

HODDESDON POLICE STATION . HIGH STREET . HERTS . EN11 8BJ

DESIGN AND ACCESS STATEMENT



ARCHITECTS
INTERIOR DESIGNERS
PARTY WALL SURVEYORS
TOWN PLANNING CONSULTANTS

LONDON OFFICE:

9 DEVONSHIRE SQUARE . LONDON . EC2M 4YF
T : 0207 9792026 F : 01992 469002
E : info@dpa-architects.co.uk
W : www.dpa-architects.co.uk

HERTFORDSHIRE OFFICE:

25 TUDOR HALL . BREWERY ROAD . HODDESDON . HERTFORDSHIRE . HERTS . EN11 8FP
T: 01992 469001 F: 01992 469002
E : info@dpa-architects.co.uk
W : www.dpa-architects.co.uk

**Erection of 4 residential units on
former car park area & outline
for demolition & erection of 39
residential flats.**

**Land Off Hermitage Road
Beulah Hill . Upper Norwood
Croydon SE19 3EL**

HODDESDON POLICE STATION
HODDESDON HIGH STREET
HERTS
EN11 8BJ



CONTENT

Introduction	1
Site and Surroundings	2
Proposed Development	3
Need for the Development	4
The Development Plan	5
Key Planning Matters	6
Transport	7
Heritage	8
Conclusion	9

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by DPA (London) Ltd (“DPA”) on behalf of Lee Charles, (“the Applicant”) and provides background information for a full planning application seeking permission for the development of five houses and associated parking and landscaping (the “proposed development”) at Former Police Station, High St, Hoddesdon EN11 8BJ (the “Site”). The Site is located within the administrative area of Broxbourne Borough Council.
- 1.2 The application has been submitted to Broxbourne Borough Council under the provisions of the Town and Country Planning Act (1990), as amended by the Planning and Compulsory Purchase Act (2004). The application seeks an outline with all matters reserved for future approval on the second phase of the proposal but with full details on planning permission for the initial phase of the proposal including principal elements as shown on the accompanying drawings
- 1.3 Construction of 4 new dwellings, each consisting of 2 bedrooms, car parking and amenity space.

This Planning Statement should be read in conjunction with the accompanying supporting documents which form part of the planning application submission. These are:

- 1501_340_Location Plan_A4
- 1501_341_Block Plans_A1
- 1501_342_Site Plans_A1
- 1501_343_Parameters of Development_A1
- 1501_344_Existing Plans_A1
- 1501_345_Existing Elevations_A1
- 1.4 • 1501_346_Proposed Drawings_A1
- 1501_347_Proposed Drawings_A1
- 1501_348_Coloured Front Elevation_A2
- BS5837 - Former Police Station - Arbtech TSR 01 - 01.06.21
- Draft Heritage Statement (b) - Former Police Station Hoddesdon 141221



Image 1 - Existing Surrounding

1.4 The remainder of this Statement provides background information on the Development and the relevant planning policy.

- Section 2: Site and Surroundings
- Section 3: Proposed Development
- Section 4: Need for the Development
- Section 5: Supporting Technical Information
- Section 6: Development Plan
- Section 7: Key Planning Matters
- Section 8: Summary and Conclusions

