

DESIGN STATEMENT

18 LINKSWAY, NORTHWOOD, MIDDLESEX, HA6 2XB



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 appropriate for this specific context.

SUMMARY OF PROPOSAL

Planning approval is sought for the demolition and replacement of the existing detached house with a new detached dwelling, replacement new wrought iron gates and piers, and removal of the front boundary brick walls. Both existing access and crossover points will be retained together with all associated ancillary works.



Fig. 1 – Proposed front elevation of 18 Linksway – CGI

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SITE LOCATION AND DESCRIPTION

The application site is located on the western side of Linksway, and currently supports one detached house, garage, swimming pool and private amenity area.

Recent planning consent was granted under ref no. 2695/APP/2016/79 for a replacement dwelling.

Our revised proposal seeks approval for a property almost identical in size, and no increase to the main ridge height. The width of the proposed dwelling is 3.6m narrower than the existing property, and as such has improved the separation distance between the flanks and the existing boundaries.

The site fronts Linksway, which is a quiet unclassified road that provides access to other parts of the Copse Wood Estate. The site is screened on all boundaries with existing mature trees and hedgerows. The front garden also includes trees and shrubs, and one particular specimen Oak Tree. All of these are to be retained and protected.

Rectangular in shape (approx. 36m wide x 90m deep), the site extends to an area of 0.327 hectares and is one of the largest plots and frontages on Linksway, and the Copse Wood Estate as a whole.

Levels within the site do vary, with a rise of nearly 4m between front and rear boundaries. A distinct rise in ground levels occurs to the rear of the existing pool extension and patio, and this line across the site where levels change will not be altered to ensure that any detrimental impact on tree roots is avoided.

The architectural character of the area is mainly traditional in appearance and, in keeping with the character of the road and the area in general, our proposal is to put forward a traditional “Neo-Georgian” style dwelling that is evident within the road and wider area.

There are various styles being built within close proximity to 18 Linksway, so there certainly seems to be more variety being accepted in the area, however our proposal aims to maintain a property which is in line with its immediate surroundings and the area generally.

Many of the large neighbouring detached dwellings that currently exist within Linksway have been extended, refurbished, or demolished, with many new-build replacement properties evident in the road and surrounding area.

The existing detached house is of a traditional style but with limited architectural merit and in need of major repair and renovation.

So, with this in mind and the fact many plots within the estate are being developed, as well as the sites previous planning approval for a new dwelling, we know a replacement property in this location is deemed to be acceptable.

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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, limits the addition of further dwellings, and in this case, the proposal for a one for one replacement dwelling on this site is therefore appropriate.

LAYOUT & SITING

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

Our proposal has improved the relationship between the new dwelling and RPA's of the trees along the side boundaries, enabling additional planting to be added to improve screening.

The driveway layout and the area of encroachment to the Oak in the front garden has not been increased from the previously approved scheme, and as such remains the same.

The large Pines and Oak trees within the body of the site are quite clear of the proposed house and will not be threatened or put under any pressure for removal.

In terms of access, we still propose to use the existing points of access from Linksway, along with the existing driveway, but we do propose a new permeable finish.

In conclusion it can be seen that the layout and impact of the proposal on its immediate surroundings, and its improved relationship with the side boundaries is acceptable. This will not threaten the amenities of the site, the adjoining properties, or the character of Copse Wood Estate generally.

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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, with the height, bulk and massing segmented and articulated by the use of gable projections and other features like horizontal bands, projected quoins, sash windows, detailed cornicing and a projecting portico to the main entrance.

In conclusion it is considered that the scale of the new house is equivalent in height to the previously approved scheme, with a 3.6m reduction in width compared to the existing dwelling. This is clearly illustrated on our comparison plan submitted within this application.

Overall, we feel our proposal is in keeping with other houses within the immediate vicinity and the character of the area generally.

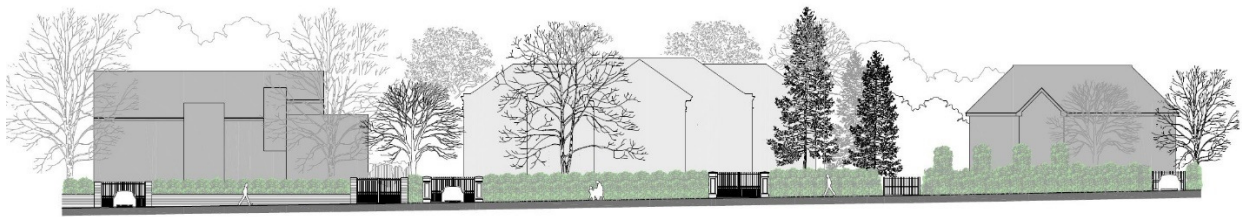


Fig. 2 – Proposed street scene from Linksway

APPEARANCE

The appearance of the house has been developed to simulate a traditional “Neo-Georgian” 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 sash windows, a high-quality rendered finish, detailed leadwork, rendered projected quoins, GRP moulded window and door surrounds, GRP string courses, detailed GRP cornicing, together with plain clay roof tiles.

These materials will harmonise with the pleasant appearance within the road and will not detract from the traditional appearance of other houses that exist within the locality or the character of 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.

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Fig. 3 – Proposed rear elevation of 18 Linksway – CGI

LANDSCAPING

To the front of the plot the existing driveway has a concrete finish with areas surrounding the hardstanding laid to lawn. To the side and front boundary there is dense hedging with a cluster of trees to the front corners, and a mature Oak central to the front garden.

The large Pines and Oak trees within the body of the site are quite clear of the proposed house and will not be threatened or put under any pressure for removal.

New low-level planting is proposed to the front of the house and high-level hedging to the side and front boundaries, however due to the well screened rear garden no additional trees or planting are required.

To supplement the new landscaping at the front, replacement wrought iron gates and rendered piers are proposed to replace a 2.0m high brick wall. This will not detract from the look of the new dwelling or the road as it's evident that this already exists on other frontages, including immediately neighbouring properties and is consistent with recent approvals within the area.

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The proposals will fully integrate the site and allow for consistency of landscaping and hedging across the entire frontage. Elevational details of the gates and rendered piers have been provided within this application.

The existing access points and driveway will be retained, however the driveway is to be finished in new permeable resin bound gravel. Please note surface water from that area will be drained to soft landscaped areas wherever possible.

CONSIDERATIONS (ACCESS)

The existing access points from Linksway will be retained, with new wrought iron replacement gates and rendered piers to the frontage.

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 located within a garden shed, with easy external access to and from the property.

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 or 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:

- Highly insulated building fabric (i.e. floor, wall and roofs, double glazing etc.)
- 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

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- 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
- Air Source Heat Pump
- Electric car charging points

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 “Neo-Georgian” design that is considered to be suitable for the location of this site, harmonising with the street scene and is comparable to recently approved schemes within the area.

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 - 04/02/2021



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