North Hertfordshire Homes
Providing affordable homes for local people

Design and Access Statement

PROPOSED RESIDENTIAL DEVELOPMENT
OF 1 no. 2 BEDROOM BUNGALOW TOGETHER WITH
PARKING AND EXTERNAL WORKS
AT
NORTON ROAD/WEST AVENUE, BALDOCK
FOR
NORTH HERTFORDSHIRE HOMES



Ref: 12615/AH/GD
May 2018

Levitt
Partnership

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1.0 INTRODUCTION

1.1 This Design and Access Statement is submitted in support of a Full Planning Application on behalf of North Hertfordshire Homes for the development of 1 no. 2 bedroom bungalow with associated services, external works, outdoor space and car parking spaces.

1.2 Baldock is a small market town situated in North Hertfordshire in England. It lies on the east of the A1 with good access to London and the county town of Herford.

2.0 THE DESIGN AND ACCESS STATEMENT

2.1 Since August 2006 most planning applications should be accompanied by a Design and Access Statement, described in circular 01/2006 as a "short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way." The structure of a Statement is then explained in the Circular, which confirms that for most straightforward applications it may be only short.

2.2 A statement is intended in the main to deal with the physical elements of a planning proposal. Having identified the physical characteristics of the site and the constraints and opportunities that its redevelopment provides, the remainder of this statement deals with the various physical elements of the development to which the application relates.

2.3 The key aim of this document is to demonstrate the key factors which have been considered and have influenced the design of this proposal within the context of National and Local Planning Policy, and following advice from the Local Authority.

The National Planning Policy Framework (NPPF) states that *"The purpose of the planning system is to contribute to the achievement of sustainable development".* The document includes a presumption in favour of sustainable development and recognises that sustainability has economic, social and environmental dimensions which are to be considered jointly and simultaneously. It also states that planning should operate to encourage and not to act as an impediment to sustainable growth, and that significant weight should be placed on the need to support this type of growth through the planning system. The NPPF also supports economic development to deliver the homes, business and infrastructure and thriving local places that this country needs.

This statement will form an integral part of the full planning application for redevelopment of the site.

3.0 THE APPLICATION SITE AND ITS SURROUNDINGS

3.1 The application site is 542.3m² in area.

3.2 The site, at present comprises of a sub-station. The surrounding land has residential dwellings of 2 storeys with tiled roofs and brick.

The site does not lie within a conservation area and there are no listed buildings on the site or in a location that would be affected by the development.

3.3 Baldock has a number of facilities:-

Schools:
Brandles School, The Knights Templar School, St Mary's Church of England Infant School and St. John's R C Primary school are available to residents.

Shops:
Locally there are a number of shops in the Historic Town Centre, as well as a selection of Cafés and Restaurants.

Recreation:
As well as a Village Hall, Baldock has a large Sports and Recreation Ground, which contains an all weather pitch, Sports Hall, which holds children's activities as well as parties.

Baldock also has a Bowls and Cricket Social Club. Both the sports center and Bowls Club are within walking distance from the site.

Baldock also has a Scout troop with active groups for Beavers, Cubs, Scouts and Brownies.

The Ickneild Way, path passes through the Village on it's 110 mile journey from Ivinghoe Beacon in Buckinghamshire to Knettishall Heath in Suffolk. The Ickneild Way Trail a multi-user route for walkers, horse riders and off-road cyclists also passes through the village.

There are several Public Houses in Baldock, along with a selection of restaurants and cafés.

3.4 Vehicular and Transport links are outlined in Section 7.0 of the statement.

3.5 Character of the Site
The site is on a slight slope with a sub-station located on the corner of the site towards the roads if Norton Road and West Avenue.

4.0 THE POLICY CONTEXT

4.1 Planning History

There is already an approved Planning Application for this site ref: 14/02125/1, which consists of a 1 no.3 bed house.

5.0 PHYSICAL CONSTRAINTS

5.1 The site is on a slight slope.

The site is contained two storey residential properties and Norton Road and West Avenue.

5.2 In summary, provided that due care and attention is paid to the relationship with adjoining properties, there appears to be no physical constraints to development of the site.

6.0 THE DESIGN

6.1 The site proposal involves the provision of 1 no. 2 bedroom bungalow with 2 no. car parking spaces for occupiers.

6.2 The design concept is to minimise the impact on the adjacent properties, whilst improving the aesthetics of the street.

6.3 Design features.
Quality materials for roof and walls being, as stated on drawings.
The design is of 1 storey will minimise impact on the neighbours, whilst the design enhances the street scene.

7.0 TRANSPORT

7.1 The site lies close to a good strategic road network including the A1/A1(M) running North to South and the A505, which runs West to East.

7.2 The closest Train Station at Baldock, serving London and Cambridge.

7.3 Baldock is served by bus routes no. 98 to Hitchin and Letchworth.

8.0 LANDSCAPE

8.1 The existing tree to the front of the site will remain. Landscaping of parking area and garden will be provided.

9.0 MATERIALS AND BOUNDARY TREATMENTS

9.1

Walls:	Gault Cream Stock & Cedral boarding in Violet Blue
Roof:	Plain tile Terracotta Red smooth faced.
Windows:	White Upvc
Doors:	IG weatherbeater XNG1V

9.2 Boundary treatments: 1800mm high close boarded fence- tideway.

9.3 Access drive and parking areas : Tarmac

10.0 CONSIDERATIONS OF ADJACENT RESIDENTS

10.1 The layout of the proposed development has been designed to minimise impact on occupiers of the adjacent housing.

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11.0 PROVISION FOR PEOPLE WITH DISABILITIES

11.1 The dwelling will conform to Part M of the Building Regulations, which ensures a ramped access with flush threshold to front doors coupled with a suitable clear width of external and internal doors to facilitate wheelchair circulation.

12.0 ENERGY CONSERVATION

12.1 The proposed dwellings will be constructed to current Building Regulations insulation standards and fitted with energy saving features.

13.0 REFUSE COLLECTION

13.1 The dwelling will have an area for a refuse collection incorporating the storage of general waste and recycle bins.

14.0 SUMMARY

14.1 It is our opinion that the proposed development, whilst respecting its location, will create an enhanced environment in which future occupants may live.



View from West Avenue



View from Norton Road

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