

DESIGN & ACCESS STATEMENT

***Detached bungalow,
16 Betjeman Road.
Royston. Herts.
SG8 5UP***

Architect: Sherwood Architects
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Job No: 3430
Date: June 2025



Architectural Design & Access Statement

INTRODUCTION:

Background:

This Design & Access Statement contains information in support of a planning application submitted to North Hertfordshire District Council and intended to assist the Council and its consultees in their consideration of the application.

The full planning application proposes the construction of a 1 bedroom detached bungalow with associated parking to be self-built and to be used by the current owners of No 16 Betjeman Road on grounds on failing health. At the present time there are no homes within the local area which are suitable for their needs. Please also refer to the Appendices attached to this document.

APPLICATION SITE:

Site Analysis:

The site is in a residential area North of the centre of Royston with houses built from 1990s to date. The area is generally flat and currently overgrown with brambles/weeds.

The application site consists of two parcels of land under the same ownership which formed the development made by Bloor Homes. The first being No. 16 Betjeman Road, the second being additional land purchased later.

The additional land was originally to be used by Bloor Homes as a pedestrian and vehicular access road from Betjeman Road into the land north of the site until the land was purchased and developed by Realto Homes (this has now become Sassoon Drive). This made the parcel of land (the application site) redundant for access and was purchased by the current owner of No.16 Betjeman Road. It was left unmaintained by the previous owner (Bloor Homes) and has remained overgrown with brambles/weeds ever since.

The local development (neighbouring properties) consists of 3 and 4 bedroom detached and semi-detached houses with gabled and hipped roofs. The material palette is red facing brick with buff brick detailing and buff facing bricks with red brick detailing, roofs are terracotta, brown or slate grey concrete interlocking tiles. Doors and windows are white upvc.

No 16 consists of red facing brick with buff brick detailing, terracotta/brown concrete interlocking tiles and terracotta coloured ridge tiles. Doors and windows are white upvc. Surface water gutters and downpipes are black PVCu.

Site Location:

The site is located at the end of Hawthorn Close between numbers 16 and 18. It is bounded by the garden of 16 Hawthorn Close to the south-east; the turning head, houses and gardens in The Cedars to the north-east and gardens of houses along Woolpack Close and 18 Hawthorn Close to the north-west and south-west.

Site Access:

The site access is from the far end of Betjeman Road at the junction with Thomas Way which is a residential cul-de-sac of standard width with a footway on both sides. There is a sufficient turning for cars, commercial and emergency vehicles.

Site Boundary:

Site boundary fencing consists of 1.8m high interwoven fence and close boarded fences with concrete posts and gravel boards.

Conservation Area:

The application is not within a Conservation Area.

APPLICATION:**Application Proposals Uses:**

The full planning application proposes the construction of a 1 bedroom detached bungalow with associated parking.

Amount:

The development is for one 1 bedroom, 2 person detached bungalow of 52m² square metres floor area. This is in line with Nationally Described Space Standards and the Council's recommendations. This house will have a secure shed for the storage of 2 cycles and garden tools. 1 parking space has been provided in line with the Council's guidance.

Scale:

The floor heights of the proposed houses will be like the surrounding properties with a floor-to-floor dimension around 2.6m. The building has been designed in an 'L' shape format with a hipped roof to reduce the mass of the roof.

Appearance:

The bungalow has been designed to remove overlooking, overshadowing and retain privacy for the neighbouring properties. It is to be constructed utilising red facing bricks and detailing from No. 16 with reconstructed stone cills and side hung white UPVC casement windows. The hipped roof will be pitched at 30 degrees which allows the use of grey concrete interlocking tiles and terracotta ridge tiles whilst keeping the ridge height low. The front door is to be composite, colour to be agreed. The fascias and soffits are to be in white PVCu. Rainwater goods will be black PVCu with circular section downpipes.

Landscaping:

The garden will be laid to lawn and planted with a rowan tree, native species hedgerow and shrubs. This will add interest and promote biodiversity. Ornamental shrub and ground cover planting will be provided to small areas and to break up the car parking areas.