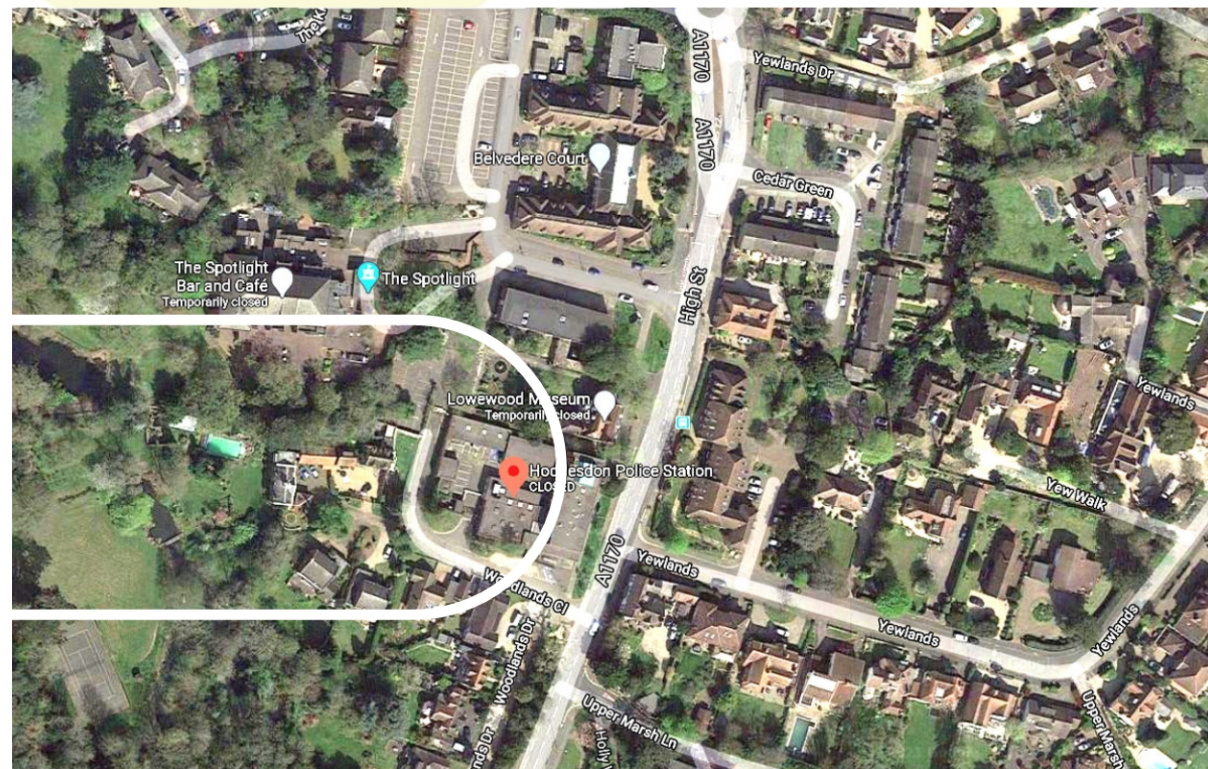


Image 2 - Existing Surrounding - Google Map



Image 3 - Existing Buildings & Surrounding

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESTON POLICE STATION, HODDESTON HIGH STREET, HERTS, EN11 8BJ.

SITE ADDRESS
HODDESTON POLICE STATION
HODDESTON HIGH STREET
HERTS
EN11 8BJ



2.0 SITE AND SURROUNDINGS

2.1 The wider site is part of the former Hoddesdon Police Station, which is a site on the west side of High Road (A1170). The application site is located on the north west corner of this site and is accessed via Woodlands Close, which encloses the south of the Police Station Building.

2.2 There are a number of listed buildings surrounding the application site. This includes the following:

- The Orangery (Grade II) Listed Building is located immediately south of the application site.
- Little Woodlands (Grade II) Listed Building is located 30 metres to the south west of the application site.
- Outbuilding at Front of Little Woodlands (Grade II) Listed Building is located 50 metres to the south west of the application site.
- Lowewood (Grade II) Listed Building is located 44 metres to the east of the application site
- North House and South House (Grade II) Listed Building is located 99 metres to the north east of the application site.
- Conduit Head Statue Behind District Council Offices (Grade II) Listed Building is located 88 metres to the north of the application site.

2.3 The surrounding uses are mixed. To the north west of the site is The Spotlight Bar and Café and to the east is the Lowewood Museum. To the north east is currently a Doctors Surgery. To the entire south of the are residential uses. The application site is on an existing car parking area, which is bound by a 1 metre high wall and vegetation.



Image 4 - Existing Context

- 2.4 The established use of the site is a car park ancillary to an existing Police Station and is well connected to local amenities in Hoddesdon Town Centre. The site is served by public transport links outside of the Police Station with local bus services. Broxbourne Train station, located nearby, has regular services to Liverpool Street and Stansted Airport.



Image 5 - Existing Satellite View (Source: Google Maps)

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESTON POLICE STATION, HODDESODN HIGH STREET, HERTS, EN11 8BJ.

