

Design Brief for New Housing in South Mimms

Final Version for Adoption at South Mimms Parish Council Meeting 2nd December 2021

Introduction:

The purpose of this document is to outline the design elements that the Parish Council believe best reflect the identity and heritage of South Mimms. This is with the aim that these features will be reflected in the design of the new houses that will be built in the village over the coming years as part of the Hertsmere Borough Council Local Plan.

Design Codes are increasingly being used in guiding new development schemes. They are defined in the National Planning Policy Framework as ‘A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area’.

To be successful, any future development needs to be mindful of the local character of the village conservation area, whilst still addressing contemporary issues such as sustainability and environmental impact. Historic England and the Chartered Association of Building Engineers guidelines state that a successful new development will:

- Relate to the geography and history of the place and the lie of the land.
- Sit happily in the pattern of existing development and routes through and around it, including public footpaths.
- Respect important views.
- Respect the scale of neighbouring buildings.
- Use materials and building methods which are as high in quality as those used in existing buildings (but in fact are likely to be of a better quality to meet building regulations and energy efficiency requirements).

This document seeks to set a baseline understanding of the local context and an analysis of local character and identity, building on the April 2020 Conservation Officers Report. It will specifically identify the existing features of the area, highlighting opportunities for the design of new developments that can link into existing residential properties’ styles and the proportions of existing streets in the local area.

Design Code Stipulations:

1. Materials should be practical, durable, promote energy saving and be attractive.
 - a. Windows and external doors should be thermal efficient pvc double glazing.
 - b. Soffits, and high gables should be PVC to prevent hard to reach areas being unmaintained in future.
 - c. Any solar panels fitted must sit flush with the roof tiles.

- d. The use of porches is encouraged to reduce winter heat loss.
 - e. Rendering on houses should be pre coloured to reduce future maintenance burden on homeowners.
 - f. Roof constructions should be such that they can be used for accommodation in appropriate properties – thus preventing a mis-match of different styles and quality of loft conversions in the future. This should be done with apex framed dormers where used (see fig A).
2. The choice of materials for housing should help the new development to fit harmoniously with its semi -rural surroundings.
 - a. Rendered houses in South Mimms are predominantly white, often with black windows to reflect the White Hart public house or Arlington House.
 - b. Brick houses tend to have white windows.
 - c. Older brick houses have a soldier course above windows.
 3. Different styles and designs should be alternated, not only to give a range of housing sizes, but also to ensure that the housing is not all identical.
 4. The height, scale, massing and relationships between buildings must be appropriate to the existing density of housing; with green spaces to break up areas and visitor parking.
 5. Views, vistas and landmarks identified in the Conservation Officers report must be protected. This means that where possible the siting of houses within each section of development should aim to protect the views of existing homeowners, in such that a blocking of a view does not devalue the worth of their home.

View from Frowycke Crescent >>>



Roofscapes must not exceed those of housing in adjoining existing roads. Developers need to work with the topography of the landscape using banking to protect new and existing homes from road and traffic road as well as road layouts that disguise the volume of houses built, particular from main roads.

View from Cecil Road >>>>



6. The facilities of the homes must be appropriate for modern family living:
 - a. Houses of three bedrooms or more should have a second WC / bathroom.
 - b. Garages should be wide and long enough to fit a family SUV.
 - c. Each dwelling should have provision for an electric car charging point.
 - d. Dwellings must have a minimum allocation of off-road parking spaces in line with the Local Plan table 27.
 - e. All dwellings should have capability for fibre broadband connection.

7. Local Shops and Work Spaces.

Whilst recognising the need for a handful of retail and commercial spaces, design of these buildings must reflect the nature of the rural landscape they are being built on, like those at Battlers Green Farm Shops, in Radlett.



Barns at the White Hart



8. The infrastructure of the new development must take into account the additional burdens that will be placed on local roads and parking and additional space must be provided for visitors. It should also look to maintain the village feel of South Mimms, linking areas with footpaths, cycle paths and green spaces. Development must demonstrate careful consideration of boundaries and edges to the open countryside. Proposals should retain healthy trees and hedgerows wherever possible to support flood risk prevention and maintain as much as current green vistas as possible.
9. Sites for development proposed in Hertsmere Local Plan – Total 260 Homes:
- St Albans Road North East (Popes Farm) – 80 homes
 - St Albans Road North West - 80 homes (owned by Hertfordshire County Council)
 - St Albans Road North Central – 25 homes
 - Cecil Road North - 40 homes.
 - 35 'windfall' homes – sites undetermined



South Mimms currently has around 350 homes in the main village, so the plans will increase the size of the village by between two-thirds and three quarters. The accommodation built should reflect the existing demographic of the village as well as accommodating young families, so to support multi-generation living within the community. With this in mind, some of the homes should be chalet bungalows to support disabled / ground floor living. With the above requirement for protecting views for existing resident, these would be ideally placed (subject to approval by Hertsmere) on the Cecil Road North site as this would also prove the closes access to the Pit Stop Shop and is direct next to the bus stop for the 84, 356 and 398 services to Potters Bar. In line with Hertsmere's Local Plan 40% of housing should be 'affordable'. Note: South Mimms Parish Council has raised concerns over access to the 25 house site due to existing road safety issues at Black Horse Land junction.

Existing housing stock in South Mimms :

A



B



C



C

D



E



F