DESIGN AND ACCESS STATEMENT

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SITE ADDRESS

Twinwoods
119 Ducks Hill Road
Northwood
HA6 2SQ

1.0 PROJECT

This Design and Access Statement is in support of a full planning application for the demolition of an existing 5-bedroom detached dwelling, the erection of a new 5-bedroom dwelling and outbuilding.

2.0 THE EXISTING PROPERTY AND ITS CONTEXT

The property is located on the eastern side of Ducks Hill Road, which is towards the south-west of Northwood.

Ducks Hill Road (A4180) is a fairly long road stretching from Rickmansworth Road to Ruislip Common. The application site is located along a continuous residential stretch of Ducks Hill Road, close to the junction with Jackets Lane. The depth of the application site means the rear of the site abuts Fringewood Close.

The site area is approximately 1,792 square metres (0.44 acre).

Properties along Ducks Hill Road are a mix of size and use, and diverse in terms of materials and character. The immediate dwellings to the south and opposite are mostly detached single dwellings. The immediate neighbour to the north is a terrace consisting of four dwellings. A number of large buildings containing residential flats are located further to the north.

Ducks Hill Road is characterised by its diverse architectural styles and varying property sizes, with no uniformity in design across the area. The street features a mix of traditional and modern homes, ranging from modestly proportioned houses to larger, more expansive

properties and flats. This eclectic mix of architecture reflects the evolving nature of the area and provides a unique opportunity for thoughtful design that complements the existing built environment while accommodating contemporary needs. The lack of a dominant design language ensures that well-considered proposals can blend into the area while contributing positively to its overall character.

Ducks Hill Road connects to Rickmansworth Road, an area similar to Ducks Hill Road and has architectural diversity and variety of styles, reflecting a character shared by neighbouring boroughs. In recent years, both Rickmansworth Road and London Road have showcased a growing richness in architectural expression, with the introduction of modern-build homes complementing the existing mix of traditional and semi-traditional properties. This eclectic blend of styles has not only enhanced the streetscape but also contributed positively to the broader character of the neighbouring boroughs, enriching the overall architectural landscape of the region.

The existing property on the site is well-screened by mature trees and hedges, offering significant natural coverage and limiting its visibility from the street. This mature vegetation provides a buffer between the property and the road, enhancing privacy and reducing the visual impact of the dwelling on the streetscape. The new proposal carefully considers this natural screening, retaining as much of the existing greenery as possible to maintain the current level of seclusion and ensure minimal disruption to the street scene.

This unique context provides an opportunity to introduce a design that respects the area's architectural diversity, acknowledges its functional relationship with the road, and preserves the natural features that contribute to its semi-modern character.

The photographs below illustrate the existing property and its context:

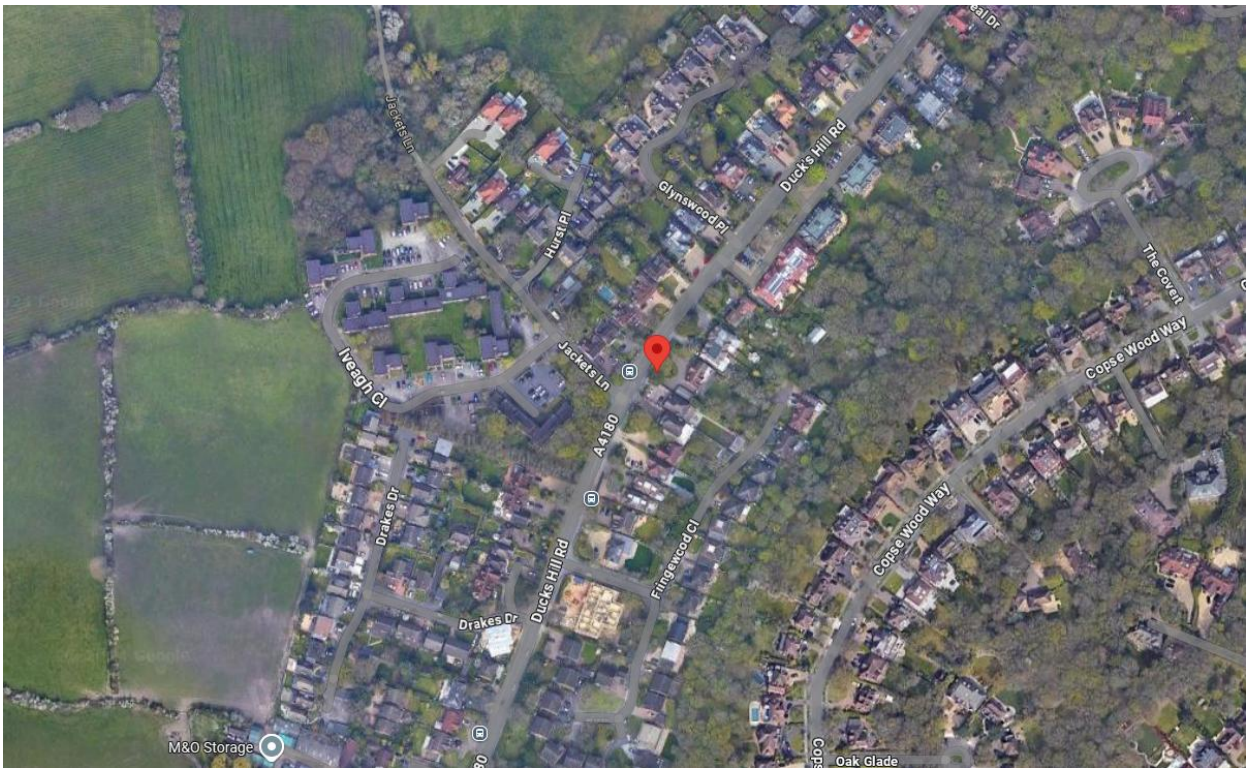

Fig 1. Aerial View

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Fig 2. Aerial View

Fig 3. Aerial View

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Fig 4. Frontage View

Fig 5. Street Frontage – Neighbour (no.4 Wildwood/115 Ducks Hill Road) to left

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Fig 6. Street Frontage – Neighbour (no. 121) to right

Fig 7. Approach to 119 Ducks Hill Road looking South-West

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Fig 8. Approach to 119 Ducks Hill Road looking North-East

Fig 9. Rear View

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Fig 10. Rear View looking towards Wildwood

Fig 11. Rear View looking towards no.121

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The existing dwelling is a two-storey detached dwelling with a separate garage, the accommodation includes two living rooms, five bedrooms, kitchen and ancillary rooms.

A projecting section to the rear and side (containing a Games room, kitchen and bedrooms) is a flat roof addition, albeit longstanding. The existing building has been added to over time, creating a hodgepodge of architectural forms and an internal floor plan which is not completely functional. With primary rooms accessed through others on the ground floor and a labyrinth like plan at first floor.