SITE ADDRESS
HODDESODN POLICE STATION
HODDESODN HIGH STREET
HERTS
EN11 8BJ



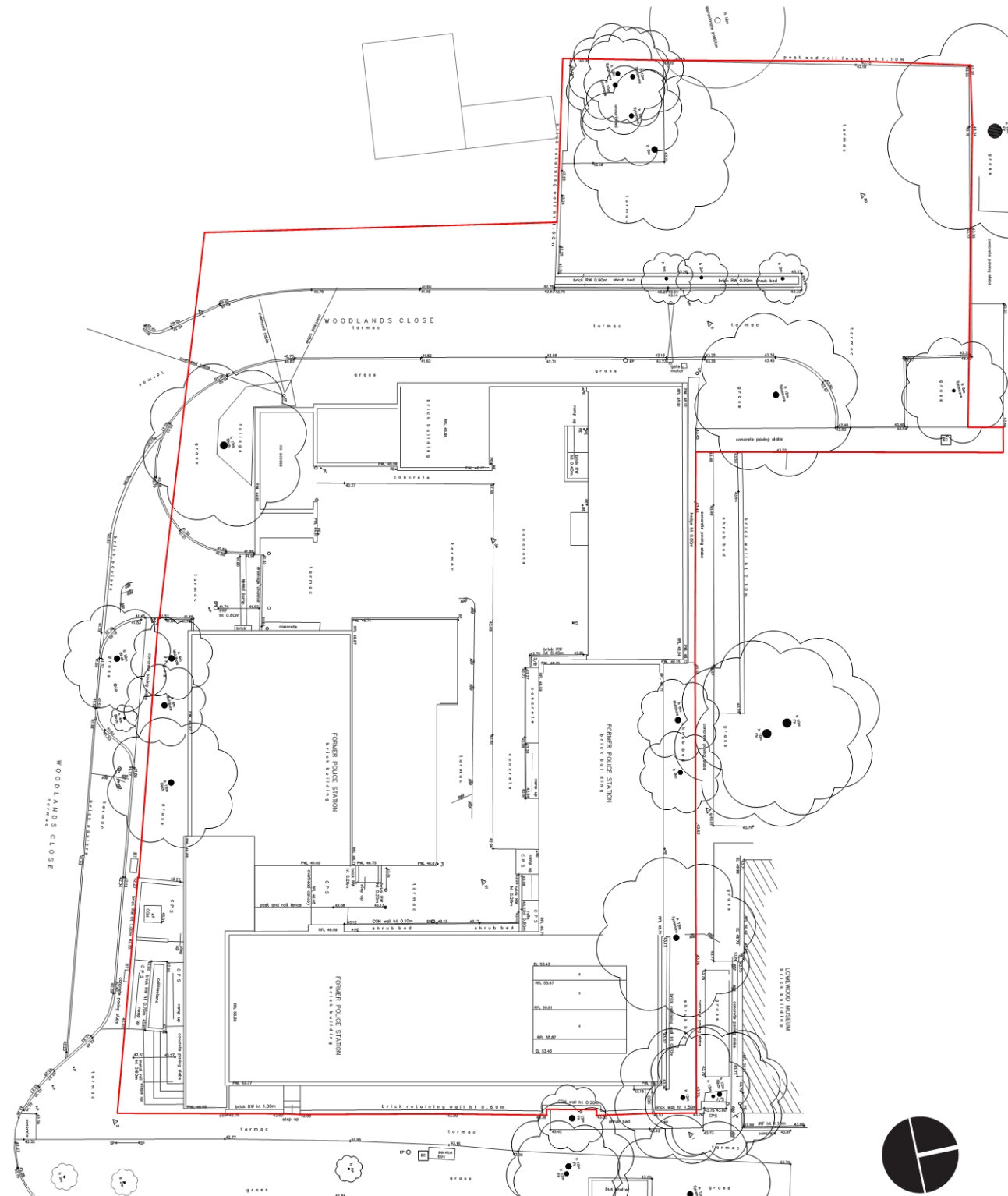


Image 6 - Existing Site Plan_NTS



Image 7 - Existing Site Photos

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESDON POLICE STATION, HODDESDON HIGH STREET, HERTS, EN11 8BJ.

SITE
ADDRESS

HODDESDON POLICE STATION
HODDESDON HIGH STREET
HERTS
EN11 8BJ



A review of recent planning applications show minor applications on the site for Telecommunications, Tree works and minor changes to the police building, which have no relevance for this application.

3.0 **PROPOSED DEVELOPMENT**

- 3.1 The principle proposal is to erect 5 new houses on the car parking area, as shown by the enclosed drawings. These houses would be set out as 5 terraced houses on the existing car parking area on the site and would each be 2 bed houses. Phase 2 will focus on the front of the site and include the demolition of an existing building and the erection of a 39 residential flats.
- 3.2 The submitted plans propose vehicular access on the west side of Woodlands Close. The proposed houses would each have a single parking space either to the front of the houses or in a smaller parking area to the front of house 5. Each house has also been allocated amenity space to the rear of the site. The accommodation and amenity space schedule is set out in the table below.

Type	Internal Space (sqm)	Amenity Space (sqm)
House 1	120	65.8
House 2	120	46.5
House 3	120	46.5
House 4	120	64.0



