

Proposed Development of One Dwelling

3 COPSE WOOD WAY, NORTHWOOD

Design and Access Statement

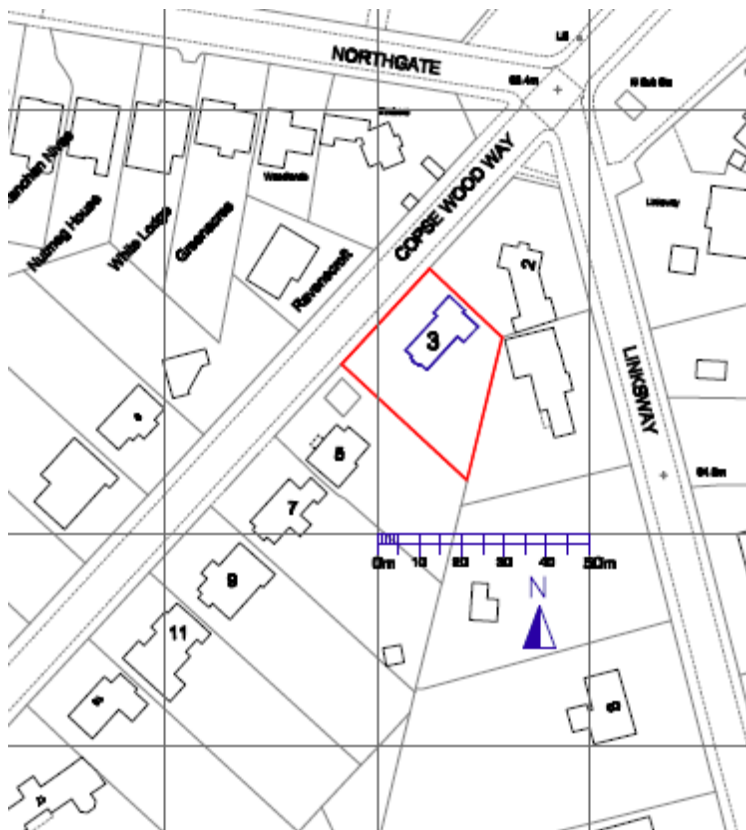
FURTHER FULL APPLICATION FOLLOWING GRANT OF
22134/APP/2021/268

and

22134/APP/2021/4204

Introduction and Location Description

This application proposes the development of a site presently containing a dwelling house and substantial gardens to 3 Copse Wood Way - a substantial detached 2 storey house fronting the street. The site is within the built confines of Northwood. The application plot is near the junction of Copse Wood Way, and Linksway



Site Location

Copse Wood Way is characterised by development that is situated uniformly along both sides of the road, as frontage development but with varying building lines, property types and scales.

Most dwellings sit centrally within their plot widths

A substantial and varied range of dwelling renovations and new dwellings have been erected in this locale and street

The predominant type comprises substantial detached properties of 2 and 3 stories, with wide frontages with combinations of hipped and gabled design forms both to front, side and rear elevations.

Materials range from face bricks to painted renders, plain roof tiles and slated roofs, and various types of cladding and glazing designs - both modern and traditional, prevalent.

2 storey bays and covered or inset porch entrances are also featured

The site has a substantial front and side tree/hedgerow screen that affords privacy but also disguises the width of the site and the appearance of the existing dwelling



Aerial View of the site in the Context of its Immediate Surroundings

Site Description

3 Cope Wood Way is an early to mid-20th century two storey detached house with pitched roofs, built in red brick with white painted metal crital windows. Hipped and gable roofs are

covered in plain tiles with a face brick pilaster and pediment feature to the front door providing the only articulation. The roof ridge runs parallel to the road frontage.

The house is located unevenly, to one side of the plot, with a garage and access to the North Eastern side



1 Existing House Front Elevation

The front boundary treatment is characterised by 2 mature trees to either end, with the central part open to the street

There are trees that surround the site within the site boundaries, which afford privacy and substantial screening

The views on the following page show the present site in its context.

The plot upon which the existing house is located is 31 metres wide and 40 metres deep at its longest depth, and 24m deep at its lesser depth

It has a site area of approximately 986 sq metres



2) Front elevation and garage, and 3) Rear Elevation





4) Rear Elevation and 5) View to adjacent 2 Linksway





6) Side garden area, and 7) South Western boundary with fallen T13





8) Side elevation above garage, from North Eastern side

Site History

The most relevant Planning history is the recent Permission 22134/APP/2021/268, granted on 16th September 2021 and the further 22134/APP/2021/4204 granted on 7 February 2022

This further Application seeks Permission for a very revised dwelling house to one already Approved under the above two permissions, in respect of its different extensions, garage and loft storey

*** The loft floor was approved under** 22134/APP/2021/268

* the garage element was approved under 22134/APP/2021/268

* the new build element was approved under 22134/APP/2021/4204

* access, landscaping, scale, appearance, design, layout were all approved under both Permissions

* Only a small amount of additional ground floor rear extended space is new to this application (which is not contentious)

* And the proposed dwelling is moved 1m to the right (as seen from the street), which has benefits in separation distance to the nearest neighbour, and better centres the development (moving it away from the one notable tree to the front)