The views into the site are screened by dense trees, sufficient to create almost total screening when approaching the site from either direction of Ducks Hill Road.

3.0 THE PROPOSAL

Outline

The proposal looks to create a family home suited to the applicant's needs and modern aspirations for family living. The ground floor of the dwelling consists of an entrance hallway with central staircase and void, to provide daylight into the centre of the plan. An open-plan Kitchen/Living/Dining space is provided to the rear with a double height gable glazing to the Living portion of this space. A partition wall allows the kitchen to be enclosed to contain noise and cooking odours when required. The kitchen also benefits to a direct link to the Pantry, which is also accessed via the Boot Room and side access. A Study, Games Room and Gym are also provided. A separate formal living room is provided to the front of the dwelling, with floor to ceiling windows providing views onto the landscaped garden and existing trees.

The first floor consists mostly of bedroom accommodation, all of which meet minimum space standards and have consideration for wardrobe and desk space. A utility room is also provided at first floor level to reduce the need for laundry to be brought up and down stairs. A seated area on the landing provides some views and connection to the ground floor living room, as well as glimpsed views to the rear garden.

Proposed spaces within the second floor make use of the pitched roof and reduced head height where necessary to provide functional spaces, such as desk spaces. The fifth bedroom also has a walk-in wardrobe area and access to the bathroom from the landing. This bathroom acts of a functional space for the cinema room also, with the cinema room being located on the second floor to give the room an element of seclusion and escapism from the remainder of the house. The right-hand side of the roof is to be used for plant and store, with storage being easily accessible from the landing. Plant within this room would include water tanks, boiler, Solar PV and MVHR equipment.

An outbuilding is provided in the rear garden for used ancillary to the main dwelling, more precisely the outbuilding would act as a Studio/Workshop/Library. Providing a space isolated from the main dwelling with views to the existing garden. The outbuilding would generally mean the Permitted Development guidelines for outbuildings, and would not pose any particular planning impact to the adjacent neighbour at no.121.

In terms of design, materials and aesthetics, the applicants wish to create a building of particular quality. Following pre-application advice the proposal looks to adopt a traditional building to the front elevation in particular, with pitched roofs and double gables.

The design approach alongside planning considerations such as positioning, massing and general amenity are explored in detail below.

Gross Internal Areas

The proposal consists of the demolition of the existing dwelling and the erection of a three-storey dwelling.

A summary of the proposed internal accommodation:

Ground floor – 352.9sqm:
Combined Kitchen/Dining/Living space - 1
Formal Living Room – 1
Games Room – 1
Gym – 1
Pantry – 1
Boot Room - 1
Store/plant room – 1
Cloakroom – 1

First floor – 268.4sqm:
Bedrooms – 4
Ensuite bathrooms – 3
Shared bathroom – 1
Utility room – 1

Second Floor 153.8 sqm:
Bedroom– 1
Bathroom – 1
Cinema Room – 1
Store and Plant - 1

The total gross internal square meterage is 775.1sqm (the existing building is approximately 302.1sqm including garage and outbuildings).

Outbuilding – 63.0sqm
Studio/Workshop/Library - 1

4.0 GENERAL PLANNING CONSIDERATIONS

General
The site is not located within a Conservation Area or Green Belt

Flood Risk Assessment
Surface Water flooding is deemed Low Risk, and Very Low for rivers and the sea.

Land Contamination
Not applicable – previously developed residential land, with no earlier use.

Pre-App Advice
The applicant has sought pre-application advice and made significant changes to the proposed design as a result of this advice.

5.0 DETAILED PRINCIPLES OF THE DESIGN

Privacy
Proposed first floor flank windows are obscure-glazed with restricted opening to ensure privacy and to prevent overlooking (non-opening below 1.7m)

Only two ground floor windows/doors are proposed which would face flank boundaries. One, to the Boot room and the other to the Panty. Both of these would be screened by an existing fence and hedging and pose no privacy issue to no.121 Ducks Hill Road.

Prospect

All habitable rooms would have an outlook over front or rear garden space.

Amenity Space/Garden Space

The minimum garden length to the rear would be 36.7 metres.
The open amenity space to the rear of the building would be 806.2 square metres.

Rear Patio – 104sqm
Soft Landscaping/Lawn – 61.1sqm
Decking adj. outbuilding – 64.1

This is in excess of the minimum of 100 square metres of private usable amenity space as recommended in Table 5.3 of the Hillingdon Local Plan: Part 2 Development Management Policies (2020)

The Amenity of Neighbours

The topography shared by the site and its neighbours in essentially flat, and therefore the proposed building and rear patio would pose no immediate concerns to neighbours with regards to overlooking.

The proposed ground floor rear is staggered to reflect the adjacent building lines, minimising the impact on the neighbouring dwellings.

The proposed building would not intrude into a 45-degree splay line drawn across the rear garden from the nearest corner of the adjacent properties. In particular the single storey portions have been designed to sit within the 45-degree lines of the neighbouring single storey elements, and the first-floor additions within the 45-degree lines of the first floor of neighbours.

Fig 12. 45-degree lines of neighbouring dwellings in plan

At first floor the bedroom windows are similarly positioned to that of neighbouring first floor windows and therefore pose no privacy or overlooking issues. The portion of the first floor which projects furthest to the rear forms part of a two-storey void for the Kitchen/Living/Dining space below, and therefore no views from first floor of available from this level. As such this portion of the proposal has no impact on the privacy of the adjacent neighbours.

Daylight

See 'Daylight and Sunlight Assessment' for full analysis.

As demonstrated through the analysis the proposal has no impact on no.121 Ducks Hill Road. Neighbouring dwelling no.4 Wildwood is also largely unimpacted by the proposal. There is a slight increase in shadow to the side elevation in the December studies. However, this impact is seen as minimal due to some of the increased shadowing being cast onto blank brickwork facades and the side of the garage. The marginal increase in shadowing demonstrated in the 21st December 12:00 study is offset by the improvement on daylight shown in the 21st June 16:00 study. Where areas of the side elevation previously fully in shadow are mostly receiving direct sunlight in the proposal.