Image 8 - Proposed Development Site_NTS

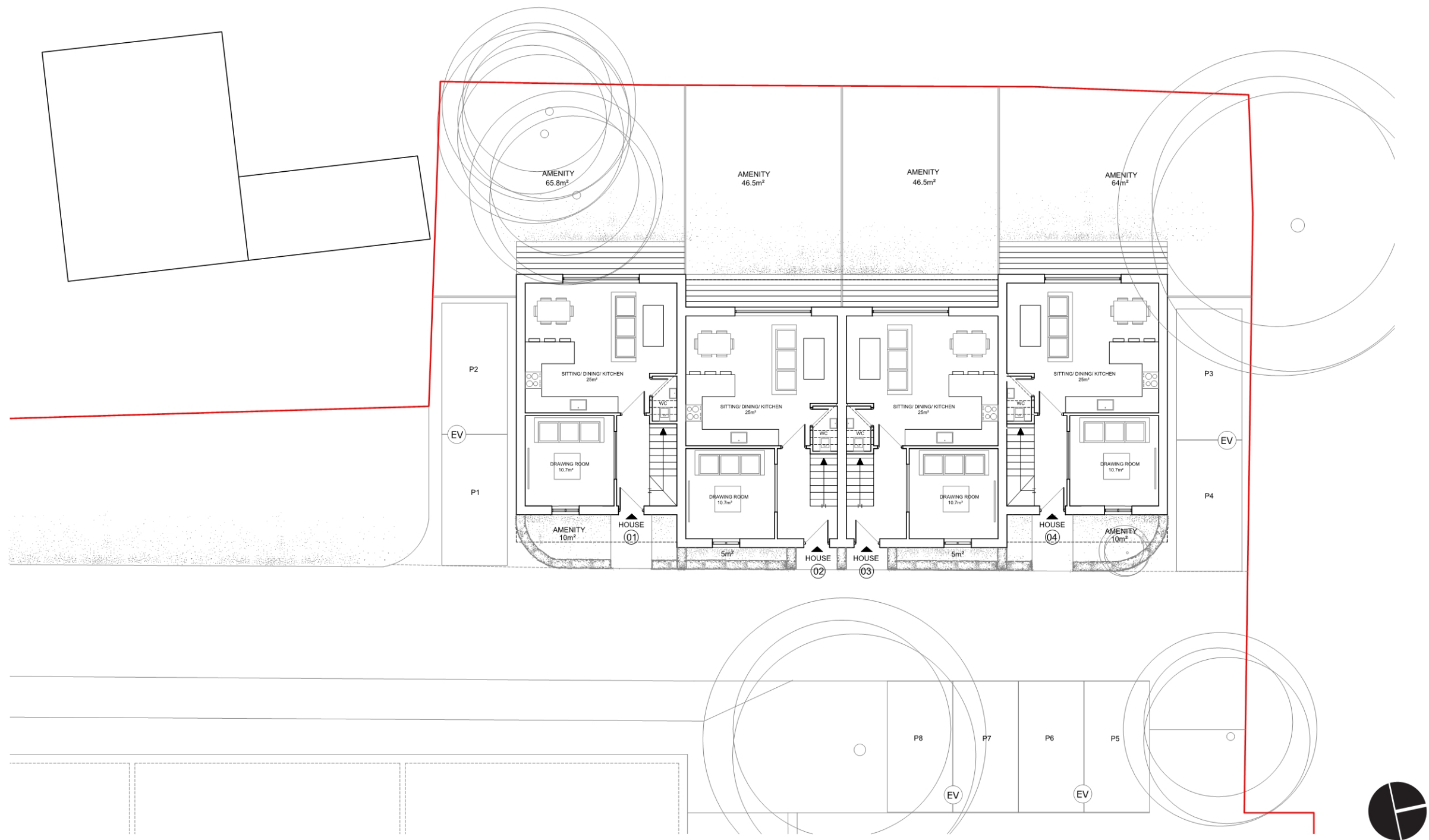


Image 9 - Proposed Development at Former Car Park _NTS

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESTON POLICE STATION, HODDESODN HIGH STREET, HERTS, EN11 8BJ.

SITE
ADDRESS

HODDESODN POLICE STATION
HODDESODN HIGH STREET
HERTS
EN11 8BJ





Image 10 - Proposed Elevation at Former Car Park _NTS

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESTON POLICE STATION, HODDES DON HIGH STREET, HERTS, EN11 8BJ.

SITE ADDRESS
HODDES DON POLICE STATION
HODDES DON HIGH STREET
HERTS
EN11 8BJ



4.0 **NEED FOR THE DEVELOPMENT**

- 4.1 In 2019, Broxbourne Borough Council Published their Housing Delivery Action Plan, which set out the plan for delivering housing in the borough and meeting housing shortfalls. As the report states: According to statistics published by the Ministry of Housing, Communities and Local Government (MHCLG), during the monitoring period 2015-2018 housing delivery in the borough of Broxbourne fell short of the requirement of 1,151 homes by 384 homes (767 homes were delivered). This represents 67% of the total requirement, and therefore the Borough Council is required to publish an Action Plan to indicate how this shortfall can be remedied and the supply of housing boosted.
- 4.2 Therefore, there is a clear need for Broxbourne to deliver a greater supply of homes, especially in the major settlements of the borough.
- 4.3 As a result, Broxbourne set out the Local Plan's position for delivering new housing in the area and have focused, amongst others, on optimising the use of urban brownfield sites. While the call for sites process did not include Hoddesdon Police Station, the Housing Delivery Action Plan gives a very clear indication that the site would be suitable for residential development.
- 4.4 According to the site surroundings this proposal will maintain a respectful relationship with the existing structures and their settings based on the surrounding site. This proposal has reduced it's footprint to allow an appropriate setback and buffer between the surrounding assets. As stated in the heritage statement 'the potential for any direct relationship between the application site and those heritage assets outlined in paragraph 4.2, is definitely obstructed by intervening built form and/or other landscape features... and therefore proposals are not deemed to unduly affect the settings of these listed buildings'.
- 4.5 There is a clear benefit for this development to be granted, as it would address the need for housing within Hoddesdon and Broxbourne by fulfilling the policy requirement of building on brownfield sites.

