All of the proposed dwellings are expected to achieve at least a 50% improvement against latest SAP CO₂ target emission rate.

Landscaping & Ecology

Within this Revised Application, the permitter landscaping has been considerably enhanced, mitigating against any harm by reason of inappropriateness within the Green Belt.

As a result, the scheme now benefits from **74** Proposed trees and net gain of 76.32% in habitat unit. This is a significant betterment of **88%** against the Approved scheme.

Planning Benefits Consideration

There are several additional Planning Benefits which can be considered with this Application, they are as follows:

- The extant consent has been implemented and can be built out.
- NHDC has approved the previous application, effectively meaning that 2 dwellings and 3 garages within the part of the application site falling within its jurisdiction could be built out.
- Permitted Development Rights for Outbuildings are removed for plots 5&6.



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Summary



Figure 7.1: Proposed Development.

Summary

This Design and Access Statement has been prepared by Woods Hardwick Ltd in support of a Full Planning Application for the demolition of buildings and the erection of 7 dwellings along with all garages, roads, sewers, landscaping and all ancillary works.

This document sets out a detailed assessment of the site, its context and the local character and demonstrates the design principles and concepts that have been applied to the proposed development; it also demonstrates the steps taken to appraise the concept of development, and how the design has taken that into account.

The Application is supported by a comprehensive set of technical assessments to demonstrate there are no constraints that impact upon the delivery of the proposed development, and that there will be no adverse

impacts resulting from the development that would conflict with relevant development plan policies.

Local policies relating to design have been taken on board during the site appraisal and scheme design process. The relevant policies are set out within the Planning Statement attached to the application hereby submitted.

It demonstrates that there is no conflict with the adopted development plan and the proposed development should therefore be granted planning permission without delay.



Figure 7.2: Artistic Impression - Aerial Perspective.



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Appendix



Figure 8.1: Plot 1 & 3 Proposed and Approved Elevation Comparison.



Figure 8.2: Plot 4 Proposed and Approved Elevation Comparison.