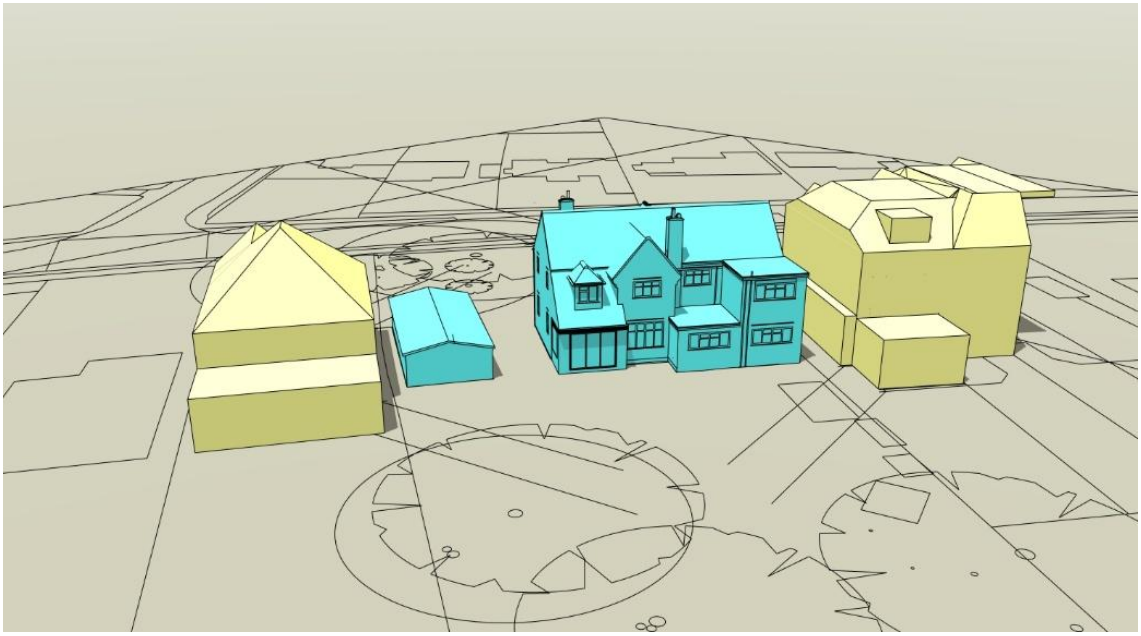

Fig 13. Example shadow study showing existing at 21st June, 12:00.
See 'Daylight and Sunlight Assessment' for full information.

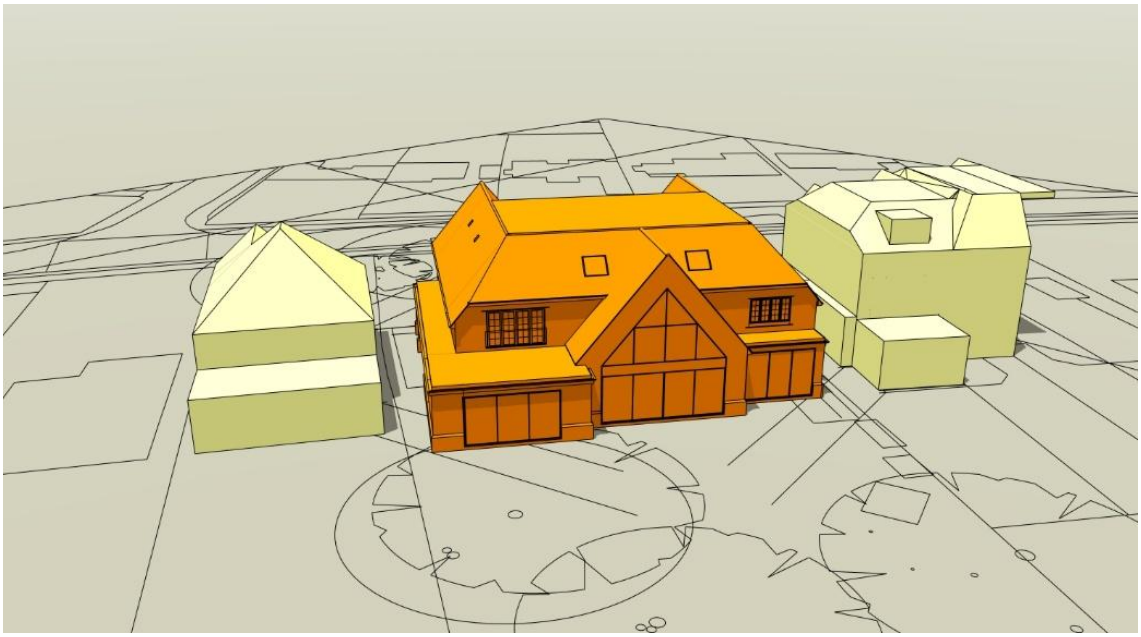

Fig 14. Example shadow study showing proposed at 21st June, 12:00.
No impact on either neighbouring dwelling.
See 'Daylight and Sunlight Assessment' for full information.

Height, Scale and Massing in Elevation

The nearest habitable windows of both adjacent dwellings are off-set from the boundary. Meaning the proposed building sits well within 45-degree splay lines drawn across the frontage from the centre of the nearest neighbouring ground and first floor windows (see Fig 15).

The proposal has also been designed to reflect the massing of the existing dwelling, with the height of the proposal stepping up towards Wildwood and stepping down towards no.121.

Fig 15. 45-degree lines and stepped building line

Existing ridge heights have been respected with the maximum height of the proposal matching the ridge height of no.121 and the nearest ridge height of no.4 Wildwood, although no.4 Wildwood steps up to a higher level further to the north (see Fig 16).

In addition the massing of the proposal has been purposeful in creating a larger distance to no.4 Wildwood, with the hipped roof reducing the massing of the building compared to the original gable.

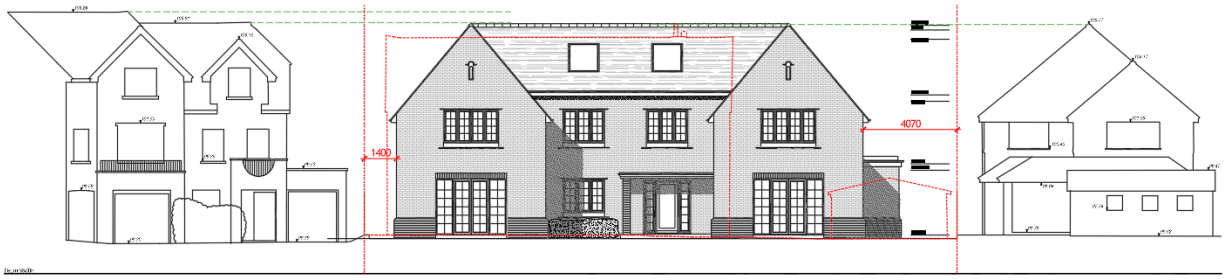

Fig 16. Ridge height and distance to boundaries

Additionally, the change to streetscene massing is fairly minimal when compared to the original dwelling, with the massing removed shown in red on Fig 17 below, and the additional massing shown in green. The eaves of the proposed are slightly lower than the eaves of the existing dwelling, and similar in height to the both neighbouring dwellings.

Fig 17. Additional and removed massing

Height, Scale and Massing in Plan

The scale of the proposal is fairly modest in relation to the site, occupying 27.9% of the overall site, or 23.7% if the outbuilding is excluded. This percentage of occupation is similar to other residential dwellings adjacent to the site (see Table 1 and Fig 18).