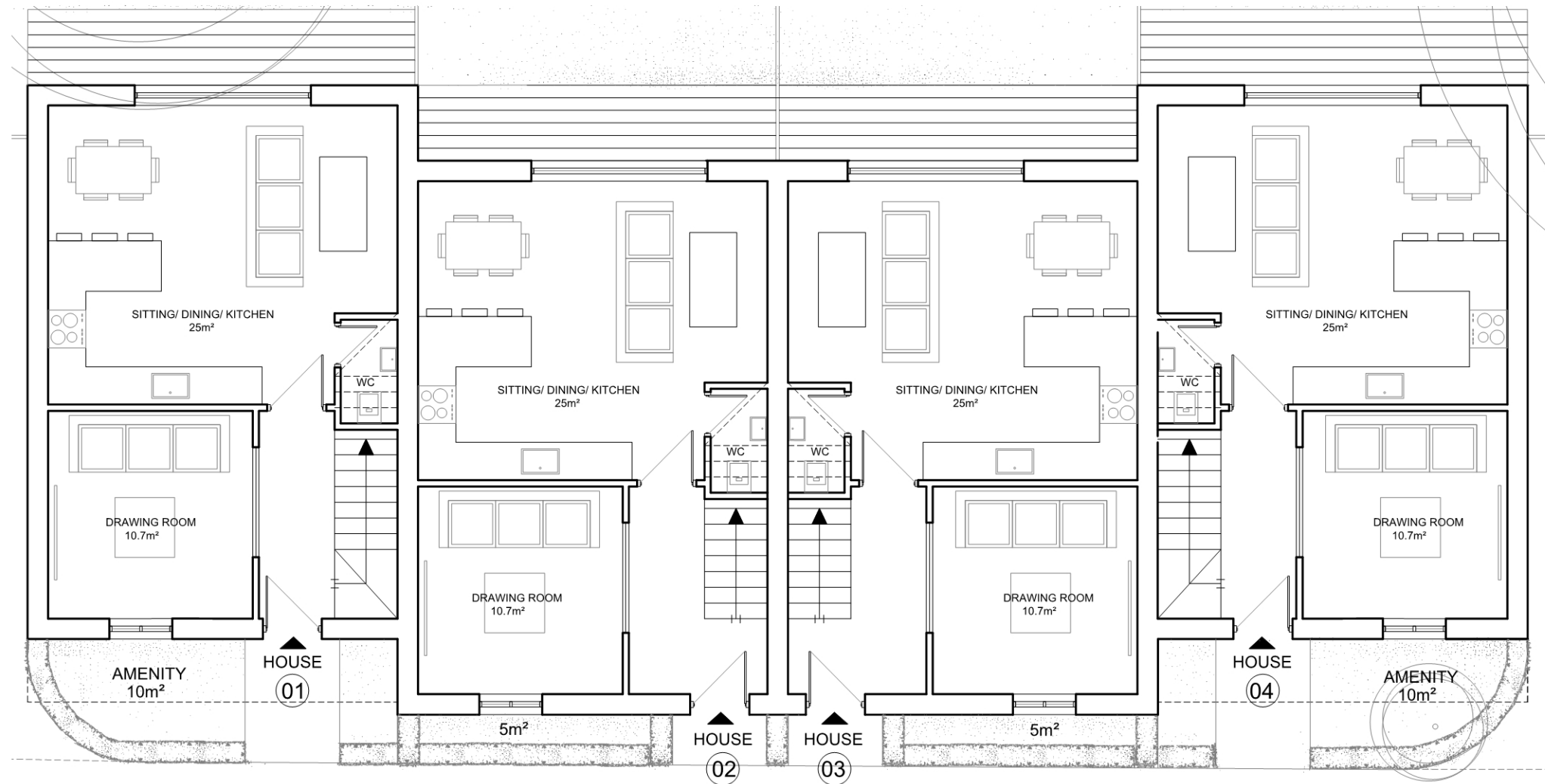


Image 11 - Proposed Ground Floor Plan _NTS



Inspiration of Contemporary Interiors
Source-<https://www.forthefrillofit.com/>



Inspiration of Contemporary Outdoors
Source-<https://www.gardenvisions.co.uk/>



Source- <https://www.houzz.co.uk/>

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESTON POLICE STATION, HODDESTON HIGH STREET, HERTS, EN11 8BJ.