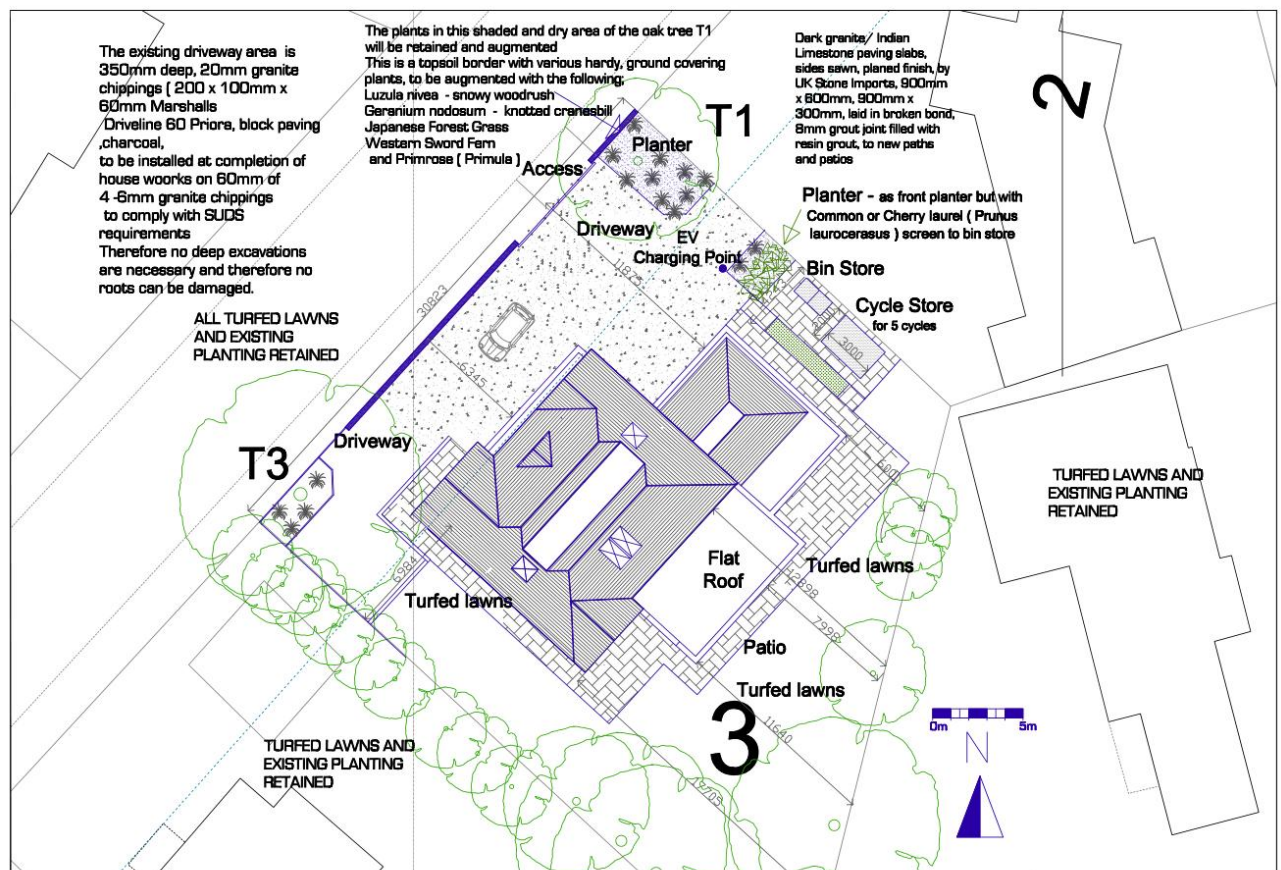
Proposed Development

This New application proposes only the following changes to the Approved house;

- 1) To (re-) add the attached garage
- 2) To (re-) add the Loft storey accommodation
- 3) To add a small amount of rear ground floor area
- 4) To move the proposed house 1m to the side (south west)

The proposed house is now a two and one/half storey, 4-bedroom dwelling. The dwelling is rectangular with front and rear projecting gables, and has a footprint measuring approximately 13.4m wide by 13 m deep , with a 4.2m deep x 8.955m wide Ground Floor rear annexe included

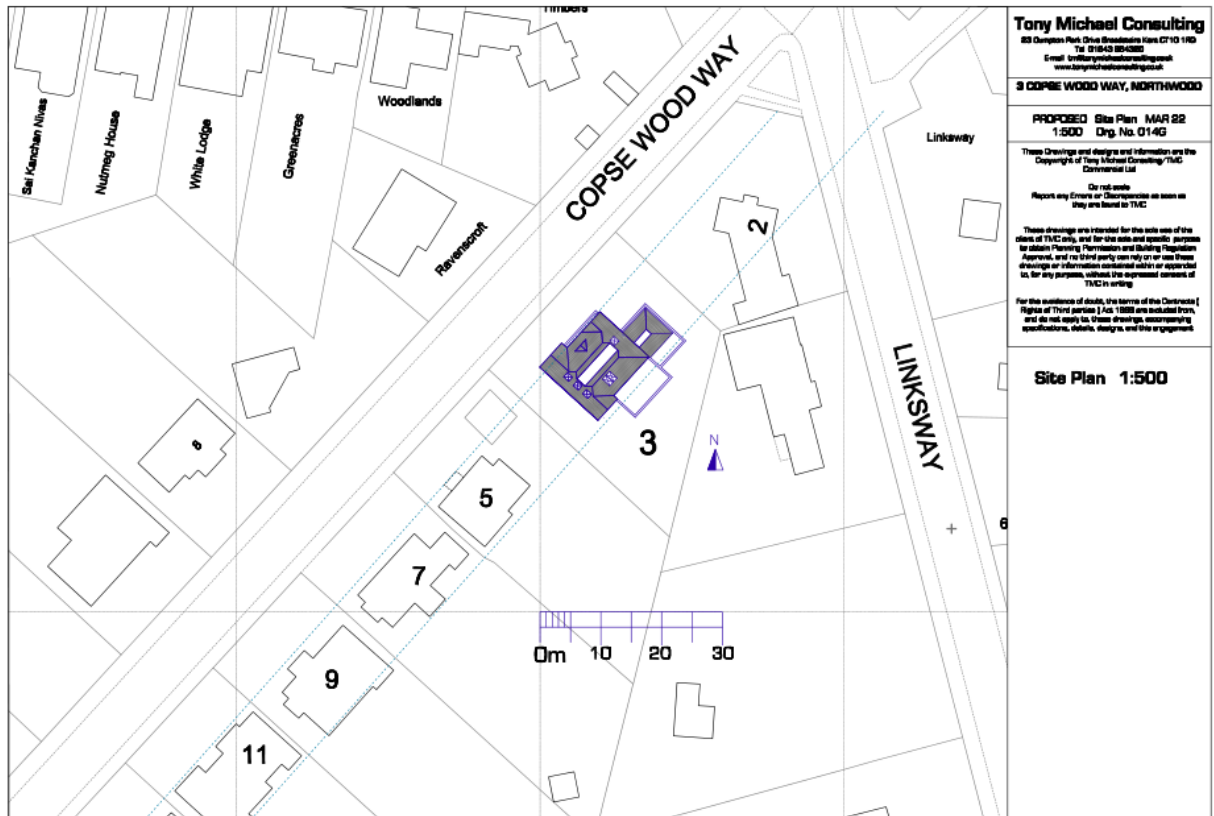
The proposed house has a total internal floor area of approximately **424.38 sq m.** plus a 60 sq m garage



Footprint of Proposed Development - Drawing 013G

The building has been located to align with the building line of development to the street and is parallel to the existing house.

