

DESIGN STATEMENT

69 COPSE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 2TZ



INTRODUCTION

This statement seeks to explain the rationale behind the submitted proposal in terms of both design and access. It also aims to demonstrate how local context and planning policy have been taken into account, leading to an informed and considered planning proposal.

SUMMARY OF PROPOSAL

Planning approval is sought for the demolition and replacement of the existing detached two-storey dwelling, with 1no detached dwelling, retention of existing access points and associated ancillary works.

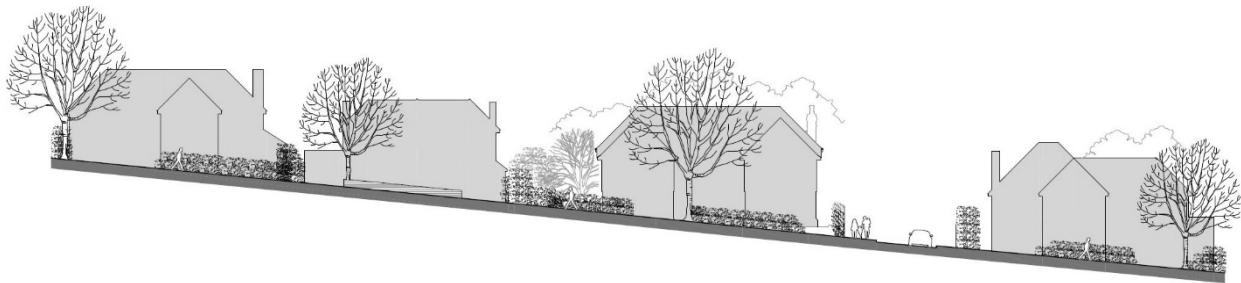


Fig. 1 – Proposed street scene from 69 Copse Wood Way

SITE LOCATION AND DESCRIPTION

The application site is a corner plot located on the eastern side of Copse Wood Way, and incorporates the land that currently supports one detached two storey house and private amenity area.

Although reasonably quiet and unclassified, Copse Wood Way is one of the main distributor roads within the Copse Wood Estate.

Rectangular in shape (approx. 26m wide x 65m deep), the site extends to an area of 0.118 hectares. The main topographical feature of this property are the varying levels, which slope down from left to right across the front, and from front to rear.

To the front of the site, there is an existing 'in and out' driveway finished in tarmac, with low level planting and semi/mature trees lining the boundaries.

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Towards the rear of the site, semi/mature trees line the side and rear boundaries, with two mature trees located central to the rear garden.

To supplement the above, high level plants and hedging provide additional privacy to all sides.

The architectural character of the area is mainly traditional in appearance with a mixture of Arts & Crafts and Georgian style dwellings, however there are contemporary style properties now being built within the estate, so there certainly seems to be more variation in styles being accepted.

The existing detached dwelling is rather dated in appearance and offers no real architectural merit, and with an application previously approved for a detached Georgian house, (planning reference No 12231/APP/2019/963) a replacement dwelling in this location has already been considered acceptable.

USE AND AMOUNT

The application maintains the existing residential use on this site, therefore the principle of development is considered to be acceptable.

The NPPF recommends that planning policies and decisions should aim to ensure developments optimise the more effective use of previously developed land.

Constraints imposed by the requirements of Local Plan Policies and Design Guidelines, control design, plot coverage, spacing and siting of new dwellings relative to their side boundaries, and prevent the addition of further dwellings.

In this case, the proposal for a one for one replacement dwelling on this site is appropriate.

AYOUT & SITING

The proposal provides a well-spaced and well-proportioned layout that seeks compliance with front/rear building lines, side boundary separation distances, 45-degree vision splays and policy requirements which exist in the area generally.

The front of the proposed dwelling has been positioned on the same building line to what currently exists, with the rear of the building extending further back, whilst not encroaching the root protection areas of the existing trees.

The two storey elements of the proposed dwelling sit outside the 45 degree vision splays projected from the neighbouring first floor rear window of No 67 and 75, and this is clearly illustrated on the submitted Site Layout Plan, drawing reference No. 1400/P/1.

Separation distances from the proposed dwelling to the side boundaries have been set at a minimum of 1.4m to single storey, and 2.4m to two storey. This allows for adequate side access, and

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maintains the same spacing that currently exists with other properties along Copse Wood Way, and the area generally.

From two storey level, our proposal achieves a minimum distance of 5.8m to neighbouring dwelling No 67, and 13.8m to No 75 due to 'Oak Glade' running in between. This is considered to be acceptable and exceeds what currently exists within the road.

With regards to rear garden amenity, we still achieve an area of 556 sq.m, which is considered to be more than suitable for a house of this size.

In terms of access, the existing access points from Copse Wood Way will be retained and re-used, with adequate parking and turning areas remaining the same within the driveway.

The position of the new house has been carefully considered to protect existing trees to the front and rear gardens, and this has been demonstrated on our tree protection plan and GHA's arboricultural details.

The ground floor footprint is almost identical to the previously approved scheme, with the overall height of the proposed house being lower, and this has been illustrated on our comparison plan, drawing reference No. 1400/P/8.