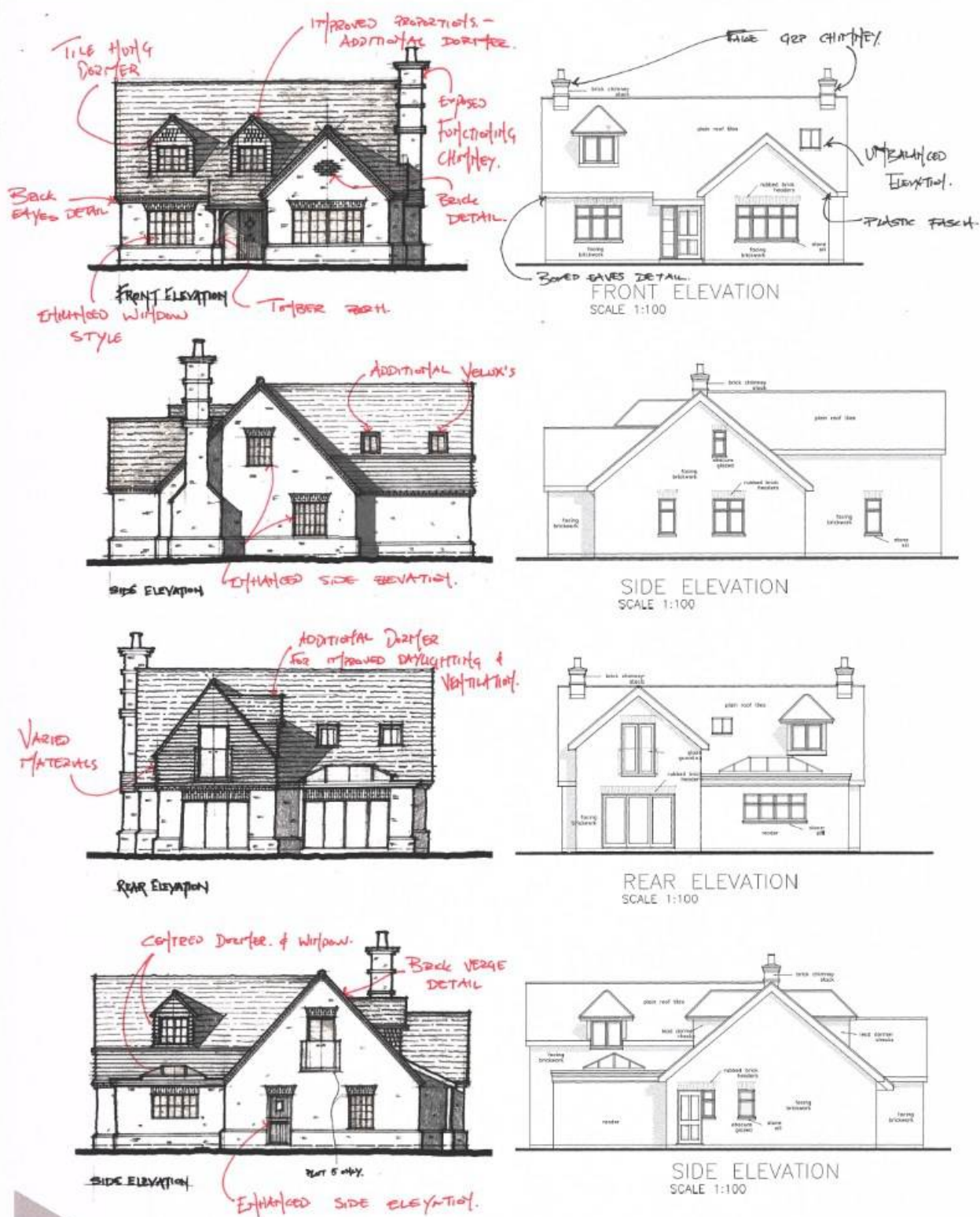


Figure 8.3: Plot 5 & 6 Proposed and Approved Elevation Comparison.



Figure 8.4: Plot 7 Proposed and Approved Elevation Comparison.

