

Beau Idéal



Architects

Design & Access Statement



84 Copse Wood Way, Northwood, HA6 2UB
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JVM Architecture Ltd and is a limited company registered
in England.

The Application

The application is for the erection of a three storey 5 bed dwelling with associated parking and landscaping, including the demolition of the existing dwelling

Site Location

The application is for a site on 84 Copse Wood Way, Northwood, HA6 2UB. The plot is approximately 1085m².

It is situated in the Copse Wood Estate, Northwood Area of Special Local Character (ASLC) – Non-designated heritage asset.

The application site is a two storey, 3 bedroom detached dwelling used for residential purposes for a single family household, and is located on the west side of Copse Wood Way.

The property displays cement render to all elevations and Tudor style stuck on timber panelling to the front, first floor gable.

The majority of the doors and windows around the property are uPVC frames, with some timber framed single glazed doors. The style of fenestration to the front has leaded light effect strips and plain glazing to the rear single storey extension.

The main entrance to the house is under a protruding first floor gable creating an open porch. The main roof is hipped on all sides with a catslide to the front and right hand side. The eave height changes all the way around the property making it look like a 1.5 storey house from the front and a 2 storey house from the rear, making the building appearance extremely disproportionate.

There is an existing rear single storey extension which was approved in 1992 and implemented thereafter.

Various changes to the property have taken away a distinct style of architecture to this dwelling. The dilapidated materials, which are in need of replacing in many areas and have been identified in the structural survey, justifies why this property should be replaced and not just refurbished and upgraded.

To the frontage is a driveway and a distinguished area of soft landscaping. The boundary treatment to the front of the site is open with planting and shrubs.

To the rear, the property has a large amenity garden which is enclosed by close boarded fencing and vegetation including a number of mature trees that provide natural screening.

The properties on Copse Wood Way and the adjacent streets are characterised by large detached dwellings set on large plots, which have a wide variety of form and materiality with traditional detailing and construction methods characterising the houses.

More recently, many of the houses within the estate are being significantly remodelled and rebuilt, leading to an enrichment of the area.

In order to function effectively for the modern family, there are improvements that need to be made to the current house and therefore we are looking to propose a rebuild to accommodate this.

To align with the character of the area and with the guidelines set out by the Local Plan and SPD, we have endeavoured to make our proposal sympathetic to and in keeping with the existing property, the neighbouring properties as well as the surrounding area.

Proposal

The proposed development seeks to provide the exact same design as the recently approved **28836/APP/2021/4634**. Following this approval it was brought to light that the circumstances of the owners had changed and now their parents would be moving in with them. In order to accommodate the extra bedroom, we have made the following changes to the previously approved scheme:

- Slight increase in roof pitch that does not affect the 45deg rule to any of the neighbouring properties.
- Addition of 3 small rear dormers with hipped roofs to let natural light into the loft bedroom, bathroom and landing area.

For ease of reference, we highlight our design approach to the recently approved **28836/APP/2021/4634**.

A design-led approach has been used to ensure that the scale, massing and appearance of the proposals are considered and of a high standard. The proposed design will contribute positively to the local context.

The layout of the existing house was very segregated and disjointed, and did not suit the living style of today's young families.

The proposed house footprint is narrower than the existing house, but extends out to the rear garden. This allows for adequate spacing between the neighbouring properties and gives better proportions to the site plan.

On the ground floor the plan accommodates a garage, kitchen, dining, lounge, playroom, ensuite guestroom and separate WC. The main hub of the house has been moved to the rear to connect with the rear garden and obtain the maximum daylight from its south-west facing garden.

On the first floor there is an open plan landing, a master suite with dressing and ensuite bathroom, an office and 2no ensuite bedrooms for the children.

The second floor accommodates an additional bedroom with dressing area and separate shower room.

The design of the bedrooms have been taken into particular consideration to ensure they have front or rear aspect windows. We have taken into consideration the neighbouring properties to ensure that side facing windows have been kept proportionate to the size of the house, and

where they are included on the first floor they have been made obscured and openable only over 1.7m

A 45deg pitched slate finished roof has been proposed with a hidden gutter with the a perimeter parapet. This design eradicates overhanging eaves which will help maintain good separation to the neighbouring properties.

The design and materials of the proposed dwelling have been chosen to enhance and reflect the character of the area. The Copse Wood Estate accommodates various different styles of dwellings and in particular Georgian style with brick and stone combinations. Traditional building methods have been proposed to benefit a competent builder to undertake the works with minimum disruption to the neighbouring properties.

Flood Risk

The site is in Flood Zone 1 and therefore has low probability of flooding. A flood risk assessment is not required to form part of this application.