See opposite copy of Drawing 014G

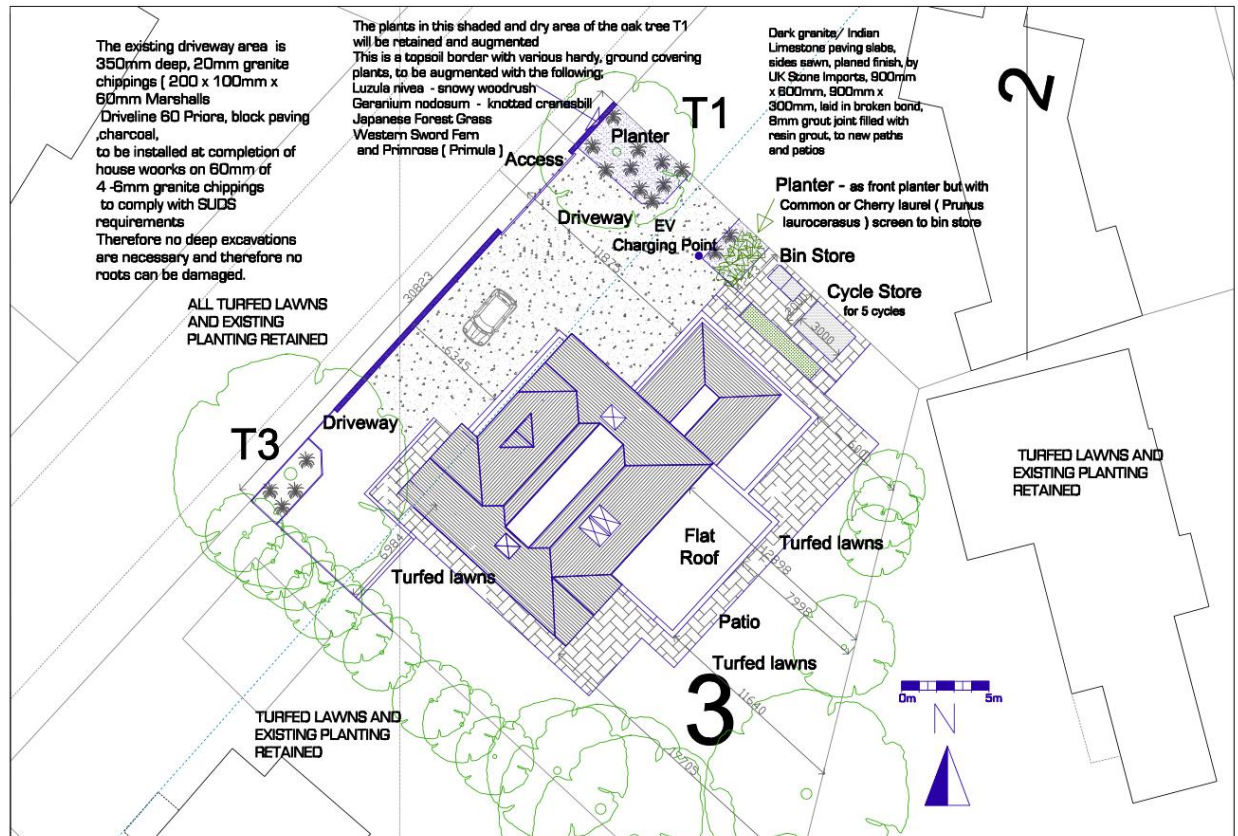


The proposed building has been moved away from the North Eastern boundary, by 1m, and more centrally sited.

This allows;

- 1) more privacy and separation to be provided to the house at 2 Linksway,
- 2) allows the proposed house to follow the pattern of development in the street of centrally sited dwellings, which allows a better house design
- 3) It also moves the proposed house further away from T1 - a substantial oak tree that has caused historic and ongoing subsidence/foundation damage/soil heave to the existing dwelling - see Appendix A various extracts from Soil Analysis and Report, by Crawfords and various others, and entire report appended to this Application

The existing house requires substantial underpinning to structurally stabilise it. The high costs of this, together with the fact that the siting of the existing house and its proximity to the T1 oak will not change - has been decisive to the decision to demolish the existing house and replace with a new house



Drawing 013G above - no Root Protection Zones are impinged. No trees are to be removed

Parking is provided utilising the existing access and road crossing, creating a larger drive. This avoids the need for an additional or new access and uses an access located on the minor road where traffic speeds will be very low.

The property will have a south-east facing , tapering garden, 31 metres wide and 21 metres in depth (as a maximum). It also has a side garden to the west of the proposed dwelling, that maintains 7m separation/distance to the existing, mature tree lined boundary- below photograph