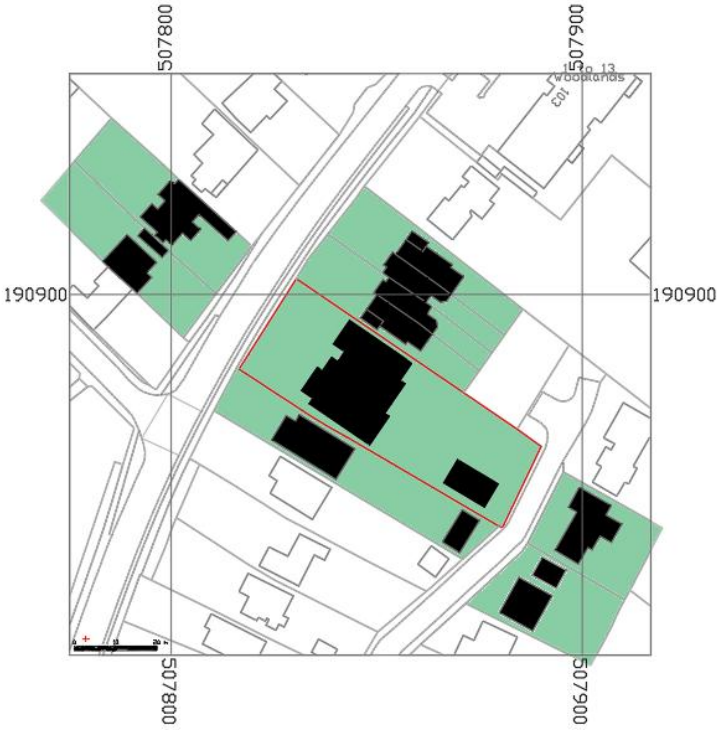

Fig 18. Site and Built Form Areas of no.119 Ducks Hill Road and immediately adjacent and opposite neighbouring dwellings.

Table 1. Table showing Percentage of site occupied by built form shown in Fig 18

Address	Total Site Area	Area of Built-form (dwellings, outbuildings, etc)	Percentage of Site occupied by Built-form
115 Ducks Hill Road (1-4 Wildwood) (adjacent site)	1302 sqm	368 sqm	28.3%
119 Ducks Hill Road (existing)	1792sqm	193 sqm	10.8%
119 Ducks Hill Road (proposed inc. outbuilding)	1792sqm	500 sqm	27.9%
119 Ducks Hill Road (proposed exc. outbuilding)	1792sqm	425 sqm	23.7%
121 Ducks Hill Road (adjacent site)	814 sqm	203 sqm	24.9%
118 Ducks Hill Road (opposite front of application site)	613 sqm	115sqm	18.7%
116 Ducks Hill Road (opposite front of application site)	667 sqm	171 sqm	25.6%
13 Fringewood Close (opposite rear of application site)	578 sqm	125 sqm	21.6%
15 Fringewood Close (opposite rear of application site)	539 sqm	149 sqm	27.6%

As shown in Table 1, the percentage of built form the existing buildings occupy on the application site is somewhat of an anomaly when compared to dwellings in the immediate vicinity. With the current level being 10.8%, which is generally at least half of the other percentages shown in the table. This is in part due to the existing site at no.119 typically being at least double the adjacent sites in overall area. As shown in the above, this means the application site can accommodate a large residential dwelling, whilst keeping in proportion to typical residential development.

To quantify this, excluding no.119, the mean percentage of building coverage in the adjacent sites is 24.45% (146.7sqm/6). Whilst the median, including the existing no.119 Ducks Hill Road is 24.9%, setting no.119 aside the median value would be 25.25%.

Thus the proposed built form with a percentage of 27.9% is similar in proportion to the average residential properties in Table 1, and comparable to 1-4 Wildwood (28.3%) and 15 Fringewood Close (27.6%). Notably, this figure is reduced to 23.7% if the proposed outbuilding is excluded from calculations.

Furthermore, the scale of the proposal is comparable to recent development at 137 Ducks Hill Road, (see Table 2 below).

Table 2. Table showing Percentage of site occupied by built form shown in Fig 19

Address	Total Site Area	Area of Built-form (dwellings, outbuildings, etc)	Percentage of Site occupied by Built-form
137 Ducks Hill Road (16109/APP/2018/3607)	1872sqm	479 sqm	25.6%

Fig 19. Site Plan of 137 Ducks Hill Road from Application: 16109/APP/2020/234

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Streetscene

Following pre-application advice the design has been altered to include;

- Pitched roof
- Traditional architectural forms
- Third floor accommodation is presented as habitable rooms within the roof space with the use of rooflights
- Varying building lines and setbacks, including gables and architectural features to break up the façade.

A selection of street scenes are provided below to demonstrate the eccentricity in architectural features along Ducks Hill Road.

Fig 20. 112 – 116 Ducks Hill Road with varying features including; render, brickwork, hipped roofs, gable roofs, front facing dormers, third storey gable windows, etc.

Fig 21. 104 – 96 Ducks Hill Road with varying features including; mock-Tudor, render, brickwork, hipped roofs, gable roofs, front facing dormers, third storey gable windows, etc.

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Fig 22. Woodlands 103 Ducks Hill Road with third storey Juliet balconies, gables, dormers, concrete/stone detailing.

Fig 23. Fringewood 137 Ducks Hill Road with neo-Georgian features.

The proposed design is proportionally sophisticated and fits within the architectural design heritage of Northwood, and adjoining areas:

- The Arts and Crafts movement fused the use of traditional materials with contemporary design and would in its time have widely been considered striking and new.
- Later, the sudden expansion of building in Northwood resulting from the extension to the Metropolitan Railway – an integral part of 'Metro-land' - embodied an enjoyment of modern homes in beautiful countryside.

The proposal looks to make minimal changes to the existing view of the site from the site, retaining the existing verdant frontage.

Fig 24. Existing and proposed streetscene

Gaps Between Dwellings

The gaps between buildings on Ducks Hill Road vary, although generally speaking the gaps at first floor can be described as fairly minimal. Fig 25 below looks at OS Map data alongside Google Maps, with the gaps at first floor ranging from 858mm and 2697mm.