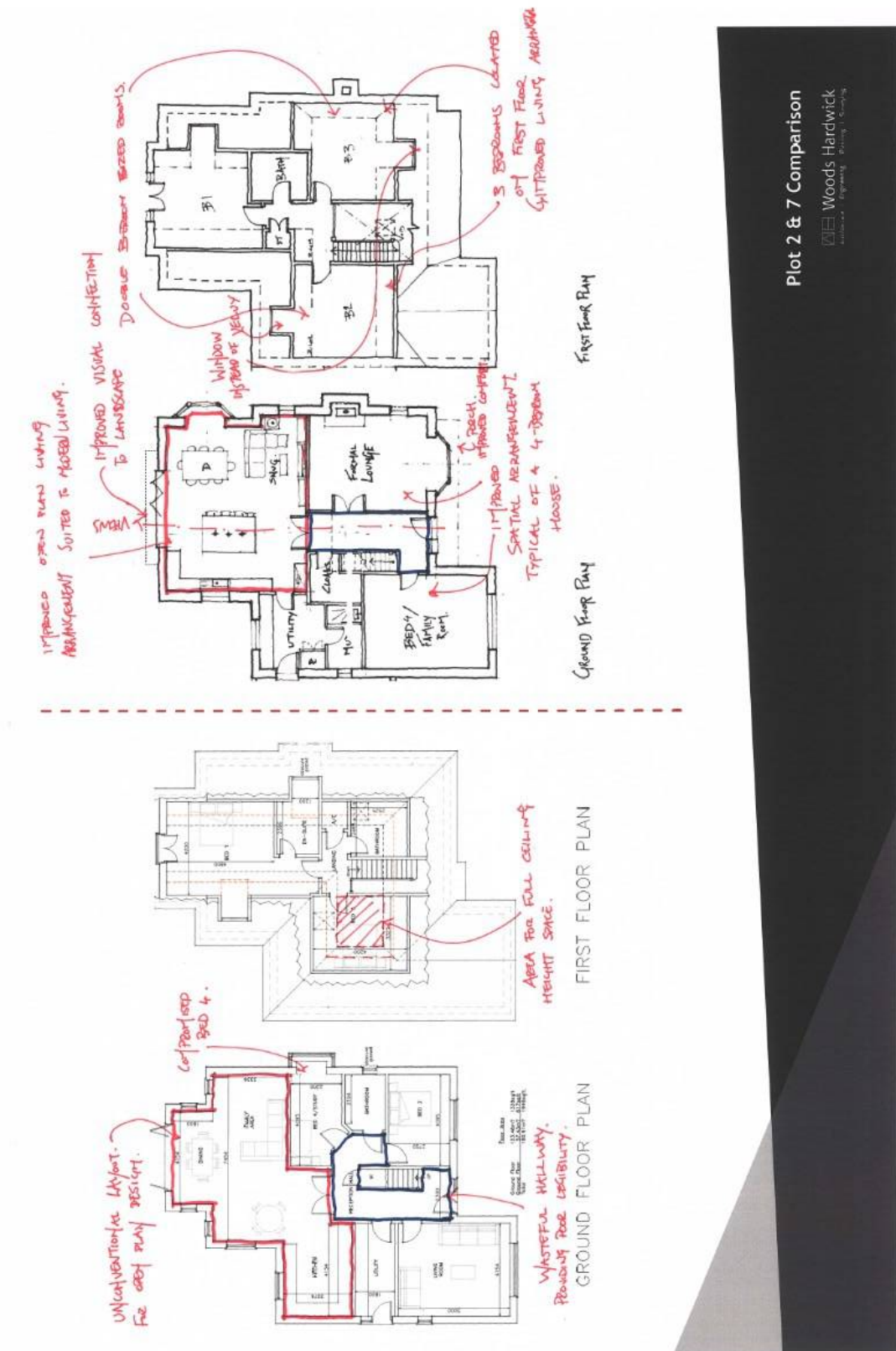


Figure 8.6: Proposed and Approved Floor Plan Comparison.

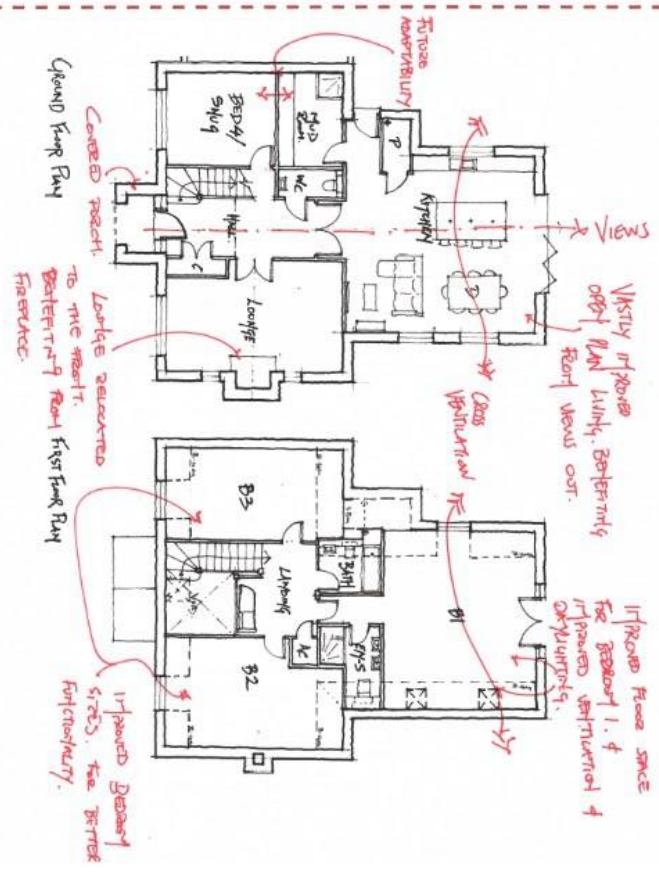
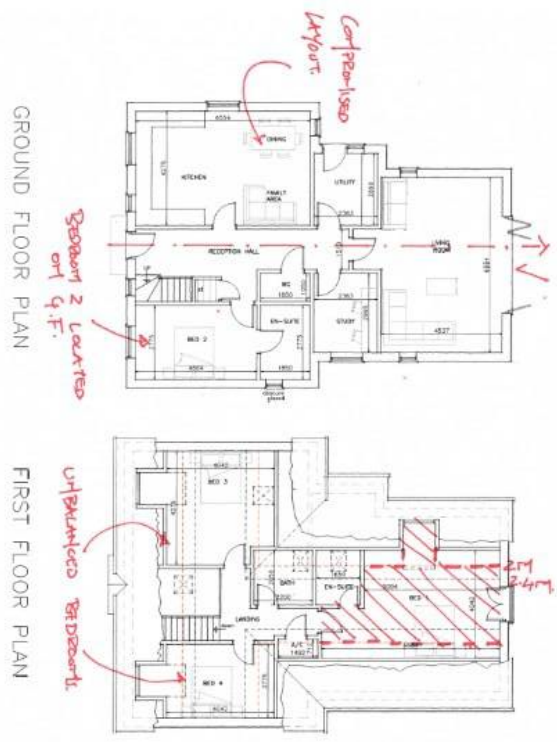
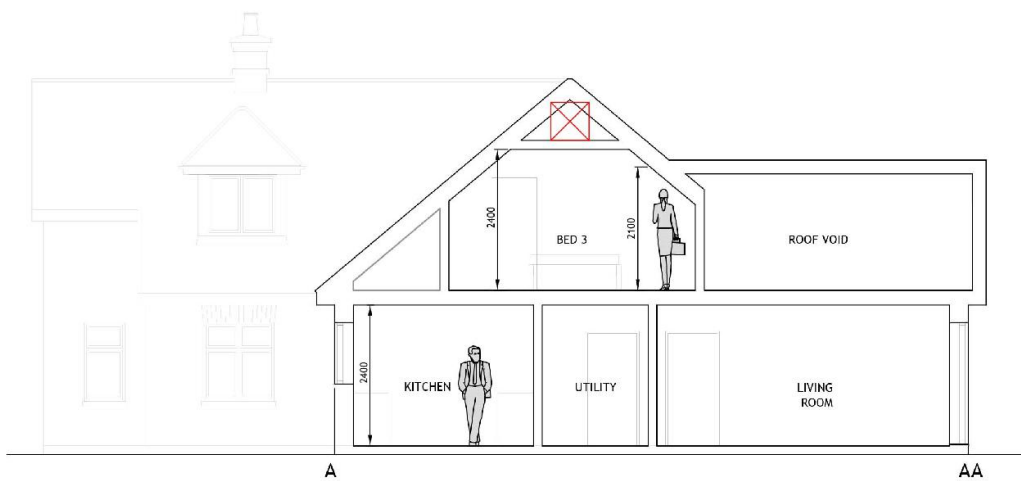


