

DESIGN & ACCESS STATEMENT



Proposed front elevation (from the street).

47 Copse Wood Way, Northwood

Proposed 4.5m Single-Storey Rear Extension, Rear First floor Dormer Extension, and the reconfiguration of the existing vehicular access driveway and front boundary treatment.
(Including Heritage/Character Assessment, TPO Statement, Flood Risk, Policy Compliance Table, and Suggested Conditions)

1. Introduction

This Design & Access Statement supports a householder planning application at **47 Copse Wood Way, Northwood** for:

- A **4.5-metre single-storey rear extension**, and
- A **rear dormer extension** at first floor level to increase natural lighting and usable space.
- The reconfiguration of the existing vehicular access driveway and front boundary treatment.

The document assesses site context, character, heritage constraints, TPO and flood zone status, design rationale, impact on neighbours, drainage, access considerations, and planning policy compliance.

2. Site Context

47 Copse Wood Way is a two-storey detached residence situated on the south-eastern side of Copse Wood Way, within a spacious, low-density neighbourhood characterised by deep gardens, mature landscaping, and generously spaced plots with numerous protected trees. The surrounding area features high-quality detached homes, many of which have been tastefully modernised with

modest extensions. Distinctive features of the property include its brickwork exterior, a prominent front gable, and a hipped roof profile. The house is set back from the road, with a hard-standing area at the front providing off-street parking.

3. Heritage / Character Context

3.1 Copse Wood Estate Area of Special Local Character (ASLC)

The property lies **within the Copse Wood Estate ASLC**, a designated local heritage area. ASLCs are protected for:

- Low-density layout
- Mature landscaping
- Substantial rear gardens
- High-quality architecture
- Verdant suburban character

The proposal has been designed to **preserve and enhance** these defining characteristics by maintaining:

- Subordinate and sympathetic massing
 - Ample rear garden depth following extension
 - Visual harmony with the existing dwelling
 - Established landscape character
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4. Tree Preservation Order (TPO) No. 398

The site forms part of an area covered by **Tree Preservation Order (TPO) No. 398**.

Key considerations:

- The proposed extension is **located well away from all protected trees**, as shown on submitted drawings.
- Construction footprint avoids significant root protection areas (RPAs).
- No tree felling or crown reduction is required.
- Protective fencing will be installed in accordance with **BS 5837:2012** during construction.
- The development maintains the visual and ecological contributions of all significant trees.

Therefore, the proposal is **fully compatible with the TPO requirements**.

5. Flood Risk and Drainage

5.1 Flood Zone Classification

The property lies within **Flood Zone 1**, indicating **lowest probability of flooding**.

No sequential or exception tests are required; standard householder drainage controls apply.

5.2 Existing Drainage Conditions

- The site benefits from a **well-developed drainage system** around the house, with a soakaway located in the rear garden.
- The extension roof will incorporate **appropriate guttering and downpipes** connected to existing drains.
- The works will not materially alter drainage patterns or increase surface water flood risk.

The proposal is therefore **fully acceptable in flood risk terms**.

6. Description of Development

6.1 4.5m Single-Storey Rear Extension

- Extends 4.5m from the original rear building line.
- Flat or shallow pitched roof with rooflights.
- Brickwork and fenestration to match the existing property.
- Large rear glazing to improve natural light.
- Height remains significantly subordinate to the main house.

6.2 Rear Dormer Extension on the first floor

- Rear-facing only — no impact on street scene.
- Set down from ridge and in from both sides (as existing).
- Cladded in matching roof tiles.
- Enhanced natural lighting to the bedroom with additional rooflights on the sides.

6.3 Reconfiguration of the existing vehicular access driveway and front boundary treatment

- Reconfigured the existing steep and narrow vehicular ramp access, removal of the existing planter bay, to improve the existing vehicular manoeuvre space.
 - Existing dilapidated sleeper wall treatment at the front boundary will be replaced with a new low height masonry brick pier/wall and open metal railings configuration.
 - The reconfigured and expanded front patio will greatly enhance the current occupants (and disabled visitors) access to the parked vehicles.
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7. Justification of Design

7.1 Respect for ASLC Character

The scheme maintains:

- Subordinate scale and massing
- Generous open rear garden
- Existing landscape setting
- High-quality materials

- Non-intrusive roof alterations

It therefore **preserves and enhances the ASLC's character**, consistent with Policy BE5/BE6.

7.2 Impact on Neighbours

The development:

- Does not harm privacy (rear orientation only)
- Does not produce harmful overshadowing
- Avoids overbearing impact through modest height
- Retains existing boundary vegetation

Neighbouring amenity is fully preserved.

8. Policy Compliance Table

Policy Source	Relevant Policies	Proposal Compliance
Hillingdon Saved Policies	BE1 (design quality), BE5/BE6 (ASLC protection), BE13 (street scene), BE19 (amenity), BE21–BE23 (extensions & privacy)	Complies — scale subordinate, amenity protected, character preserved.
London Plan	D1, D3 (context-led design), D4 (quality), HC1 (heritage)	Complies — design responds to ASLC, high-quality detailing, no harm to heritage value.
NPPF (2023)	Achieving well-designed places; Conserving/enhancing historic environment	Complies — proposal enhances local character, respects heritage, protects amenity.
Hillingdon TPO Guidance	Tree protection, BS 5837:2012	Complies — no tree loss, works outside RPAs, protective fencing planned.
Flood Risk Policy	NPPF Flood Risk; Hillingdon Local Plan	Complies — site is Flood Zone 1; drainage maintained; no flood risk increase.

9. Access Considerations

- Improved vehicular access and manoeuvre space within the reconfigured front courtyard.
- Improved front boundary treatment to enhance security in sympathetic landscaping.
- Ground floor rear extension maintains **level, step-free access**.
- Internal circulation improved through modernised layout.

10. Sustainability Measures

- Upgraded insulation beyond Building Regs standards

- High-performance glazing
 - Low-energy lighting and heating systems
 - Improved building fabric and thermal efficiency
 - Retention of mature vegetation and trees
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11. Suggested Planning Conditions (for approval)

To support a smooth approval process, the following conditions would be acceptable to the applicant:

1. **Materials to match existing dwelling.**
 2. **Tree protection fencing** per BS 5837:2012, to be installed before commencement.
 3. **No alteration or removal of TPO trees** without written approval.
 4. **Surface water drainage** to be connected into existing system.
 5. **Dormer window will be double glazed** to match existing ones (none proposed to sides).
 6. **Construction management** to protect trees and minimise disturbance.
 7. **Development built in accordance with approved plans.**
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12. Conclusion

The proposed single-storey rear extension, rear first floor dormer extension, and the reconfiguration of the front patio and boundary treatment at 47 Copse Wood Way:

- Respect and preserve the **Copse Wood Estate ASLC**
- Avoid any impact on **TPO-protected trees**
- Sit entirely within **Flood Zone 1** and maintain safe drainage
- Protect neighbour amenity
- Enhance the quality and sustainability of the home
- Use sympathetic, high-quality materials
- Comply fully with the **Hillingdon Local Plan, London Plan, and NPPF**

The application represents a **modest, policy-compliant, and character-preserving enhancement** to the property and the wider ASLC.

Approval is therefore fully justified.