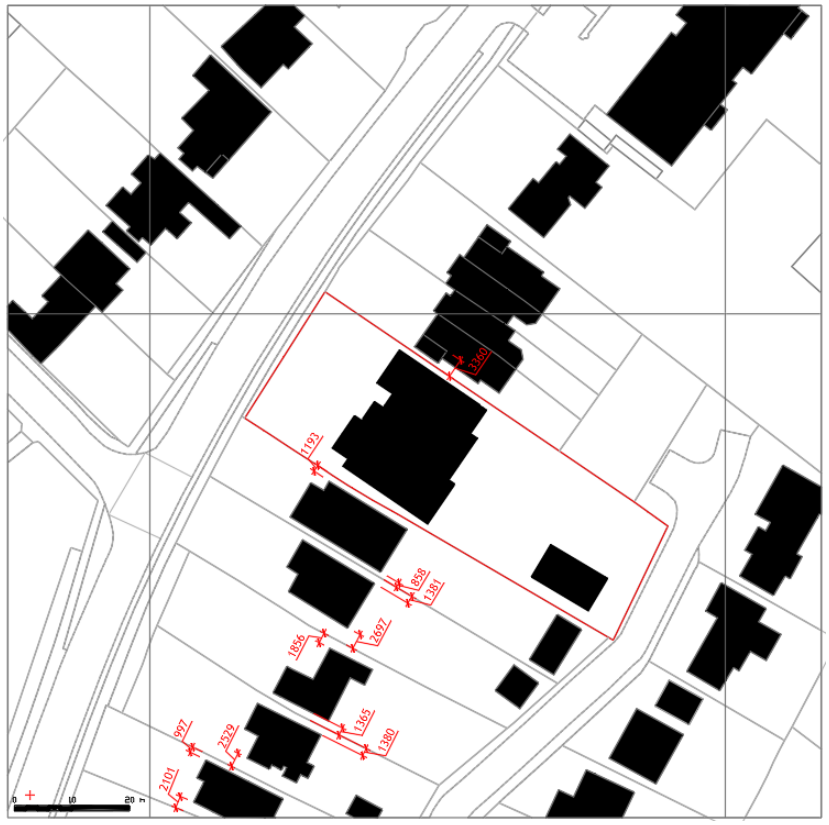

Fig 25. Figure plan showing dimensions from first floor to boundaries using OS data

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Fig 26. Existing dwellings at 121 and 123 Ducks Hill Road with minimal distances to boundaries

Fig 27. Existing dwellings at 127 and 133 Ducks Hill Road with minimal distances to boundaries

The proposal looks to respect the varying gaps between dwellings along Ducks Hill Road, and the existing gaps on site. The existing first floor is approx. 991mm from the boundary with no.4 Wildwood and this is increased to 1392mm, which is similar to the gaps to boundaries at no.121 (1193mm and 1278mm).

The existing gap between no.119 and no.121 is out of character for the area, as shown in the figure plan (Fig 25). However, the proposal looks to respect this existing gap by providing a distance of 4068mm in the proposal. Which is generally more than gaps at first floor provided by dwellings in this section of Ducks Hill Road.

Thus overall the proposed gaps at first floor would be in keeping with the existing massing on site, and the existing building gaps along this portion of Ducks Hill Road more generally.

Fig 28. Separation gaps at first floor

Building Lines

The properties on the northern side of Ducks Hill Road have a relatively uniform distance to the front boundary. However, the southern side of Ducks Hill Road, and particularly the dwellings nearby the application site have a varying building line to both the front and rear. This existing staggered building line is shown on Fig 29 by way of a blue line, and shown to the rear by way of a green line.

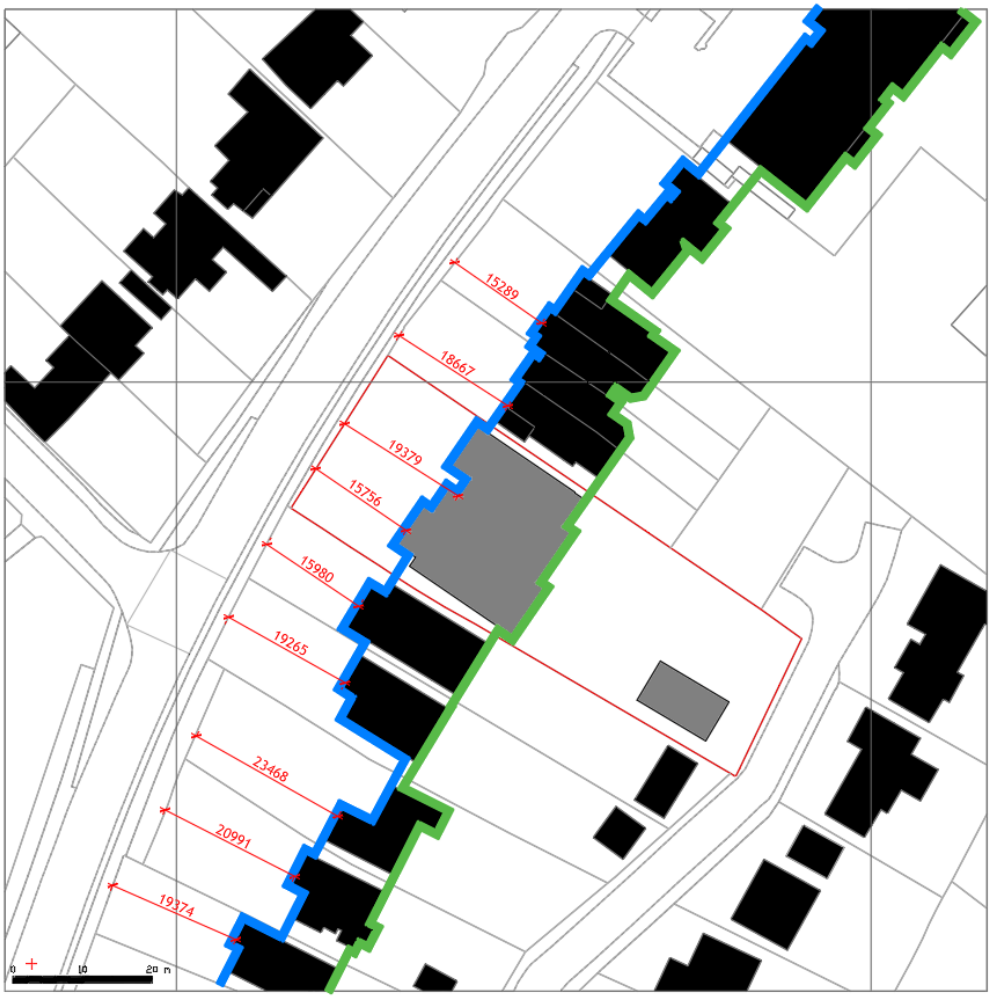

Fig 29. Existing staggered rear building lines along Ducks Hill Road

As shown by the dimensions in the Fig 29 above the distance of the front elevation to the boundary is not uniform along this southern portion of Ducks Hill Road, ranging from 23.4m to 15.2m, and therefore the existing building line can be seen as sporadic rather than continually following the curve of the road.

Nonetheless, no.121 has a distance from the front gable to the site boundary of 15.98m and the gables at 1-4 Wildwood 119 Ducks Hill Road have a distance of 15.3m. The proposed gables for this application have a distance to the boundary of 15.7m, and therefore can be seen as following the existing building line of the neighbouring dwellings.

The two-storey portion of no.121 and no.4 Wildwood are set a similar distance to the front site boundary, with distances of 18.8m and 18.7m respectively. The two-storey portion of the proposed development is set back 19.3m from the boundary and is therefore following a similar building line, albeit slightly set further back.