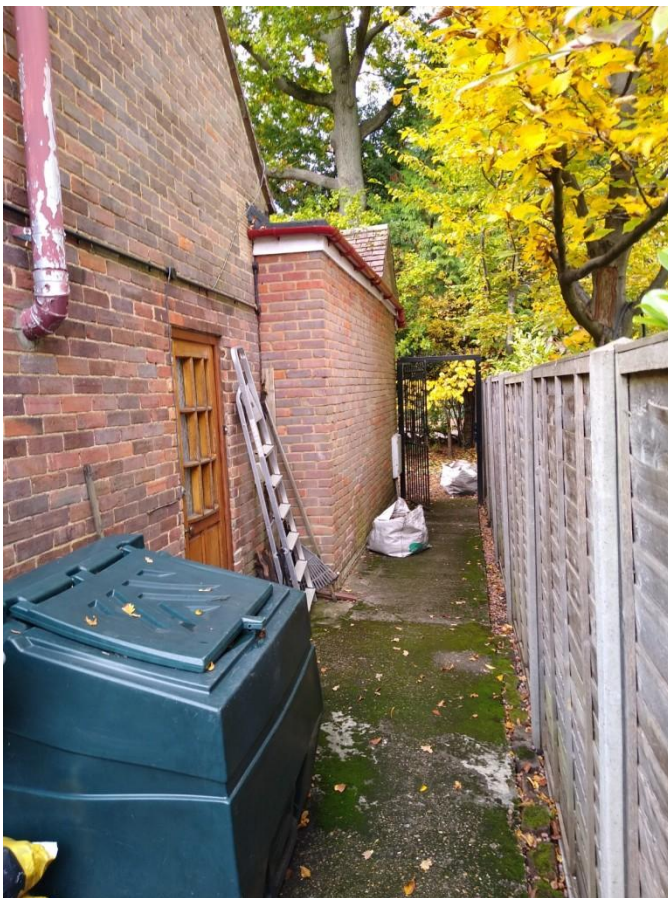


South Western Boundary - above and below





Bin and cycle storage is provided in the side area at the North Eastern boundary. See below



Existing North Eastern Boundary area

Policy Context

The application proposal must be considered in the light of national and local planning policy and guidance, comprising the NPPF Feb 2019, the London Plan (March 2016), The Hillingdon Local Plan and its SPD's

The National Planning Policy Framework 2019 (NPPF)

The NPPF states in paragraph 11 that planning decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 68 relates to small and medium size sites commenting that “ local planning authorities should:

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.”

This site is regarded as a windfall site as the existing house is under-sized for the plot, and structurally unsound, and located too close to protected trees

Its removal and replacement with a far superior dwelling house of higher quality accommodation, design and siting should be considered a windfall opportunity

Paragraph 108 b) relates to vehicular access requiring that “safe and suitable access to the site can be achieved for all users”

The proposal utilises the existing, established and safe access

Paragraph 118 d) promotes and supports “the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and **available sites could be used more effectively**”.

This proposal achieves the above

Paragraph 122 requires planning decisions to support development that makes efficient use of land

Paragraph 127;

a) states that that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks

All the above requirements are met and exceeded

Hillingdon Design and Accessibility Statement (HDAS) SPD - Residential Layouts

(Design Context)

2.3 Design Statement required for formal applications ;

- * Site Survey/Analysis - The site is under-utilised and over-grown in certain areas, and of large size in terms of density of development
- * Planning Designation - the site lies within the Copse Wood **Area of special local character**.
As such, the minimum requirement is to maintain the character of the area, and better still to enhance it. This proposal takes an under-utilised site that has various detriments (old house requiring maintenance with structural/foundation problems/proximity to notable tree/poor design layout) and proposes a new, sensitively designed dwelling which incorporates the features and materials of the suburban vernacular, so that the architecture and character of the area are respected
- * Topography - this can be improved significantly by cutting back dead vegetation, removal of poor landscaping and replacement with high quality planting and vegetation
- * Prevalent building pattern, scale, character, age and history of existing built elements.

Copse Wood Way lies is characterised by a mixture of substantial detached houses set centrally within their plots with long or wide gardens to the rear.

*The style of the houses is suburban vernacular with prominent gables to the front, pitched roofs, double height bays and open porches. Many and varied design styles prevail

*The palette is a mixture of brick and renders

*Both traditional and modern forms prevail.

*Loft/Roof accommodation is a feature throughout

*Modernist design elements are incorporated in many houses

*Expansive glazing elements are featured

In this regard, the proposed house reflects its neighbours and character of the area in its design form and materials.

In height, scale and siting, it matches the immediate and further neighbours in its street and the adjoining "Linksway" street

Below and following pages - immediate locale house design



















2 Linksway - Immediately adjoining the Site - prominent gables, painted render



The proposed house Design, above, and Street Scene

It can be seen that the proposed sits within the street scene in a sympathetic and harmonious manner

* Building line, height, massing, scale, rooflines are all respected with neighbouring dwellings - proposed centralised siting improves neighbour amenity and plot balance

*Boundary treatment character, height, material, location and depth of garden, car parking- These all follow the existing pattern of local houses and indeed the existing house;

Parking replicates neighbouring houses and that of the existing house

Depth of garden and location is the same as existing

Boundary treatment - the existing landscaping at both sides and rear would remain but be cut-back, maintained and improved

Design Guidance 4. 6 - Unit Size (From HDAS)

Table 2 Recommended standards relating to floor space;

The proposed house is 424 sq m which far exceeds the recommended area for a 2 storey house of 4 bedrooms of 124 sq m

4.15 Amenity Space

The rear garden alone accounts for 385 sq m of amenity space, with further garden space to the front and side, this exceeds the minimum of 100 sq m

Areas of special local character

Policy BE6: Within the areas of special local character at Gate Hill Farm and Copsewood Estates, fencing should be unobtrusive and materials should be appropriate to the character and appearance of the estate. New houses should:

- be constructed on building plots of a similar average width as surrounding residential development - ***complied with***
- be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses - ***complied with***
- reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses - ***complied with***
- ALL THE ABOVE ARE COMPLIED WITH IN RESPECT OF THE PROPOSED HOUSE