SITE ADDRESS
HODDESTON POLICE STATION
HODDESTON HIGH STREET
HERTS
EN11 8BJ



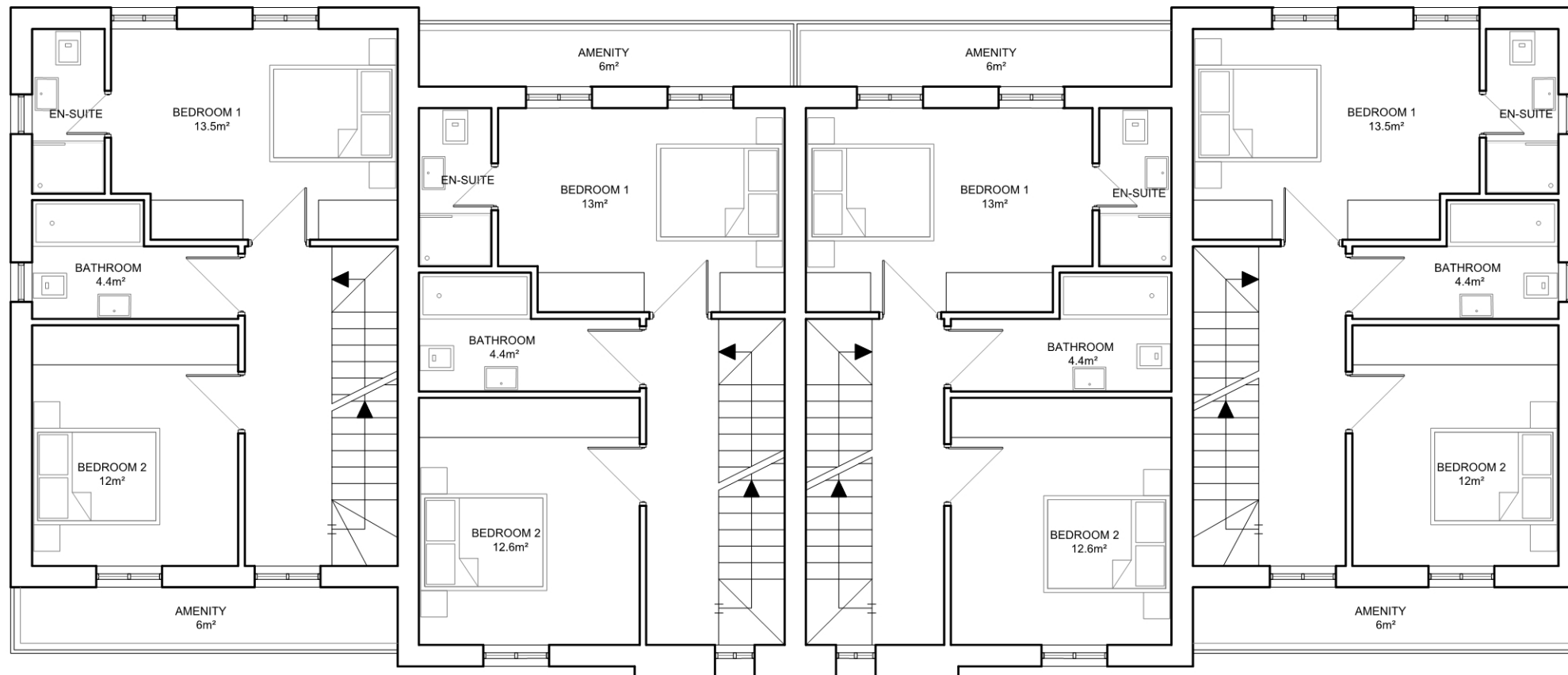


Image 12 - Proposed First Floor Plan _NTS



Inspiration of Contemporary Interiors
Source-<https://www.bocadolobo.com/>



Source- <https://cobbsshops.com/>

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESTON POLICE STATION, HODDESTON HIGH STREET, HERTS, EN11 8BJ.