The proposed alterations to the front building line are nominal when compared to the existing, with the proposed gable being 1652mm further forward than the existing gable. The front building line is also comparable to the neighbouring building lines as shown in Fig 30.

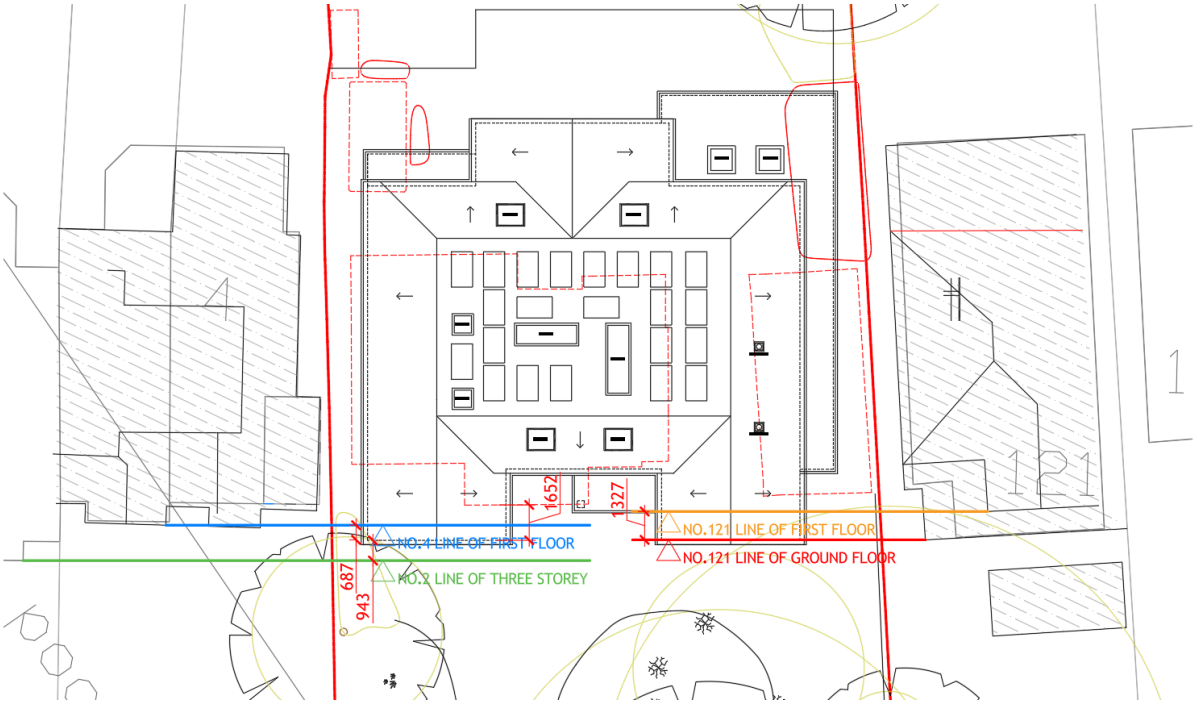

Fig 30. Existing front building lines in relation to the proposal

To the rear, the building line is again quite staggered along this portion of Ducks Hill Road when looking from a macro-level. Although as shown in Fig 29, the rear building line from no.111 to no.123 is fairly uniform.

Looking at a more micro level the proposed first floor and ground floor project further than the existing neighbouring buildings. However, generally speaking this is not unusual in planning terms and rear buildings lines would frequently be altered through the likes of Householder extension applications. With this in mind we would submit there is no need to stringently follow rear building lines, and rather the acceptability of rear building lines should be judged on general planning factors. As demonstrated elsewhere in this document, and additional documents, the rear of the proposed dwelling is situated well within 45-degree lines of the neighbouring dwellings and has little to no impact on daylight/sunlight.

Finally, the rear building line would be similar to although not as dramatic as other local developments. One example is no.111 Ducks Hill Road which has significant development either side (see Fig 31). Although a more up to date example would be the development at no. 137 Ducks Hill Road, which sees a large development set within 45-degree lines from the centre of neighbouring windows, resulting in a development which is at its nearest point to the neighbouring dwelling has a first floor set 6.2m beyond the first-floor line, with a building line that steps up to 14.5m beyond the first-floor building line (see Fig 33).

Notably, the proposal within this application is more modest than that approved at no.137, calculating 45 degrees from a more stringent position of the nearest neighbouring corner rather than the centre of the closest window. As a result the first floor is 2.5m at it closest to no.4 Wildwood, stepping out to 5.2m, and 2.3m at its closest to no.121 stepping out to 5.2m.

Fig 31. Existing staggered rear building lines at 111 Ducks Hill Road

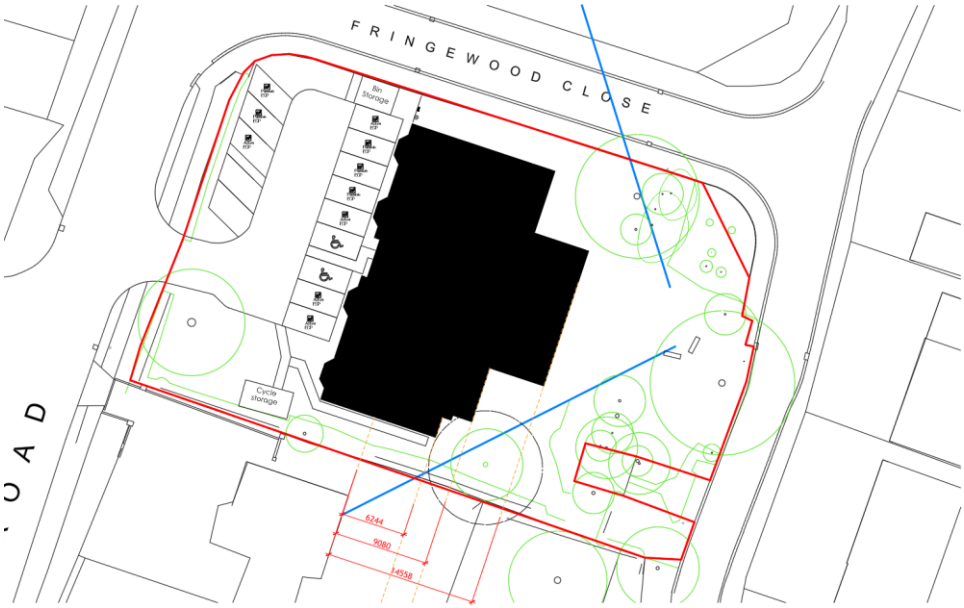

Fig 32. Existing staggered rear building lines at 137 Ducks Hill Road, with 45-degree lines from the centre point of the nearest window.

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Within the Officer's report for the development at no.137 it was stated that as the proposal "would not compromise a 45-degree line of sight from the rear first floor windows, it is not considered the proposal would result in over dominance or loss of outlook to the neighbouring properties." The same considerations apply to the proposal at no.119, and therefore we would submit that the proposal does not result in over dominance or loss of outlook and would therefore be acceptable.