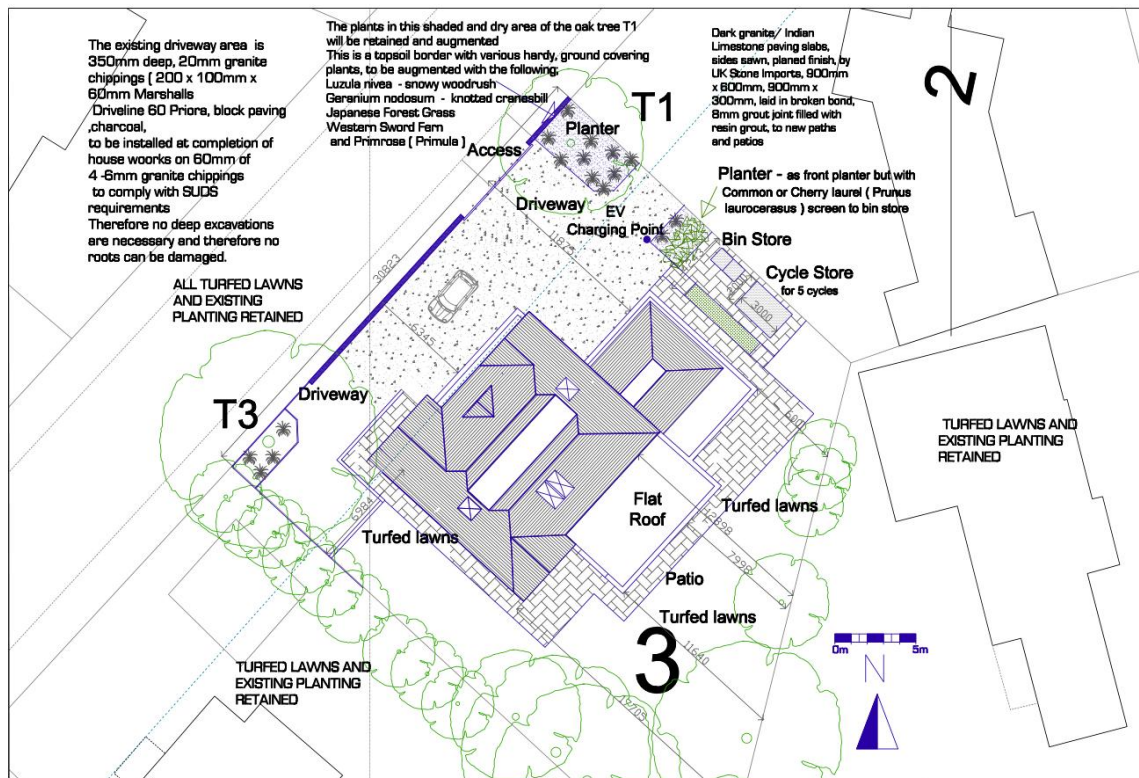
Particularly "sufficient architectural variety must be achieved"

The proposed house respects the architectural elements and forms of the locale, but produces a design aesthetic that provides an evolution of other local designs

Design Context

The design adopted for the proposal has been guided by the site constraints and opportunities and policy context. The main feature of the site is its size and relative obscurity. The site is not noticeable within the street scene because of the substantial tree screen that surrounds it.

The proposal does not seek to place a large amount of development upon the site, but to use the parameters that relate to it to direct its development as shown on the plan below;



The proposed design solution sits beautifully within all parameters

The philosophy of the proposal is, in no given order:

- setting house along established building lines
- Moving the proposed house away from the immediate neighbour to the North East to provide improved privacy and amenity to that house
- Moving the house away from the mature oak tree T1 to alleviate foundation/structural issues (as evidenced by structural report and ground investigations appended to this Pre Application)
- Providing an improved, design of architectural quality and variety, which evolves and enhances upon existing designs of the locale
- Keeping the development to same height scale and massing as neighbours
- Providing a large south east facing garden to maximise its use and allow passive solar gain
- maintaining and enhancing trees and hedgerow along the South Western and South Eastern boundaries, improving and maintaining landscaping and planting elsewhere to improve ecology, and provide a screen between the side and rear elevation of the house and its boundary in each case
- To minimise highway impact by using the existing access
- Providing space to enable vehicles to enter and leave the site in a forward gear

To maximise ecological benefit by

- new planting and maintaining/improving of existing planting

To use Materials that Blend with their surroundings:

- Painted render to match the adjacent developments sharing the same building line in the street
- Glazing and roof tiles to match, improve upon and or provide variety to those existing

Access

Access for vehicles is discussed above as is the facilities for off-street parking and egress from the site

The proposed dwelling would directly front the highway, and access would be direct off this highway, via the existing vehicular drop curb, as shown on the block plan.

A turning head provided as shown on Drawing 013G (copied above) allows the safe egress of cars in a forward direction

The access benefits from existing 2m x 2m visibility splays, and would be maintained by regular maintenance of the boundary planting/ hedgerows that form the front boundary

In regards to facilities and accessibility for disabled persons, the **Accessible Hillingdon SPD Sept 2017**, from the Local Plan, pertains.

The new dwelling will meet all requirements of AD M4(3);

The proposed house would be surrounded by level paving, that would comply with current disabled access provisions, affording full access.

The External approach to the front door from the front boundary would be level (not more than 1 in 20 gradient), firm and even, and at least 900mm wide. A Block paved/tarmac/ concrete paving slab approach/drive is to be installed.

Access into the dwelling is to be via level weatherproof threshold

Internally, door widths to be - right angled approach to doors as follows; corridor widths 900, 1050, 1200mm, min clear door widths 800, 775, 750mm respectively. Head on approach, min clear door width 750mm

The Ground Floor wc complies with Approved Document M4 (1), 1.17, Diagram 1.3 and 1.4

Conclusion

The site is within the built-up area of the urban confines, and complies with all required local and national policies - there is therefore a presumption in favour of the site's development and a presumption and obligation placed on the LPA to support and approve such a proposal

The site forms part of a large hidden existing dwelling, it is therefore possible to develop the site without impacting upon visual amenity and to achieve a superior quality dwelling,

better sited, providing far higher quality accommodation and architecture, whilst at the same time improving the amenity of neighbours and enhancing the street scene and conservation area

The design of the site takes full account of the development parameters and meets the relevant policy parameters to achieve a design that fits into the character created by adjacent development

The proposed development would as a minimum preserve the character of the conservation area, but in fact would serve to enhance this character