SITE ADDRESS
HODDESTON POLICE STATION
HODDESTON HIGH STREET
HERTS
EN11 8BJ



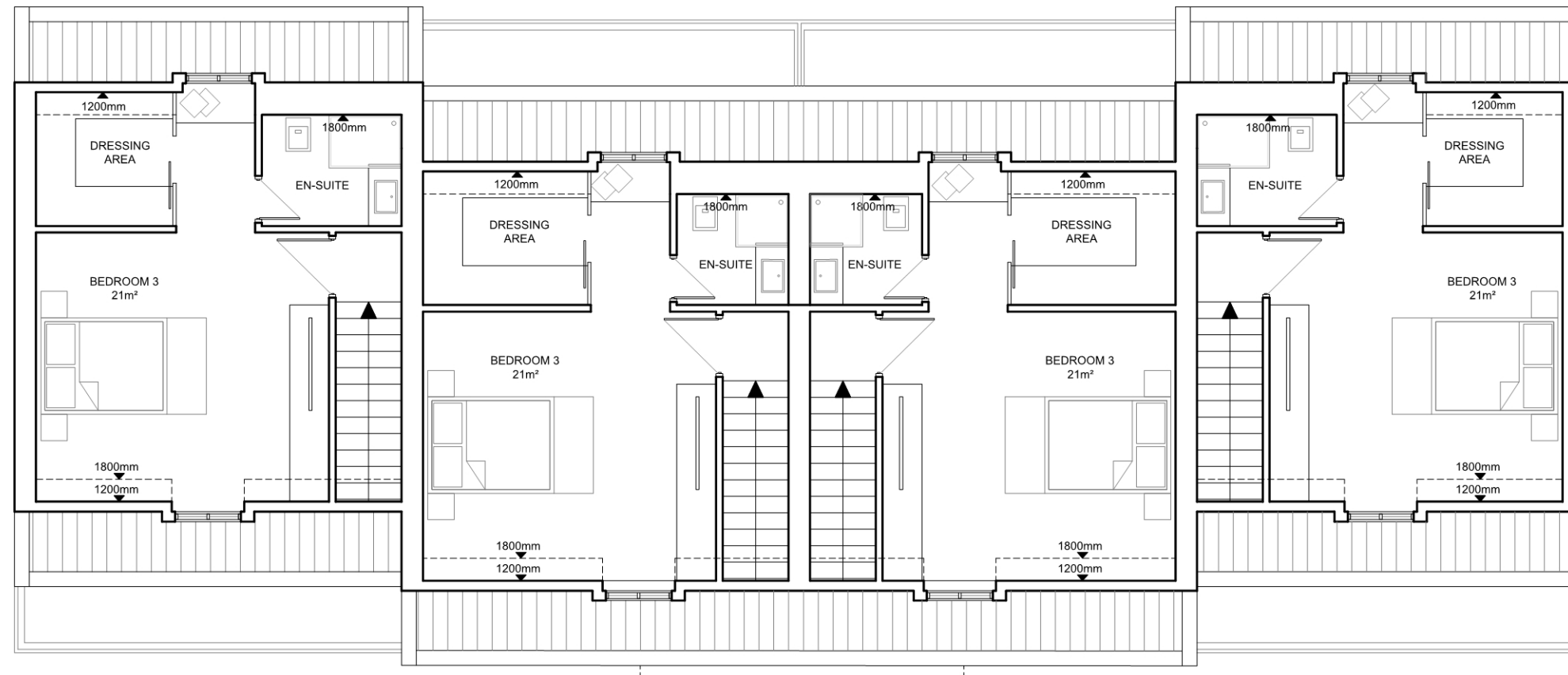


Image 13 - Proposed Second Floor Plan _NTS



Inspiration of Contemporary Interiors
Source- <https://www.pinterest.co.uk/>



Source- <https://www.superdraft.com.au/>

5.0 THE DEVELOPMENT PLAN

National Planning Policy

5.1 The revised National Planning Policy Framework (“NPPF”), published in June 2019, provides the relevant national planning policy for the Development. The NPPF is accompanied by the National Planning Practice Guidance (“NPPG”) which came into effect in March 2014 and superseded the majority of planning Circulars and other guidance. This was most recently updated in October 2019. Some of the NPPG is still currently based on the 2012 version of the NPPF. NPPF policies and PPG relevant to the determination of this planning application are summarised in the following Section of this Planning Statement.

5.2 At the heart of the NPPF is a presumption in favour of sustainable development whereby development proposals that accord with the development plan should be approved without delay and where policies are absent, silent or out of date, granting planning permission unless any adverse impacts would outweigh the benefits or specific policies in the NPPF indicate development should be restricted.

Local Planning Policy

5.3 In accordance with Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For this Development, the

Development Plan comprises of:

- Broxbourne Local Plan 2018-2033

5.4 Broxbourne Local Plan

The Broxbourne Local Plan sets out the land-use policy framework used to determine applications for planning permission within Broxbourne. The Council is required to prepare a Local Plan under the provisions of the Town and Country Planning Act 1990 as interpreted in the Town and Country Planning (Development Plan Regulations) 1999. The relevant planning policies for this proposal are:

- DS1 The Development Strategy
- PM1 Sustainable Place Making
- HOD3 Former Hoddesdon Police Station
- INF2 Broxbourne Transport Strategy
- DSC1 General Design Principles
- DSC3 Design affecting the Public Realm
- DSC4 Management and maintenance
- DSC5 Sustainable Construction
- DSC6 Designing Out Crime
- DSC7 Comprehensive Urban Regeneration
- H1 Making Effective Use of Urban Land
- H4 Housing Mix
- HE1 General Strategy for the Historic Environment
- HE2 Development affecting the Historic Environment
- TM1 Sustainable Transport
- TM2 Transport and New Developments
- TM3 Access and Servicing
- TM4 Electric Vehicle Charging Points
- TM5 Parking Guidelines



Image 14 - Proposed Front/ Street Elevation _NTS

DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESTON POLICE STATION, HODDESTON HIGH STREET, HERTS, EN11 8BJ.

SITE ADDRESS
HODDESTON POLICE STATION
HODDESTON HIGH STREET
HERTS
EN11 8BJ



- 6.5** As set out in Section 2 of this statement, the application site forms part of the wider Hoddesdon Police Station site which is under the same ownership. Under Policy HOD3 of the Broxbourne Local Plan it is states that this site will provide approximately 30 dwellings on the site [during the plan period]. This proposal accounts for 5 dwellings in total, with a proposed scheme for the remainder of the site in preparation under a separate planning application. Therefore, this proposal accords with this development plan policy by achieving a portion of this figure in an early stage of the development plan cycle. The policy also states that the new proposal will enhance the conservation area as stated in the heritage statement, via high quality design measures, the scale, massing with no inappropriate impacts occurring to the setting or the asset.
- 6.6** In terms of the mix of housing on sites in Broxbourne and Hoddesdon, Policy H4 states that the Council have a desire for 2 and 3 bed properties where the highest demand for market housing is for 3 bed properties. The proposal provides for five new 3 bed properties, which are in a desirable location near to Hoddesdon town centre and are suitable for market housing for families.
- 6.7** Having reviewed the relevant planning policies for this application in relation to the delivery of housing, the proposal to deliver housing on this site is clearly supported by the planning policies set out in the NPPF and the Broxbourne Local Plan.

Design Principles and Heritage Impacts

Relevant Policies:

- NPPF Chapter 12
- NPPF Chapter 16
- DSC1 General Design Principles
- DSC3 Design affecting the Public Realm
- DSC5 Sustainable Construction
- DSC6 Designing Out Crime
- DSC7 Comprehensive Urban Regeneration
- HE1 General Strategy for the Historic Environment
- HE2 Development affecting the Historic Environment

6.0 KEY PLANNING MATTERS

6.1 This section of the Planning Statement considers the key planning matters in each context of the Development and the Development Framework identified in the previous section. Each of the key matters are dealt with on a topic by topic basis with reference to the relevant planning policies and cross reference to relevant sections of this Planning Statement and/or accompanying drawings or technical reports where applicable. This section of the Planning Statement covers the following planning issues:

- Delivery of Housing
- Design Principles
- Transport
- Heritage Impacts

6.2 Delivery of Housing
Relevant Policies:

- NPPF Chapter 5
- HOD3 Former Hoddesdon Police Station
- H1 Making Effective Use of Urban Land
- H4 Housing Mix

6.3 Chapter 5 of the NPPF sets out the policy requirements for planning for new homes nationally. One of the key principles for the provision of new homes is to make use of brownfield land and on smaller sites. This is set out in paragraph 117 which states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

6.4 This proposal accords with this policy by providing a supply of housing on a smaller site, defined as a site with less than 1 hectare and utilising a brownfield site which is currently not put to good use. Policy H1 of the Broxbourne Local Plan which sets out that the Council will optimise the potential for housing delivery on all suitable and available brownfield sites, especially Redevelopment/conversion and re-use of vacant or redundant sites and through estate renewal and regeneration opportunities. Clearly the proposal accords with NPPF Chapter 5 and Paragraph 117 as well as Policy H1 of the Broxbourne Local Plan by utilising a redundant parking area for housing in the borough.