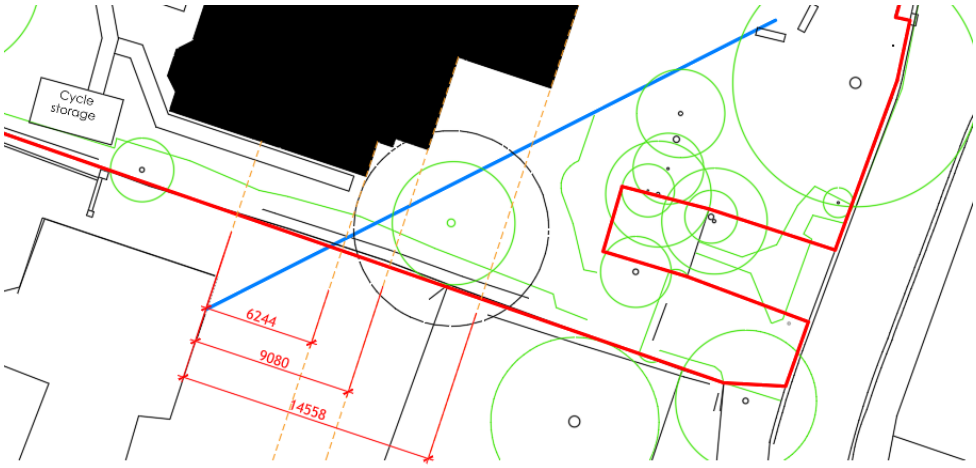

Fig 33. Distances between existing neighbouring building and approved application at 137 Ducks Hill Road

Materials

The proposed building contains a comparatively limited palette of materials, for the enjoyment of the materials and textures themselves, and in order to avoid over-complication for the sake of it.

These materials and details comprise of brickwork with a stepped plinth detail, clay roof tiles to pitched roofs and GRP or similar to flat roofs. Windows and doors would be finished in anthracite with glazing bars. Proposed windows and doors would be flush casement aluminium or similar. Anthracite finishes would also be used to finishes such as windows, coping and rainwater goods.

Fig 34. Proposed material palette

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Fig 35. Proposed 3D model – front looking from the north

Fig 36. Proposed 3D model – front looking from the south

Fig 37. Proposed 3D model – rear

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Fig 38. Proposed 3D model – rear

Landscaping

The proposal would include a mix of hard and soft landscaping, with much of the existing soft landscaping and trees to be retained.

Drawing P-112 shows the hard and soft landscaping proposal, with the conceptual approach being to adopt a fairly naturalistic landscape with a mix of foliage types and colours to juxtapose the architectural form of the dwelling.

The front landscaping has looked to be retained to minimise disruption the existing trees, and to retain the current appearance of the dwelling from the street. Some new landscaping is proposed, and this is shown on the proposed landscaping plan (P-112) and Table 3 overleaf.

Trees and Landscaping

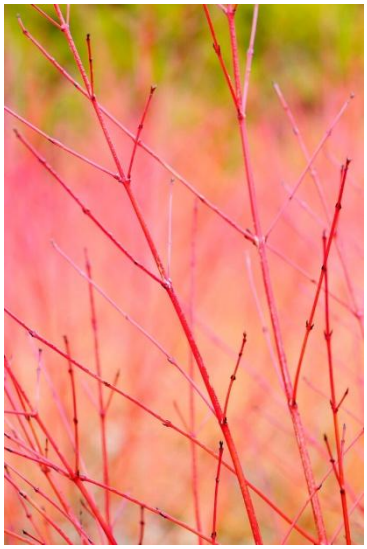
There are numerous substantial trees within the site, most of which are to be retained.

However, some trees and shrubs are to be removed as part of the application including T33 due to its health and distance to the proposed building. Overall, in the context of the existing vegetation on site the proposed changes are minimal.

Please see arboricultural information produced by Tim Moya Associates, including;

- 240778-P010 Tree Survey
- 240778-PD-10 Tree Schedule
- 240778-PD-21 Arboricultural Impact Assessment

Table 3. Proposed planting schedule

Shrubs			
Position	**Species**	**Height**	**Photo**
General (as indicated on the plans)	Cornus sanguinea (common dogwood) *Native to UK*	1.5-2.5m 5-10 years	
General (as indicated on the plans)	*Cornus sanguinea* Common Dogwood' *Native to UK*	1.5-2.5m 5-10 years	
General (as indicated on the plans)	Buxus microphylla 'Faulkner' *small-leaved box 'Faulkner'* *Native to UK*	0.5-1m 10-20 years	
New planting beds: mixed small shrubs, climbing plants and herbaceous border plants/bulbs.			
Position	**Species**	**Height**	**Photo**
General (as indicated on the plans)	Thymus serpyllum L. *wild thyme* *Native to UK*	Up to 10 cm	

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Salix lanata *woolly willow* *Native to UK*	1-1.5 metres 10-20 years	
Isolepis cernua *slender club-rush* *Native to UK*	0.1-0.5 metres 2-5 years	
Carex remota remote sedge Native to UK	0.1-0.5 metres 2-5 years	
Helleborus foetidus *stinking hellebore* *Native to UK*	0.5-1 metres 2-5 years	
Narcissus pseudonarcissus subsp. Pseudon arcissus *Common Daffodil* *ative to UK*	0.1-0.5 metres 2-5 years	

Marginal pond plants			
Position	**Species**	**Height**	**Photo**
General (as indicated on the plans)	Thymus serpyllum L. *wild thyme*	60-90cm	
	Houttuynia cordata `Chameleon' - Harlequin plant	20-50cm	
	Lychnis flos-cuculi 'White Robin'	60-100cm	
	Mentha pulegium - Pennyroyal Pudding grass *Native to UK*	5-30cm	

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Ecology and Biodiversity
Refer to information produced by ROAVR.

As stated within the PEA by ROAVR the proposal would meet the exemption for Biodiversity Net gain. However, the proposal looks to adopt the recommendations within the PEA, including;

- 2 no. bat boxes
- 2 no. bird boxes
- 1 no. reptile and amphibian hibernacula
- 4 no. invertebrate boxes

Alongside these, other biodiversity enhancements are proposed within the application including native planting for pollinators.

Generally the proposal looks to retain as much of the existing vegetation and trees on the site, as well as retaining the presence of a pond on site.

Parking

Existing car parking arrangements are to be retained, and the proposal does not look to change the number of bedrooms.

The existing hard landscaping would be removed and replaced with permeable hard landscaping. Note – hard landscaping to the front would be retained during building works as per TMA Arboricultural Impact Assessment to provide ground protection to roots.

6.0 SUSTAINABILITY AND WATER EFFICIENCY

Refer to information provided by Consult JA Ltd.

10.3% CO2 reduction is achieved, and water efficiency calculations demonstrate that the proposed scheme will use less than 105 litres per person per day.