It is therefore requested that sympathetic consideration and support is given to the proposal

tony michael consulting

t: 01843 864320 m: 07768 278 222 e: tm@tonymichaelconsulting.co.uk

www.tonymichaelconsulting.co.uk

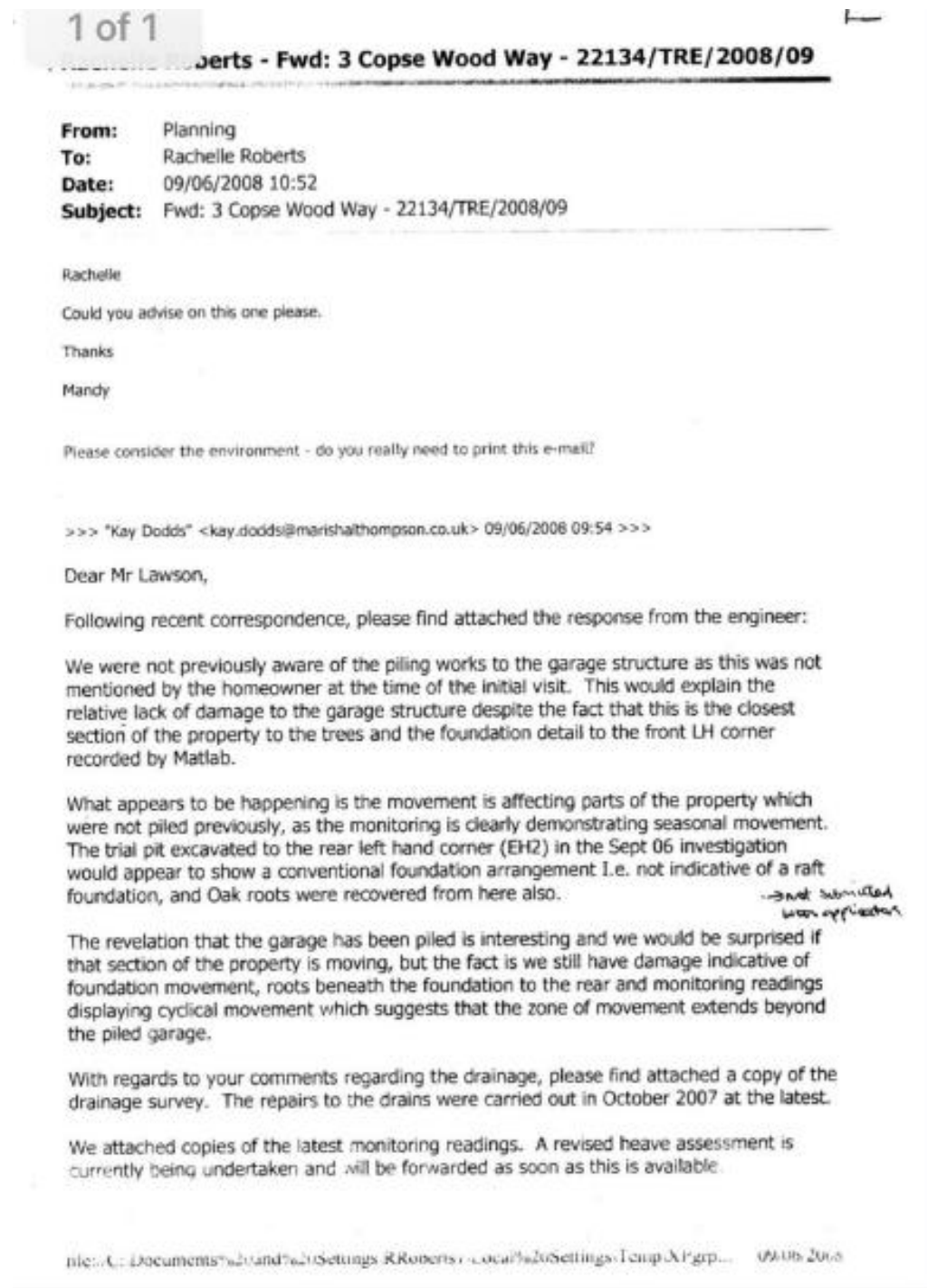
APPENDIX A Overleaf

APPENDIX A -

FILES COPIED FROM LPA IN RESPECT OF TPO APPLICATIONS TO REMOVE/REDUCE OAK TREE T1 (REFERRED TO AS T2 IN THOSE APPLICATIONS),

FOUNDATION DAMAGE AND SOIL INVESTIGATIONS

(ENTIRE DOCUMENT APPENDED TO THIS PRE_APPLICATION)



Correspondence with LPA, 9/6/2008 as part of application to Fell Oak T1 (referred to as T2 in that application/matter)

John Lawson - 3 Copse Wood Way

From: "Kay Dodds" <kay.dodds@marishalthompson.co.uk>
To: "John Lawson" <JLawson@Hillingdon.Gov.UK>
Date: Wednesday, December 24, 2008 12:14
Subject: 3 Copse Wood Way
Attachments: Monitoring - 3 Copsewood Way (Oct 06).xls; SI Report - 3 Copse Wood Way (06).pdf

Dear Mr Lawson,

Further to your letter dated , please note the engineer has confirmed the following:

1. September 2006 SI info attached.
2. House foundations are same as E/H2 from above SI.
3. The Remote borehole was in the rear garden away from the oak trees. We do not have a precise location.
4. November 2007 SIs do not indicate a significant heave risk.
5. Latest monitoring attached. Last reading 29/10/08. Next reading due by end of December 2008. ✓

No further information is available and at this present time no further SI is to be instructed. Our client has asked for a decision to be made on this basis.

Regards

Kay Dodds
Tree Surgery Case Handler

Marishal Thompson Group

T: 08702 416 180 ext 223
F: 08702 414 339
E: kay.dodds@marishalthompson.co.uk
W: <http://www.marishalthompson.co.uk>

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Although we have taken steps to ensure that this e-mail and attachments are free from any virus, we advise that in keeping with good

Correspondence with LPA in respect of monitoring of ground movements causing damage to existing house

Report on Soil Risk Analysis

1 of 7

Estimate of Ground Movement

Property

3 Copse Wood Way
Northwood
Middlesex
HA6 2

Claim Reference

SU0605038

Date

09 Jun 2008



See our website at www.crawford.co.uk
Crawford & Co. Company and must not be used in accordance with the Terms and
Conditions listed on the website.
10 St Paul's Square, Birmingham B3 1UF

9 June 2008 Soil Risk Analysis sent to LPA - further pages below



Estimated Swell

To derive an estimate of swell we have relied on statistical validation of our finite difference model which makes the following assumptions.