Fences will be close boarded with perimeter fences generally being as existing. Paths and patios will be laid to paving slabs. The parking area will be laid to permeable block paving. An Aco drain will be used at the parking bay to ensure no surface water from the land will enter Betjeman Road and will assist with watering the planting.

Vehicle Access & Parking:

Vehicle access to the existing dwelling will not alter, a new access via dropped kerbs will be provided as indicated upon the application drawings. The junction with Thomas Way will provide adequate turning for all vehicles, cars, commercial and emergency vehicles.

The site currently has parking for one car and meets the current guidance in size, it will be finished in a permeable paving as mentioned above.

Cycle parking is provided in the form of a secure cycle storage shed with storage for 2 cycles. An additional Sheffield hoop is to be provided to allow short term parking for two cycles outside the front entrance.

Emergency Vehicle Access:

The junction with Thomas Way will provide adequate turning for all vehicles: Cars, commercial and emergency vehicles.

Disabled Access:

This bungalow has been designed for the current owners of No 16 Betjeman Road on grounds of failing health, the house will be equipped for their needs and fitted with a level threshold access to the principal entrance. Internally The Kitchen, Bedroom and bathroom (M4(2)) will be suitable for wheelchair users to meet access for all criteria in accordance with Building Regulations Part M4(2) Accessible and adaptable dwellings. A firm surface is provided between the road and parking areas, and accessible entrances are to be provided for all door openings.

Flooding:

The development is outside the areas of risk identified on the Environment Agency's Flood Map for Planning. No further measures are required.

Drainage:

The parking area will be surfaced with permeable paving. Foul drainage will discharge into the existing foul water system. Surface water will connect into existing and will assist with watering the proposed landscaping through design.

Existing Services:

The application site was originally to be used by Bloor Homes as a pedestrian and vehicular access road from Betjeman Road into the land north of the site until the land was purchased and developed by Realto Homes. A water main is present within the site, my client in discussion with Anglian Water regarding moving this. A public surface water sewer is also present from the Anglian Water search, in conversation with the developer my client believes that this was not implemented but remains upon the search documentation. Conversation with AW, a build over agreement is possible if this turns out to be incorrect. No other services are present.

Sustainability Statement & Energy Audit:

The development will be designed to meet and exceed the standards set out in current Building Regulations including those for water use and carbon emissions. Calculations and

detailed design of these will accompany the Building Regulations application. The external landscape has been designed to incorporate planting which encourages wildlife. Drainage of hard surfaces will be by sustainable systems.

Refuse and Waste Management:

The Local Authority has refuse collection system that provides residents with recycling facilities. The owners will position their respective bins adjacent to the public highway for emptying on the relevant bin collection day.

A secure bin storage area with 0.8 x 2.1m hard standing base will be provided for 2no. 240 litre wheelie refuse and recycling bins. The height of the storage area will be 1.5m with close boarded panels to sides and rear.

Contaminated land:

There is no reason to believe that this site is contaminated, during site clearance and excavation of the foundations if any evidence of contamination is identified NHDC will be contacted, and further investigation will take place with a report being produced which will highlight the removal of contaminants and remediation of the land.

EV charging

A charging point shall be installed by an appropriately certified electrician in accordance with the manufacturer's specification. Certification of electrical installation is to be submitted under Part P of the Approved Documents (Building Regulations).

PLANNING HISTORY:

Previous Planning applications:

23/02447/FP Erection of one detached 2-bed bungalow including vehicular access and associated works – Application refused.

24/00895/FP Erection of one detached 1-bed bungalow including vehicular access and associated works – Application refused.

Relevant and Local Planning Policies

North Hertfordshire Draft Local Plan 2011 – 2031

SP1 Sustainable development

SP2 Settlement Hierarchy and spatial distribution

SP6 Sustainable transport

SP8 Housing

SP9 Design and sustainability

SP12 Green infrastructure, landscape and biodiversity

T2 Parking

D1 Sustainable design

D3 Protecting living conditions

NE2 Landscape

NE4 North Herts Local Plan – Biodiversity and Geological sites

NE5 North Herts Local Plan – Protecting open space

NPPF - Section 12 – Achieving well designed places

IN DETAIL:

SP1 Sustainable development

This Plan supports the principles of sustainable development within North Hertfordshire. We will: a) Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible; b) Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities; c) Grant planning permission for proposals that, individually or cumulatively: i. deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan; ii. create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices; iii. provide the necessary infrastructure required to support an increasing population; iv. protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment); and v. secure any necessary mitigation measures that reduce the impact of development, including on climate change; and d) Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.