In conclusion, it can be seen that the layout and impact of the proposal in its immediate surroundings is acceptable, protecting the private amenity of the site and adjoining properties, and the character and appearance of the area generally.

SCALE

The street scene provided within this application clearly indicates how the scale and massing of the new house fits in with the existing character of the road which consists of large detached properties.

The scale of the new dwelling is traditional and essentially two storey in appearance from Copse Wood Way. Its height, bulk and massing are segmented and articulated by the use of gable projections, single storey additions, dropped plates, bay windows and cantilevered first floors.

In conclusion it is considered that the scale and form of the new house is equivalent in height and width to the previously approved scheme, and is in keeping with other houses within the immediate vicinity and the character of the area generally.

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APPEARANCE

The appearance of the house has been developed to simulate a traditional “Arts & Crafts” design that is considered to be suitable for the location of this site.

The design will be enhanced by the use of traditional materials and details, such as aluminium casement windows and doors, soft stock facing bricks, detailed brickwork such as dog tooth dentiling and herringbone brickwork, mock timber boarding, clay roof tiles, dropped plates and white render, all of which are evident on a typical Arts & Crafts dwelling.

These materials will harmonise with the pleasant appearance within the road and will not detract from the traditional appearance of other houses within Copse Wood Way or the area generally.

In conclusion, it is considered that the appearance of the new house is acceptable in terms of its context within the immediate vicinity and the wider area.



Fig. 2 – Proposed front elevation

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LANDSCAPING

To the front of the site, there is an existing 'in and out' driveway finished in tarmac, with low level planting and semi/mature trees lining the boundaries. Towards the rear of the site, semi/mature trees line the side and rear boundaries, with two mature trees located central to the rear garden. To supplement the above, high level plants and hedging provide additional privacy to all sides.

All of the existing trees shown to be retained will be unaffected and protected, however a small amount of hedging will need to be cut back to the left boundary.

To support this application, a tree report supplied by GHA identifies the condition of all trees on the site, and confirms all tree removals have a 'C' grade condition.

Proposed low level planting is proposed to the front and side boundaries, with 2no replacement trees to the front left of the site. Due to the well screened rear garden no additional trees or planting is required.

Although the existing access points and driveway will be retained, we do propose for the driveway to be re-surfaced with permeable pavers, with surface water from that area being drained to soft landscaped areas wherever possible.

CONSIDERATIONS (ACCESS)

Level access will be provided into the house on all doors, and the carefully planned internal layout of the new dwelling will comply with the requirements of Part M of the Building Regulations and allow full mobility access throughout the ground floor of the new dwelling.

With regards to cycle storage, bikes will be stored within the rear garden, with easy access to and from the property via adequate side accesses.

The proposed site is within easy reach of local bus and train transport connections and a local cycle network, and with this in mind, and on the basis that the proposal is only for a one for one replacement dwelling, it is considered that the increase in the number of journeys that are outside of the optimal walking distance is nil.

SUSTAINABILITY MEASURES

In order to meet the requirements of Approved Document L1A: Conservation of Fuel and Power, the proposal will incorporate on-site renewable technology. This, depending on a full assessment of its viability together with advice from a suitably qualified SAP assessor prior to construction, may take the form of one / more of the following systems: PV, Solar, or ASHP.

Efficiency within the structure to help minimise heat loss, energy use, water consumption is provided by:

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- Highly insulated building fabric (i.e. floor, wall and roofs, double glazing etc.)
- Timber frame structure
- Locally sourced materials
- Low energy lighting
- High efficiency boilers
- 'A' rated white goods, with best practice water consumption
- Sanitary ware taps fitted with aerating nozzles and dual flush WC cisterns
- Water consumption not exceeding current Building Regulation requirements
- Rainwater run-off from paths, patios and driveway to run to soft landscaping where possible
- Rainwater harvesting (water butts or underground tanks)
- On site SUDS to deal with all additional surface water
- Photovoltaic panels on the inverted flat roof to provide a sustainable energy source
- Electric car charging points
- Ground source / Air source heat pumps

PLANNING CONTRIBUTIONS

Whilst the applicant is aware of the current policies relating to financial contributions, they are also aware of the change to National CIL policies whereby a self-build project, i.e. a new dwelling constructed by private individuals for their own private use for a minimum of three years, may qualify for exemption. This will be the case in this instance, and the requisite CIL application and Part 1 exemption forms are submitted with this application.

CONCLUSION

As described within this statement, the appearance of the house has been developed to simulate a traditional "Arts & Crafts" design that is considered to be suitable for the location of this site.

The proposals are considered to meet the controlling requirements of both Local and National Planning Policy to provide sustainable development and the more efficient use of previously developed land.

Regard for the character of the area, the individual characteristics of the site and the scale of surrounding properties, are achieved by the high standard of design contained within this application.

Overall, for the reasons set out and justified within this report and the plans provided, it is strongly believed that the submitted scheme should be considered an acceptable and appropriate form of development for the site.

DUSEK DESIGN ASSOCIATES LTD - 15/06/2022

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