1. That the tree is younger than the house,
2. Where the tree has been pollarded or cut back, the user should enter an estimate of the tree height *prior* to surgery to properly account for the likely root zone.

Output

With the tree at its present height there is a potential for ground movement ' 7' mtrs distant from the tree of 135mm.

If the tree is allowed to grow unchecked and there is an exceptionally dry summer, this figure increases to 153mm.

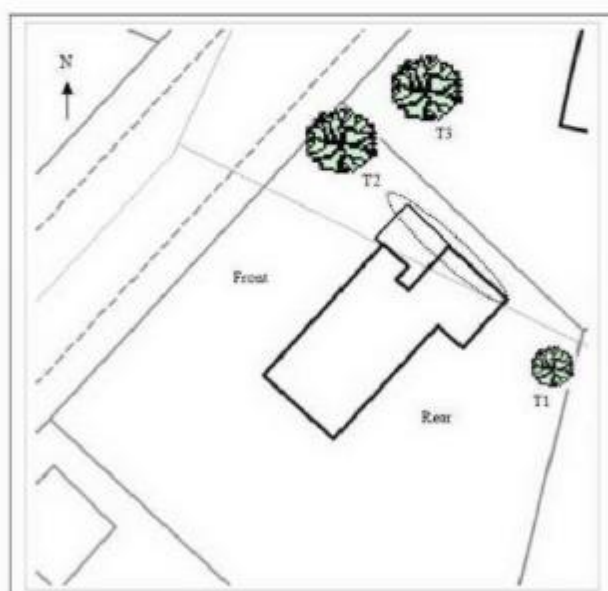
page from report that confirms ground movement caused by the Oak T1 (T2), in 2008

1 of 1

DETAILS OF PROPOSED WORKS

Tree No	Species	Property Address	Proposed Work
T2	Oak (English)	3 Copse Wood Way	Remove

SITE PLAN





FAO John Lawson
Hillingdon London Borough
Civic Centre
High Street
Uxbridge
UB8 1UW

17/02/2009

Our Ref: TS15349
Your Ref: 22134/TRE/2008/9
Case Handler: Kay Dodds



Dear Mr Lawson,

Ref: Vegetation Management
Insured: 3 Copse Wood Way, Northwood, Middlesex, HA6 2TP

Further to our conversation on 13/02/2009 you confirmed that you would look favourably on an application to reduce the tree. We therefore write to confirm that we wish to amend the proposal in the above application from felling of x1 Oak (Marked as T2 in our application) within Area A1 of TPO 391 to crown reduction of 30%.

We trust the above is sufficient to enable this and look forward to your decision being issued.

Yours sincerely,


Tree Surgery Department
Marishal Thompson & Co.

Page 1 of 1

John Lawson - 3 Copse Wood Way

From: "Kay Dodds" <kay.dodds@marishalthompson.co.uk>
To: "John Lawson" <JLawson@Hillingdon.Gov.UK>
Date: Monday, February 02, 2009 12:00
Subject: 3 Copse Wood Way
Attachments: Monitoring - 3 Copse Wood Way (Dec 08).xls

Dear Mr Lawson,

Please find attached a copy of the latest monitoring for your attention.

Regards

Kay Dodds
Tree Surgery Case Handler

Marishal Thompson Group

08702 416 180 ext 223
08702 414 339
kay.dodds@marishalthompson.co.uk
<http://www.marishalthompson.co.uk>

date	#####
------	-------

winery end date

Frequency

Frequency

Phone

01923 821 111

07841 887 509 - Partner

Address

Northwood

Middlesex

Postcode HA6 2TP

Next Visit

Who should be invoiced

insurer

Additional instructions / notes

Stud locations

Study locations	
1	Study - Front wall

2 Kitchen - garage partition

2

10

54

5

[illegible]

John Lawson - 3 Copse Wood Way

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To: "John Lawson" <JLawson@Hillingdon.Gov.UK>
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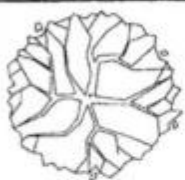
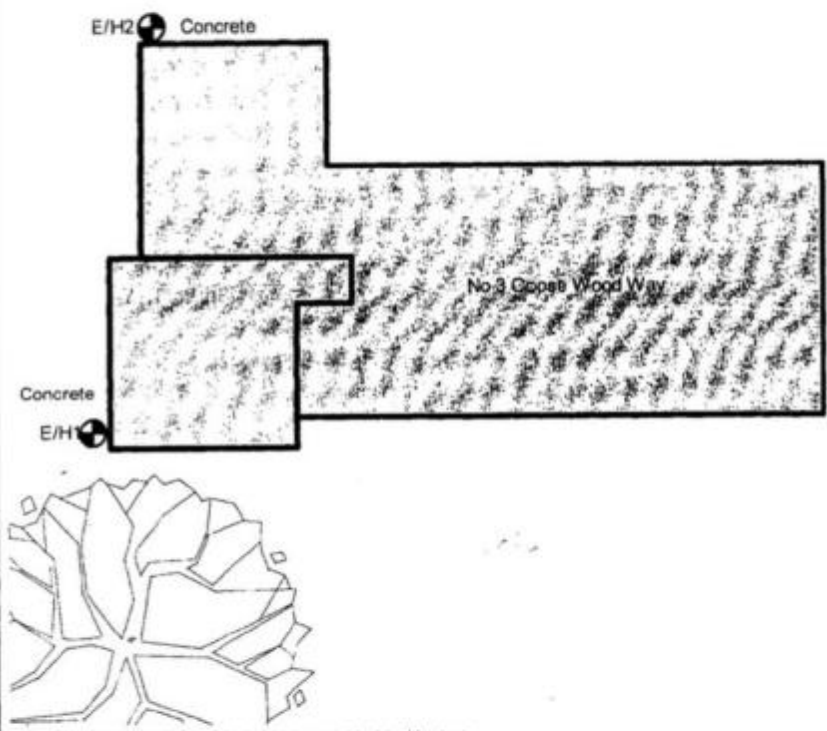
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1 of 1