Under section 4 Strategic Policies

4.2 In implementing this Plan, we will take a positive approach that ensures we can continue to permit the significant majority of planning applications for new development.

Sherwood Architects response:

Our proposal meets the above criteria.

SP2 Settlement Hierarchy and spatial distribution

Between 2011 and 2031, the local plan makes provision for at least 13,000 new homes. Approximately 80% of the District's housing development and the substantial majority of new employment, retail and other development will be located within the adjusted settlement boundaries of the following towns:

- Royston (1,899)

Sherwood Architects response:

There is a demand within the local plan for new homes. Please also refer to the Appendices attached to this document.

SP6 Sustainable transport

Sherwood Architects response:

Due to the location, there is a good transport network, via bus and rail links.

SP8 Housing

Under Section 4.117

Self-build provides another route to home ownership. Small developments, often delivered by local builders and companies, have historically made a valuable contribution to housing land supply in North Hertfordshire. These include schemes designed by individuals for their own use. We will continue to support small windfall schemes where they are compatible with the policy framework of this plan. Government guidance also encourages us to facilitate further opportunities for people to self-build through Local Plan policies and other measures. On five of our strategic sites, 1% of plots will be reserved and marketed for those who wish to build their own home reflecting demand recorded on the Council's Self-Build Register. No specific self-build targets have been set on Local Housing Allocation sites and local demand will be considered on a site-by-site basis having regards to the Council's self-build register. Self-build may additionally be an issue that local communities wish to explore through Neighbourhood Plans.

4.118 Detailed policies will ensure that development sites deliver an appropriate range of property sizes. Sites in the most accessible locations will generally be expected to provide smaller units at higher densities while we will also ensure appropriate levels of provision for the family market.

4.119 We also need to provide the right sort of homes for older residents. Up to 650 bed spaces of specialist accommodation may be required⁶⁰. However, this needs to be viewed in the context of changes in the ways in which older people might seek to live, and in which providers might seek to deliver services over the plan period. A slightly lower requirement has been set, 59 This term is defined in Annex 2 of the 2012 NPPF. 60 Stevenage and North Hertfordshire Strategic Housing Market Assessment Update (ORS, 2015) North Hertfordshire Local Plan 2011-2031 68 *offset against the additional requirement for 'mainstream' housing identified in paragraph 4.93.*

4.120 Our Sustainability Appraisal concludes that this policy provides clarity about the scale and location of housing which will be delivered in North Hertfordshire up to 2031. As well as securing long-term housing supply, stipulating the type and mix of housing required, the policy should help to support economic growth in the District through increasing local demand and spend and by creating jobs in construction and other development-related industry.

Sherwood Architects response:

Our proposal meets the above points. In respect of self-build and type of property suitable for the needs of older residents. Please also refer to the Appendices attached to this document.

SP9 Design and sustainability

Under Sections

4.121 Design is central to good planning. The achievement of high quality, sustainable design is required by Government guidance. Planning policies should promote high quality, inclusive design in layouts and buildings in terms of function and impact. Design which does not make the most of opportunities to improve the character and quality of an area should be refused.

4.122 North Hertfordshire has a high quality natural and built environment. Promoting sustainable growth is one of the priorities for the District. Achieving this objective depends on securing development that is of a high quality and inclusive design which reinforces local distinctiveness through fully addressing the creation of a sense of place and a safe and *healthy environment*.

Sherwood Architects response:

Our proposal meets the above points in respect of design, function and sustainability.

SP12 Green infrastructure, landscape and biodiversity

We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:

- a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;
- b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;
- c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:
 - Internationally designated sites
 - Nationally designated sites
 - Locally designated sites;
 - Non-designated sites that include important habitats and species
- d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and
- e) Protect other open spaces and support provision of new and improved open space.

