

DESIGN STATEMENT

31 NICHOLAS WAY, NORTHWOOD, MIDDLESEX, HA6 2TR



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.

SUMMARY OF PROPOSAL

Planning approval is sought for the demolition and replacement of the existing detached house, with 1 no detached dwelling, new wrought iron gates, railings, and brick piers, with the retention of the existing access, driveway and associated ancillary works.



Fig. 1 – Proposed front elevation of 31 Nicholas Way - CGI

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SITE LOCATION AND DESCRIPTION

The application site is located on the eastern side of Nicholas Way, and incorporates the land that currently supports one detached dwelling and private amenity area.

Nicholas Way is a quiet unclassified road that's accessed from Copse Wood Way, and consists predominantly of large detached residential properties set back from the fronting road.

Rectangular in shape (approx. 19.5m wide x 80.7m deep), the site extends to an area of 0.180 hectares, with ground levels relatively flat from left to right, and levels gradually falling from front to back by approx. 5.0m.

To the front of the site, there is an existing driveway finished in block pavers, with mature hedging lining the boundaries, and a large oak tree to the front boundary which is protected.

Towards the rear of the site, semi-mature trees line the side and rear boundaries, with high level hedging providing additional privacy to all sides.

The architectural character of the area is mainly traditional in appearance, however there are contemporary style properties now being built within the estate, so there certainly seems to be more variety in styles being accepted. Our proposals put are for a traditional 'Arts & Crafts' style dwelling and is in keeping with the character of the road and the area generally.

The existing detached house is of an Arts & Crafts style and has been extended over time.

Many of the large neighbouring detached dwellings that currently exist within Nicholas Way have been extended and refurbished, with many new-build replacement properties evident in the road, so a replacement dwelling in this location is deemed acceptable.

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, and prevent the addition of further dwellings.

In this case, the proposal for a one for one replacement dwelling on this site is appropriate.

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LAYOUT & SITING

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

The front of the proposed dwelling has been positioned on the same front building line as the existing property, with the rear of the building extending further back at ground and first floor level.

The two storey elements of the proposed dwelling sit outside the 45-degree vision splay projected from the neighbouring first floor windows of No 29 and 33, with an improved building separation distance to both sides.

Separation distances from the proposed dwelling to the side boundaries from single and two storey have been illustrated on the site layout plan submitted to support this application.

This allows for adequate side access and maintains the same spacing that currently exists with other properties along Nicholas Way and the area generally.

From two storey level, our proposal achieves a distance of 4.2m to neighbouring dwelling No 29, and 4.0m to No 33. This is considered to be acceptable and exceeds what currently exists within the road.

With regards to rear garden amenity, we still achieve an area of 1213 sq.m, which is more than suitable for a house of this size.

In terms of access, the existing access point and driveway from Nicholas Way will be retained, with the addition of new wrought iron gates, railings and brick piers. Within the site, adequate parking and turning areas will be maintained and remain the same as the existing.

In conclusion, it can be seen that the layout and impact of the proposal in its immediate surroundings is acceptable, protecting the private amenity of the site and adjoining properties, and the character and appearance of the area generally.

SCALE

The street scene provided with this application clearly indicates how the scale and massing of the new house fits in with the existing character of this road.

The scale of the new dwelling is traditional, and essentially three storey in appearance. Its height, bulk and massing are segmented and articulated by the use of single storey elements and other horizontal features.

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In conclusion it is considered that the scale of the new house is in keeping with other houses within the immediate vicinity, and the character of the area generally.

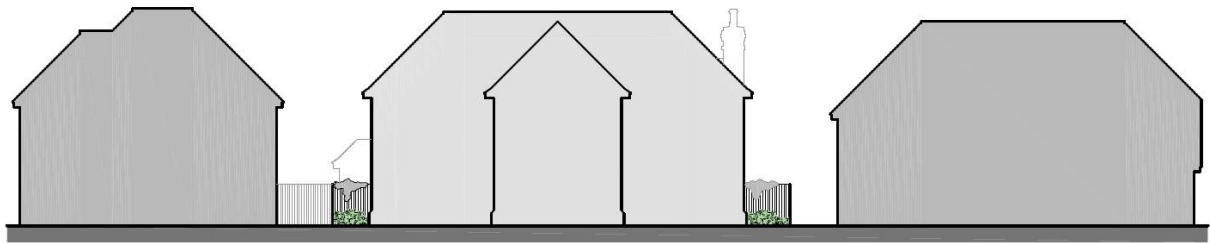


Fig. 2 – Proposed street scene from Nicholas Way

APPEARANCE

The appearance of the house has been developed to simulate a traditional 'Arts & Crafts' 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 timber windows and doors, bay windows, soft stock facing bricks, hipped roofs, simulated stone lintels and cills, together with black timber boarding.

These materials will harmonise with the pleasant appearance within the road and will not detract from the traditional appearance of the 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 Copse Wood Estate.



Fig. 3 – Proposed front elevation

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LANDSCAPING

To the front of the site, there is an existing driveway finished in block pavers, with mature hedging lining the boundaries, with a large oak tree to the front boundary which is protected.

Towards the rear of the site, semi-mature trees line the side and rear boundaries, with high level hedging providing additional privacy to all sides.

All existing trees will be retained and protected, however a small amount of hedging will need to be cut back.

Proposed low level planting is proposed to the front boundary and at the front of the property, however due to the well screened rear garden no additional planting is required.

To supplement the new landscaping at the front, we also propose new wrought iron gates, railings and brick piers. This will not detract from the look of the new dwelling or the road, as its evident that this already exists on other frontages and recent approvals.

Elevational details of the gates and railings have been provided within this application.

Although the existing access and driveway will be retained, we do propose for the driveway to be re-surfaced with permeable pavers, with surface water from that area being drained to soft landscaped areas wherever possible.

CONSIDERATIONS (ACCESS)

The existing access point and driveway from Nicholas Way will be retained, with the addition of new wrought iron gates, railings and brick piers. Within the site, adequate parking and turning areas will be maintained and remain the same as the existing.

Level access will be provided into the house on all doors, and the spacious 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, a secure storage area has been located to the side of the property, with easy external access to and from the garden via adequate side accesses. This is illustrated on the floor plans submitted with this application.

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, it is considered that the increase in the number of journeys that are outside of the optimal walking distance is nil.

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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 / 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
- Rainwater harvesting (water butts or underground tanks)
- On site SUDS to deal with all additional surface water.

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 'Arts & Crafts' design that is considered to be suitable for the location of this site.

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, 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 - 17/07/2020

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