Figure 8.7: Proposed and Approved Floor Plan Comparison.



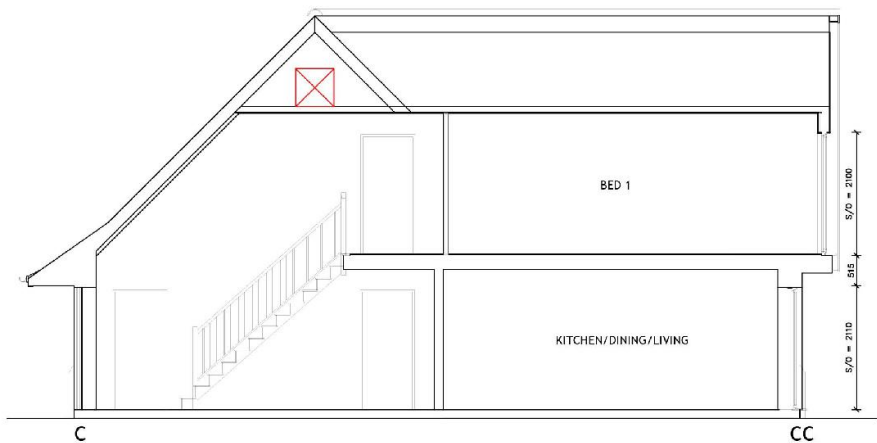
Approved Scheme Section



Section A

Section B

Proposed Scheme Section



Section C

Proposed Block Plan - Plot 7

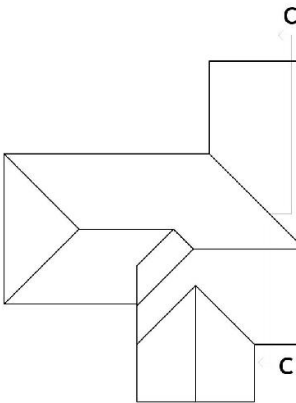
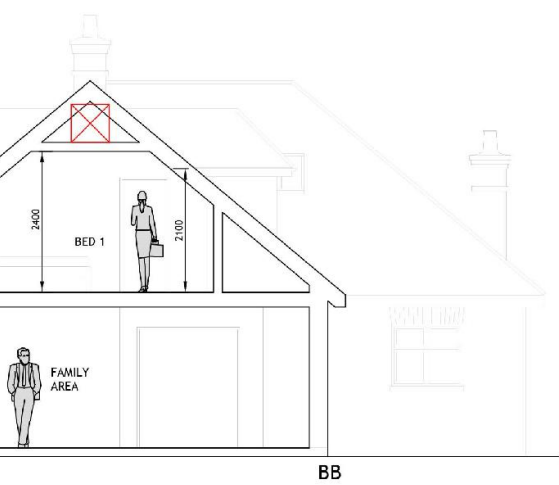
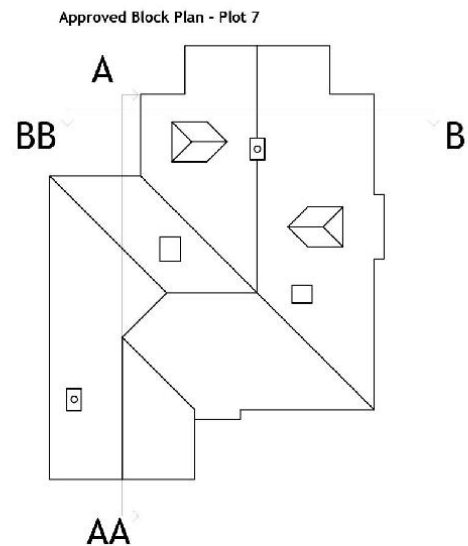
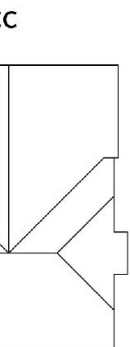