Sherwood Architects response:

With the addition of native species landscaping our proposal meets the above points.

T2 Parking

Appendix 4: Car Parking Standards

Residential Parking Standards: Class Use C3:

1 bedroom: Car Parking Standard 1 space per dwelling minimum

Minimum Cycle Parking Standard:

1 secure covered space per dwelling.

Sherwood Architects response:

Our proposal meets the standards for both the Car and cycle parking.

D1 Sustainable design

States: Planning permission will be granted provided that development proposals:

- a) Respond positively to the site's local context;
- b) Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:
 - i. create or enhance public realm;
 - ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);
 - iii. reduce energy consumption and waste;
 - iv. retain

existing vegetation and propose appropriate new planting; v. maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas; vi. future proof for changes in technology and lifestyle; vii. design-out opportunities for crime and anti-social behaviour; and viii. minimise the visual impact of street furniture and parking provision;

c) Have regard to the Design SPD, and any other relevant guidance;

d) Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5; and

e) For residential schemes, meet or exceed the nationally described space standards and optional water efficiency standards.

9.1 National guidance states that planning should achieve high quality and inclusive design for all development. Development proposals should consider the potential for minimising their impact on the environment both during construction and throughout the life of the development whilst creating development that responds to and enhances its surroundings. It's also recognised that good quality design is essential for health and well-being.

9.2 Development must respond positively to the site and the local context taking into consideration position, orientation, scale, height, layout, massing, detailing and use of materials.

Sherwood Architects response:

Our proposal has been designed to ensure that the sustainable drainage has been used for the paving and parking areas.

The existing overgrown weeds have been replaced with enhanced ecological planting:

The design and layout are future proofed for technology and lifestyle:

It meets national space standards.

The size, scale, mass and orientation has been taken into consideration to ensure that there is no negative impact upon the lives of future occupants or neighbouring properties.

The architecture and materials match those used upon the surrounding buildings.

D3 Protecting living conditions

6.4.1 Policy D3 seeks to secure protection against potential statutory nuisances and other impacts which may adversely impact upon living conditions.

Sherwood Architects response:

Our proposal has been designed to ensure that the rooms are spacious, light and meet the national space standards without negatively impacting the lives of future occupants or neighbouring properties.

NE2 Landscape

Sherwood Architects response:

Our proposal includes the planting of native species hedgerow, trees and mixed shrub planting.

NE4 North Herts Local Plan – Biodiversity and Geological sites

All development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.

11.24 Net gains can be delivered through the provision of soft landscaping, including trees, shrubs and other vegetation to support wildlife habitats as identified by the Hertfordshire Biodiversity Action Plan¹³⁰.

Developers must deliver a BNG of 10%, unless they are exempt.

Sherwood Architects response: Although small developments are no longer exempt currently self-build homes are, the biodiversity has been increased from overgrown weeds with the following planting:

Proposed tree: Native species tree Sorbus aucuparia – Rowan

And hedgerow which is approximately 9 linear metres consisting of:

Hawthorn - Crataegus monogyna - 30%

Hornbeam - Carpinus betulus - 20%

Hazel - Corylus avellana - 10%

Field Maple - Acer campestre - 10%

Guelder Rose - Viburnum opulus - 10%

Spindle - Euonymus europaeus - 10%

Holly - Ilex aquifolium - 10%

In addition to the hedgerow planting, shrub planting is also to be provided which is approximately 12 linear metres and consists of.

Common Lavender - Lavandula Angustifolia,

Scotch Rose - Rosa pimpinellifolia

Cotoneaster 'Juliette'

Box Leaved Honeysuckle - Lonicera Pileata 'Loughgall Evergreen'

Euonymous 'Emerald and Gold'

Hebe Rakiensis

A BNG calculation should not be required to demonstrate the 10% net gain due to the level of planting which exceeds what is currently present. And could be covered by a planning condition to ensure that it is implemented and retained.