Inspiration of Contemporary Amenity Spaces
Source-Google



DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF 4 RESIDENTIAL UNITS ON FORMER CAR PARK AREA & OUTLINE OF DEMOLITION OF EXISTING BUILDING AND ERECTION OF 39 RESIDENTIAL FLATS AT HODDESTON POLICE STATION, HODDESON HIGH STREET, HERTS, EN11 8BJ.

SITE
ADDRESS

HODDESON POLICE STATION
HODDESON HIGH STREET
HERTS
EN11 8BJ



6.8 The NPPF is extensive in providing guidance on general and specific design principles. Specifically, the policy guidance in paragraphs 124 and 127 of the NPPF states that the design of new buildings should have a high-quality level of design. Any proposed development should also incorporate local surroundings, as stated in paragraph 127c. This is reflected in Policy DSC1 which states that the Council expects a high standard of design for all development. This includes a set of criteria that any proposal must:

- Enhance local character
- Have significant landscape features
- Increase permeability in terms of access
- Consider drainage requirements
- Reinforce pedestrian connections
- Provide coherent layouts
- Create local landmarks
- Increase access to open spaces
- Avoid blank walls on public fronted elevations
- Mitigate against flooding
- Regard Broxbourne's Supplementary Planning Guidance

6.9 Paragraph 189 of the NPPF states that In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

6.10 Additionally, Policy HE1 of the Broxbourne Local Plan states that the Council will seek to ensure that development not only avoids harm, but also improves the setting of Broxbourne's historic environment, and better reveals the significance of heritage assets. Further to this, Policy HE2 states that Development proposals affecting heritage assets or their settings should conserve or enhance the historic environment, and will be determined in accordance with relevant national planning policy relating to the historic environment, along with other relevant policies in the Plan.

- 6.11** This document acts as a Design and Access Statement, due to the site being located within a conservation area. As a result, the development has been designed to incorporate a flexible adaptable space suited to the needs of the residents and these would enhance all relevant heritage assets

Transport

Relevant Planning Policies

- NPPF Chapter 9
- TM1 Sustainable Transport
- TM2 Transport and New Developments
- TM4 Electric Vehicle Charging Points

- 6.12** Chapter 9 of the NPPF recommends refusal (paragraph 109 of development whereby the proposals would result in unacceptable impact on highway safety, and recommends that applications for development should allow for efficient delivery of goods at paragraph 110(d). The NPPF also states in paragraph 102a that the potential impacts of the development on transport networks can be addressed. Policy TM1 of the Broxbourne Local Plan states that:

II. Development must not detrimentally impact upon existing footpaths and public rights of way and proposals should, wherever possible, extend, enhance or provide for new pathways, rights of ways and equestrian routes.

III. Development proposals must clearly demonstrate how pedestrian movement and connections have been prioritised and provided for.

IV. All new paths should be safe, direct, appropriately lit and signed. They should be suitably constructed for all users, and provide direct and easy access to services and facilities.

VI. Development proposals must provide for cycle facilities through the use of accessible and safe routes to and around the site, the provision of cycle storage and cycle parking areas.

6.13 Furthermore, Policy TM2 of the Broxbourne Local Plan states that:

I. Development will not be permitted where there would be a severe impact on the transport network. Development proposals must ensure that the safety of all movement corridor users is not compromised.

6.14 According to Policy TM4 of the Broxbourne Local Plan it states that the council will expect all parking spaces within new housing developments, including communal parking spaces, have active EV charging points, or passive charging points where it can be demonstrated that provision of active charging points is not reasonable. In our proposal all parking spaces will benefit from EVC points as marked on our ground floor plan.

6.15 The proposed seeks to utilise an existing access from Woodlands Close and would not result in intensification on site. The proposal will also incorporate details of transport movements.

Heritage

Relevant Policies

- NPPF Chapter 16
- HE1 General Strategy for the Historic Environment
- HE2 Development affecting the Historic Environment

6.16 The accompanying heritage statement, completed by The Heritage Advisory, states that the proposed, development of the car park is considered wholly beneficial, where its implementation will definitively preserve and enhance the relevant designation and their settings, whilst not directly affecting any special interest or significance inherent to these. Via high-quality design measures, the scale, massing, form, features, detailing and use of proposals will ensure clear assimilation of the scheme into its environs, with no inappropriate impacts occurring to either the settings of relevant heritage asset or the overriding conservation area.

7.0 CONCLUSION

- 7.1 The proposed development would be policy compliant and would help deliver much needed homes within Broxbourne. The proposal has been designed with local conservation area considered. The proposed use of the site is supported in Broxbourne's Local Plan as part of the wider phasing of the Hoddesdon Police Station allocation.



Source- <https://www.pinterest.co.uk>



Source- <https://www.housebeautiful.com>



Source- <https://www.wayfair.com/>