No overheating concerns (see Dynamic Summertime Overheating Analysis) by Consult JA Ltd.

The design includes the following:

- Mechanical ventilation heat recovery (MVHR) for ventilation system
- Solar panels on the flat roof (22 panels see page 16 of Consult JA report)
- Maximised benefit of natural light – daylight and sunlight
- Natural ventilation in summer (void stack effect)
- Low air loss through effective detailing
- Management plan to maximise recyclability and possible reuse of demolition.
- High levels of insulation – walls, roofs and floors
- Porous paving
- Underfloor heating throughout

- Low energy lighting
- Low water-use appliances
- Prefabrication where possible

7.0 ACCESS

The site is within a sustainable location, with good access to local facilities and public transport.

The site is not subject to flood risk.

Level accesses are provided at all principal external door positions and the site is essentially flat.

The design provides a ground floor which could easily be modified to reflect changing mobility and needs of occupants over time. The proposed Games Room and adjacent Plant room also look to future proof the project, with the potential for these spaces to be changed to an accessible bedroom and ensuite, should the need ever arise for the occupants. Although the landing space within the proposal provides sufficient space for a lift, making this potential change unlikely.

As mentioned, the design incorporates a central void and light-well which could be modified to provide a residential or platform lift between floors.

8.0 PLANNING POLICY AND PRECEDENTS

Pre-application advice

Pre-application advice was sought by the applicant and significant changes have been made to the design of the dwelling as a result of this advice.

One element of the current design which was not incorporated within the pre-application submission is the crown roof. We would submit that the crown roof is acceptable due to crown roofs being fairly common place along Ducks Hill Road and the surrounding area. To this point, the provision of a list would be exhaustive, and therefore Fig 39 highlights a section existing crown roofs along the immediate portion of Ducks Hill Road.

Fig 39. Google Map showing crown roofs along Ducks Hill Road and Glynswood Place

It would perhaps be useful to focus on a couple of recent planning applications that are relevant to the proposed crown roof. One example would be no.18 Links Way which has a proposed crown roof totalling 199.2sqm (see Fig 40), with a depth of 11.25m and an overall width of 19.8m. In this application it was determined that the "crown roof would not unduly stand out as an incongruous feature"[1].

The development at no.137 also incorporated a comparable crown roof to the proposal (see Fig 41), and this was approved with no direct comment within the Officer's Report.

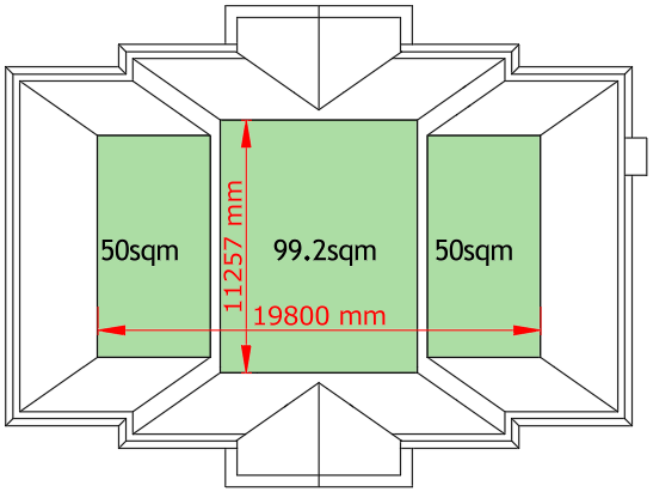

Fig 40. Approved crown roof at no.18 Links Way, HA6 2XB

[1] *See paragraph 9 of Appeal ref: APP/R5510/W/21/3274769*

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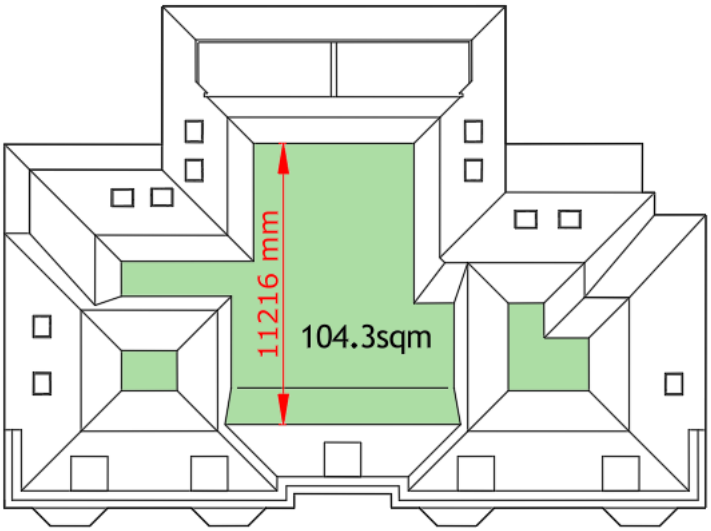

Fig 41. Approved crown roof at no.137 Ducks Hill Road, HA6 2SQ

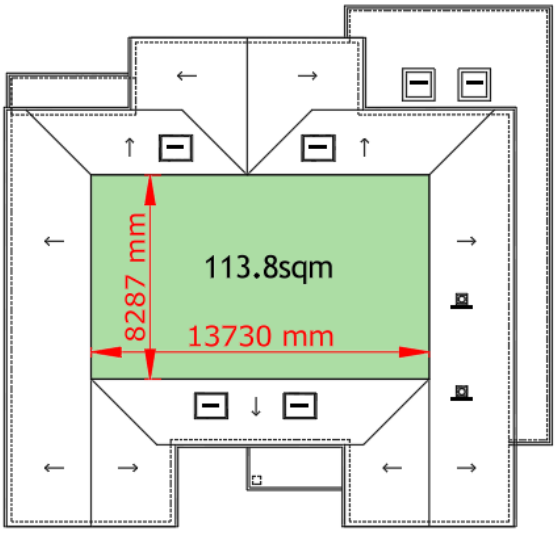

Fig 42. Proposed crown roof at no.119 Ducks Hill Road

In addition to the planning and local precedents the crown roof also provides a functional space for the location of PV Solar panels, helping to achieve the 10.2% CO2 reduction.

9.0 SUMMARY

In general the proposal seeks to comply with the National and the Council's adopted guideline Policies for residential development.

The proposal is by no means limited to but interprets and addresses NPPF guidelines regarding the requirement of good design through the following considerations;

- Have regard to the local context and conserve or enhance the character, amenities and quality of an area
- Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space

- Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials
- Ensure buildings and spaces are, wherever possible, orientated to gain benefit from sunlight and passive solar energy
- Ensure that places, spaces and buildings are inclusion by being accessible to all potential users, including those with mobility difficulties
- Creating a visually attractive proposal through consideration of good architecture and appropriate landscaping.

Accordingly, we trust that this application may be viewed favourably.

Chris Bulmer
18th March 2025

END

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