NE5 North Herts Local Plan – Protecting open space

Planning permission will only be granted for any proposed loss of open space provided that:

a) It can be demonstrated that the open space is surplus to requirements and justified on the basis of:

- i. the quality and accessibility of the open space;
- ii. the extent to which the open space is serving its purpose;
- iii. the quality and accessibility of alternative public open space;

and

b) It is mitigated against by:

- i. re-provision of an appropriate open space taking into account quality and accessibility;
- and/ or

ii. financial contributions towards new or existing open space where:

- the required provision cannot reasonably be delivered onsite; or
- the required provision cannot be provided on site in full; and
- the proposal has over-riding planning benefits.

Sherwood Architects response:

The application site was originally to be used by Bloor Homes as a pedestrian and vehicular access road from Betjeman Road into the land north of the site until that land was purchased and developed by Realto Homes. It is shown as Highways Land on the InfoTrack search and according to the Definitive Map, there are no Public Rights of Way. Although it was shown as Highway land it was never purchased by the Local Authority (Highways) nor implemented. This made the parcel of land redundant for access and was purchased by the current owner. The land is suis generis, it is not and has never been an open space and has remained overgrown with brambles / weeds ever since.

NPPF - Section 12 – Achieving well designed places

Paragraphs 131 to 141

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety.

134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute

to these exercises but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

135. Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Sherwood Architects response:

Our proposal has been designed to ensure that the rooms are spacious, light and meet the national space standards, the garden is of a sufficient size that meets the future owners' needs and architectural designed to ensure that it fits within its surroundings and environment which meets the above points.

SUMMARY & CONCLUSION:

Following the refusal of 24/00895/FP, taking on board the comments from all parties the scheme has undergone numerous redesigns and changes to overcome the concerns raised. And has been prepared in the light of National Planning Policy Framework and local policies. Due notice has been taken regarding the mass and bulk of the proposal, together with its influence and effect on adjoining properties.

The proposal creates the most appropriate form of development for the application site. Legislative requirements regarding the Equality Act have been fully incorporated to national and local planning policies together with previous history, technical evaluation, pedestrians and highway access, services provision, flood assessment and waste management collection there is no technical reason for refusal.

APPENDICES:

Hertfordshire County Council Adult Care, Health & Wellbeing Cabinet Panel Report. Wednesday, 29 January 2025 at 10:00am

Adoption of recommendation from Adult Disability Service (ADS) Accommodation Strategy Review regarding the purchase of any new properties and repurposing/Disposal of existing properties

2. Summary

2.4 It is estimated that Hertfordshire needs 820 new supported living homes (refers to ensuite beds in Shared Living or self-contained flats) by 31 March 2030 to meet the existing and future demand for working age adults with disabilities in Hertfordshire.

- Typically, c120 new homes to meet the unmet demand on County Council waiting list at any given time.
- A forecast (ACS Commissioning Team) ongoing need of c40 new homes per annum; 200 over the five-year period.
- At least 120 new homes required for people currently living in residential care who could move into supported living under the Connect and Prevent Programme.
- At least 380 homes to replace the homes for people living in the current County Council portfolio of homes with shared bathing facilities that are not feasible to adapt.

Sherwood Architects response:

The above figures have not been met whilst the number of people require homes has increased.

4 Background

4.1 The strategic and policy context to support the case for supported living and this proposal is strong both nationally and locally through:

- 2017 Supported Accommodation Strategy
- 2022 Adults with Disabilities Service (ADS) Accommodation Strategy
- County Council's Corporate Plan 2022 - 2025
- County Council's Connected Lives Model
- County Council's Vision of Hertfordshire Growth Board
- Adult Care Services Three-year Plan

4.3 The County Council does not have the resources (staffing, capital, or land) to deliver the 820 new supported living homes.

Sherwood Architects response:

The sensible option is private individuals should be encouraged to build a suitable lifetime home where possible to reduce the load on the County Council.

4 The Delivery Aims

4.1 The key aims of this proposal include:

More Homes

Address the gap between need and supply and to meet the existing and future demand by 31st March 2030.

Affordable Homes

Enable savings for both individuals and for the County Council.

Local Homes

Ensure residents are only living out of county at their own choice.

Sherwood Architects response:

As mentioned earlier, developments carried out by private individuals would remove the cost implication/land shortage for the Council and reduce the number of people on the waiting list for a home. It would also mean that my client would not have to leave the County to find a suitable home.