The Local Plan

The site is located within the Copse Wood Estate Areas of Special Local Character (Policy DMHB 5 and 6). We have carefully reviewed the criteria and applied it to our strategy in producing our design:

- New development should reflect the character of the area.
- Within Areas of Special Local Character new development should complement existing materials, design features, architectural style and building heights predominant in the area.
- Be constructed on building plots of a similar average width as surrounding residential development;
- 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 and reflect the materials, traditional roof design, design features and architectural style predominant in the area
- Ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate
- Ensure that new dwellings retain an absolute minimum of 1.5m distance to side boundaries
- Preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings

Policy DMHB 11: Design of New Development was also central to our building and site plan proposals:

- All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

harmonising with the local context by taking into account the surrounding:

scale of development, considering the height, mass and bulk of adjacent structures;

building plot sizes and widths, plot coverage and established street patterns;

building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;

architectural composition and quality of detailing;

local topography, views both from and to the site;

impact on neighbouring open spaces and their environment.

- ensuring the use of high quality building materials and finishes;

- ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

- protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings;

- landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

- Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

- Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential.

- Development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Daylight and Sunlight Considerations

Daylight and sunlight implications have been considered as part of the design, and due to the proximity of the neighbours the proposal will not have an adverse affect on the adjoining plots.

Scale

Consideration has been given to the scale of the proposals, which are in keeping with the surrounding developed properties and proportionate to the plot size.

Privacy Considerations

The level of privacy will be the same as currently enjoyed by the neighbouring properties.

Accessibility

The dwelling will be provided with a flush threshold to the front entrance door and has been designed to comply with Part M4 (2) 'accessible and adoptable dwellings' of the Building Regulations.

Refuse

Refuse storage is to be located to the side of the property behind to minimise visual impact whilst providing a secure and convenient facility for the occupiers to dispose of rubbish and for transporting on days of collection.

Sustainability

The scheme has been designed to be environmentally sustainable and in line with the Council's core strategy.

The house will be constructed to the latest Building Regulation Standards which are equivalent to Sustainable Homes Level 4 energy efficiency standards.

It would be proposed that the hard surfacing on the site would be permeable (if ground conditions are appropriate) to reduce surface water run-off, and to maintain ground water levels.

With regard to alternative energy technologies, we consider it is important to ensure the scheme is insulated to a high standard and energy efficient lighting is installed in all rooms, along with A+ rated appliances.

A dedicated space in the kitchen for storage and separation of waste for recycling prior to collection, will also be provided. The rear garden will also provide space for storage of bicycles, a shed and compost bin.

Appearance

The proposals create a design and appearance that is in keeping with the diverse developments on the Copse Wood Estate.

The existing rendered dwelling will be replaced with a locally sourced red multi brick and portland stone, combined with dark grey roofing slates, dark coloured windows and doors to contrast.

The design is a modern take on a typical Georgian Style dwelling which has been enhanced by a particular choice of materials. The roof will compliment these materials with a new slate roof to bring the design together.

The proposed insulated cavity construction will better the energy efficiency of the existing dwelling providing a cooler building in the summer months and a warmer building during the winter, making it more sustainable for the users.

There is a diverse range of developments on the Copse Wood Estate that have been approved and implemented. Equally, our proposals seek to meet the client's needs whilst enhancing and staying in keeping with these accepted and implemented developments.

Conclusions

The proposal is seen to be a reasonable addition to an already established and approved scheme **28836/APP/2021/4634**.

It serves to keep up with the ongoing enrichment of the area, with many other properties on Copse Wood Way, as well as other roads within the estate, being extended, remodelled and rebuilt.

The scheme has been designed to be sympathetic to the immediate neighbouring properties with the building lines and key dimensions respectful of its context. The house is designed to provide

a modern level of accommodation within a traditional house style and setting. Traditional materials and construction techniques ensure that a house of this design will blend into its surroundings.

The proposed amendments to the approved scheme **28836/APP/2021/4634** are seen as reasonable and subordinate to the main dwelling and therefore ensuring that they are not overbearing to the existing approval.

At the same time, the amendments provide the house with the extra space and accommodation needed for the inhabitants.

We have ensured that all the characteristics of the approved scheme **28836/APP/2021/4634** have been retained and have proposed a reasonable extension which blends in with the approved scheme. Matching materials and construction techniques throughout the construction of the new additions ensure that the amended design is aesthetically coherent.

It is considered the proposals at 84 Copse Wood Way are of an acceptable standard and we look forward to working with the planners on this scheme to facilitate a positive and favourable decision.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Vinay Mistry', with a stylized, flowing script.

Vinay Mistry – Director

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