[illegible]



SITE AND DRAINAGE LAYOUT																					
Site Crew: Wayne	Date: 25-Sep-06																				
 1 of 9  REAR  E/H2 Concrete Concrete E/H No 3 Copse Wood Way (This plan is not to be scaled and is provided to illustrate) General Comments: Site Layout based on information																					
Key: <table style="width: 100%; border: none;"> <tr> <td> =RW Gully</td> <td> =RW Pipe</td> <td> =FW Gully</td> <td> =W/C or S/V pipe</td> <td> =Inspection Chamber</td> </tr> <tr> <td> =Rodding Eye</td> <td> =Surveyed pipe indicating flow</td> <td> =Unsurveyed pipe</td> <td colspan="2"></td> </tr> <tr> <td colspan="5"> =E/H=Exploratory Hole (hand dug pit and/or hand auger) or M/A=Mechanical Auger Hole</td> </tr> <tr> <td> =Hedge or Shrub</td> <td> =Trees</td> <td colspan="3"> =Boundary line</td> </tr> </table>		=RW Gully	=RW Pipe	=FW Gully	=W/C or S/V pipe	=Inspection Chamber	=Rodding Eye	=Surveyed pipe indicating flow	=Unsurveyed pipe			=E/H=Exploratory Hole (hand dug pit and/or hand auger) or M/A=Mechanical Auger Hole					=Hedge or Shrub	=Trees	=Boundary line		
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=Hedge or Shrub	=Trees	=Boundary line																			
Address: 3 Copse Wood Way, Northwood, Middlesex, HA6 2TP	Job No. 29109																				



FOUNDATION PIT RECORD



Location: **Front Left Hand Side Corner**

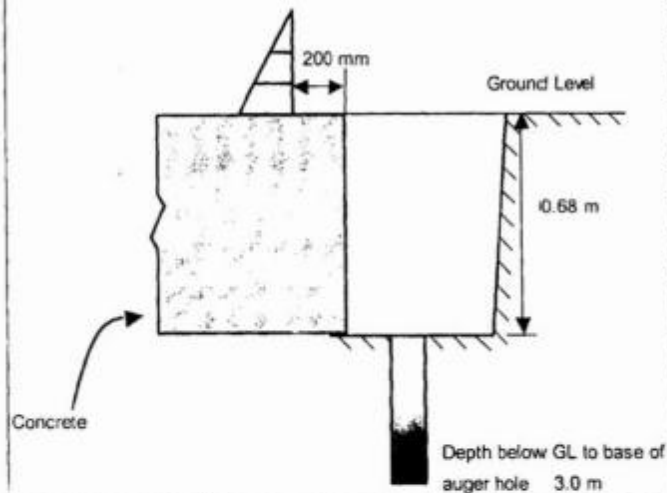
E/H No. **1**

Ground Surface : Dry

Weather : Dry

Date: 25-Sep-06

Foundation Cross Section (Not to Scale)



Roots Depth & Dia:

Down to 3.0m

Upto 2mm Diameter

Water Depth Hit & Rise:

Dry

Soil Under Foundation:

0.68m Soft/firm brown/orange

CLAY with bands of grey and occasional gravel

3.0m End of Borehole

(NB Field crew description only)

Reason for Termination :

Hole at instructed depth

Location: **Rear Left Corner**

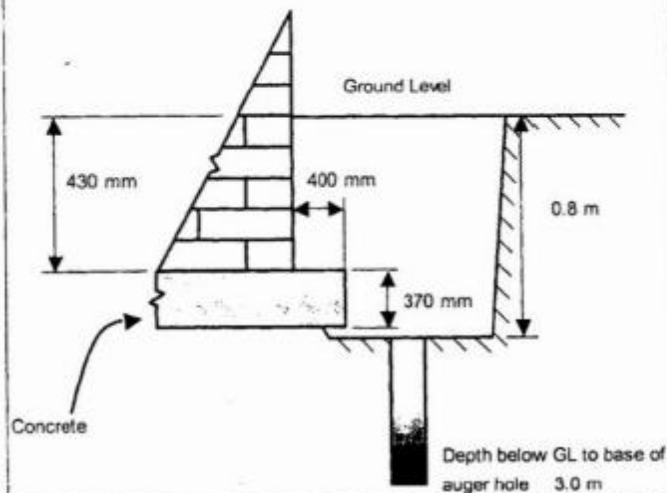
E/H No. **2**

Ground Surface : Dry

Weather : Dry

Date: 25-Sep-06

Foundation Cross Section (Not to Scale)



Roots Depth & Dia:

Down to 3.0m

Upto 1mm Diameter

Water Depth Hit & Rise:

Depth Hit 1.5m

Soil Under Foundation:

0.8m Soft/firm brown/orange

CLAY with bands of grey and occasional gravel

3.0m End of Borehole

(NB Field crew description only)

Reason for Termination :

Hole at instructed depth

General Comments :

Address: 3 Copse Wood Way, Northwood, Middlesex, HA6 2TP

Job No. 29109

APPENDIX B

Typical settlement damage internally



APPENDIX C - List of Drawings and Documents comprising this Application

- *Planning Application Form (on line via Planning Portal)
- *This Design and Access Statement
- * Drawings 01, 02, 04, 05G, 06G GF, 06G FF, 06G SF, 06G R, 07G, 08, 013G, 014G, 015G, 016G, 017G
- *Soil Investigations/Foundation investigations.TPO details from correspondence with LPA 2008/2009
- * Construction Management Plan
- * Ecology Report focusing on Bats - dated 13th July 2021, by Jones and Sons Environmental Sciences Ltd
- * Structural Engineering Report by Pindoria Associates, March 2021
- * Community Infrastructure Levy (CIL)
Form 7: Self Build Exemption Claim Form - Part 1
- * Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information
- *Pre-Emptive Conditions Details of Materials, Planting, landscaping etc., dated 31 March 2022
- * Details of SUDS/Garden rainwater Harvesting System
- * Tree Survey/Report by GHA Trees Arboricultural Consultancy, amended 20 Dec 21 and associated site plan

DATE SUBMITTED : 31 March 2022