Figure 8.9: Provision for MVHR - Proposed and Approved Comparison.



Condition 15 of the Approved decision notice, details that an MVHR unit is required for all units. **Figure 8.9** illustrates that no provision for an MVHR system has been allowed.

To rectify this, the roof pitch has been flexed to a circa 45 degree pitch, which not only provides for sufficient MVHR space but as a by product also improves the living arrangements upstairs.



Key

 Denotes Required MVHR System Located within the Loft Space



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Summary for Input Data

Property Reference	Plot 5		Issued on Date	25/05/2024	
Assessment Reference	Design V1	Prop Type Ref	New Build 2022		
Property	Plot 5, Oakleigh Farm, Welwyn Garden City, AL6 9TY				

SAP Rating	01 B	DER	3.62	TER	7.76
Environmental	96 A	% DER < TER	53.35		
CO ₂ Emissions (t/year)	0.76	DFEE	42.31	TFEE	42.49
Compliance Check	See BREL	% DFEE < TFEE	0.43		
% DPER < TPER	0.59	DPER	37.66	TPER	41.42

Assessor Details	Mr. Paul Whiffin	Assessor ID	Y314-0001
Client			

SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	Southwest
Property Tenure	ND
Transaction Type	6
Terrain Type	Suburban
1.0 Property Type	House, Detached
Which Floor	0
2.0 Number of Storeys	2
3.0 Date Built	2024
3.0 Property Age Band	L
4.0 Sheltered Sides	0
5.0 Sunlight/Shade	Average or unknown
6.0 Thermal Mass Parameter	Precise calculation
Thermal Mass	139.62 kJ/m ² K

7.0 Electricity Tariff	Standard
Smart electricity meter fitted	No
Smart gas meter fitted	No

7.0 Measurements	Ground floor:	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
	1st Storey:	50.56 m	135.44 m ²	2.40 m
		45.36 m	66.19 m ²	2.36 m

8.0 Living Area	66.76 m ²
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9.0 External Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area (m ²)	Nett Area (m ²)	Shelter Area	Shelter Code	Openings	Area Calculation Type
	Back Facing	Cavity Wall	Cavity wall, plasterboard on data or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	148.83	113.52	0.00	None	33.31	Enter Gross Area
	Gables	Timber Frame	Timber framed wall (one layer of plasterboard)	0.16	9.00	16.26	12.20	0.00	None	4.06	Enter Gross Area
	WTV	Timber Frame	Timber framed wall (one layer of plasterboard)	0.16	9.00	19.22	19.22	0.00	None	0.00	Enter Gross Area
	Cladding	Cavity Wall	Cavity wall, plasterboard on data or battens, lightweight aggregate block, filled cavity, any outside structure	0.15	110.00	24.70	22.13	0.00	None	2.57	Enter Gross Area

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Stud	Plasterboard on timber frame	9.00	240.52

10.0 External Roofs	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area (m ²)	Nett Area (m ²)	Shelter Code	Shelter Factor	Calculation Type	Openings
	Sloped Roof	External Slope	Plasterboard, insulated slope	0.16	9.00	56.71	45.41	None	0.00	Enter Gross Area	10.30
	Insulated Ceiling	External Plane	Plasterboard, insulated at ceiling level	0.11	9.00	72.33	72.33	None	0.00	Enter Gross Area	0.00
	Flat Roof	External Flat	Plasterboard, insulated flat roof	0.10	9.00	25.27	25.27	None	0.00	Enter Gross Area	0.00

10.2 Internal Ceilings	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
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SAP 10 Online 2.15.7

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Figure 8.10: SAP Assessment to Proposed Plot 5.