Geographical Equity

Ensure homes are proportionately spread across Hertfordshire.

Sherwood Architects response:

From recent searches there are no new homes currently available which meet my clients' requirements for a lifetime home.

3. Analysis and assessment: review of information, impact analysis and mitigating actions
Protected characteristic group What do you know? What do people tell you? What does this mean – what are the potential impacts of the proposal(s)? What can you do?

Age

Based on the latest ONS data, 59% of the Hertfordshire population was aged 18-64 in 2021, and this proportion is projected to decrease slightly to 57% by 2031 Life expectancy in Hertfordshire is higher than both the East of England and England averages (Herts Insight). Specifically, the life expectancy at birth in Hertfordshire is 81.5 years for males and 84.7 years for females, compared to the East of England averages of 80.8 years for males and 84.1 years for females, and the England averages of 79.9 years for males and 83.6 years for females.

We aim to improve and increase access to a range of housing options and improve our current portfolio of accommodation for adults with disabilities. The number of new requests for assistance for adults between the ages of 18 and 64 has risen steadily over the last five years, partly through natural population growth, but also because people with disabilities are living longer with more complex conditions and wish to lead a dignified and full life without boundaries defined by their disability.

Housing options have to represent a range of property types and tenures to meet people's changing aspirations and requirements as they age, including move-on accommodation for younger adults to learn independence skills and confidence, through to people who need more specialist older persons or nursing care, either in a residential setting or in their own homes. Properties also need to be flexible enough to cope with health

conditions that will be exacerbated by increasing age, and which people with learning disabilities are more likely to experience throughout their lives.

Disability Data from PANSI shows the following proportions of disabilities in Hertfordshire in people aged 18-64:

Condition 2020 - 2025 - 2030

Learning disability 17,293 - 17,280 - 17,272

Impaired mobility 39,421 - 39,800 - 40,129

Autism 7,031 - 7,025 - 7,023

The number of new requests for assistance for adults between the ages of 18 and 64 have risen steadily over the last five years, partly through natural population growth, but also because people with disabilities are living longer with more complex conditions and wish to lead a dignified and full life without boundaries defined by their disability.

Newly designed properties should be built to be flexible and accessible for people with physical disabilities, incorporating standards such as wider corridors and doorways, strengthened floors and ceilings to accommodate hoists and supports, and specialist bathrooms for example. Other types of disability and autism will require specialist environmental considerations, including heating and natural light, and enhanced sound proofing to reduce exposure to environmental triggers that lead to challenging behaviour or harm to themselves or others.

Building accessibility standards through Analysis of the Community Solutions Teams (CST) Waiting List from 2016-2024 Primary Care Need can be seen below: National Building Regulations must be of at least Part M4(2) (accessible and adaptable) or Part M4(3) (fully wheelchair accessible) in all new build properties, and we will work with developers, including potentially accessing grant funding to support, higher standards wherever possible. We will ensure that new properties coming into the market will be in locations where need is evidenced, close to amenities and transport links, and that it is appropriate for people with a range of disabilities, to reduce voids and unnecessary moves as needs change over time. We will develop these with current and future supported living residents and their families, to ascertain what works for people and what does not and where technology or adaptations may be used to improve the home environment for a range of disabilities and additional needs.

We welcome the opportunity to work directly with Registered Housing Associations and care providers to commission and develop new housing options suitable for people with a range of disabilities. We wish to work with a range of providers who can commit to excellent customer service, who understand the needs of disabled adults and those with challenging behaviours, and who can develop and manage supported living and housing with support in the County.

Sherwood Architects summary:

The amount of newly built properties meeting the criteria has not been met whilst the number of people require homes has increased.

The sensible option is that private individuals should be encouraged to build a suitable lifetime home (Building Regulation Part M4(2) compliant where possible.

Developments irrespective of the size/amount carried out by private individuals would remove the cost implication and land shortage for the Council. Directly reducing the number of people on the waiting list for a home. It would also mean that my client would not have to leave the County to find a suitable home which is something that they are opposed to do.

Our proposal meets with the Building Regulation Part M4(2) (accessible and adaptable) and meets with items highlighted within this document and should be approved subject to planning conditions.