

2 SANDY LODGE WAY,
NORTHWOOD,
HA6 2AJ



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1.0 INTRODUCTION

This statement has been prepared by Ascot Design Ltd on behalf of Gavacan Homes to accompany an application for full planning permission the replacement dwellings comprising of 6 apartments following the demolition of the existing property.

It has been produced in accordance with guidance published by the Commission for Architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

It should be read in conjunction with all other reports and correspondence submitted with the application.

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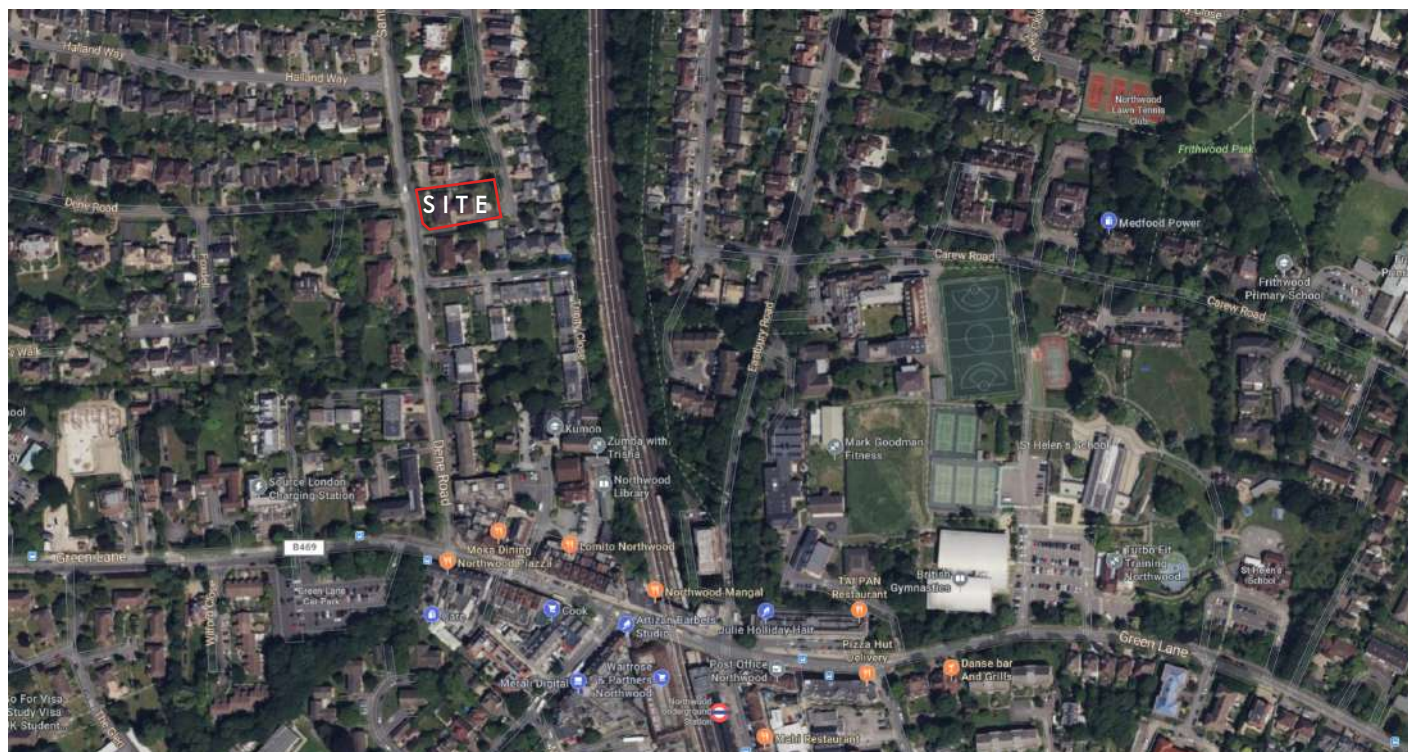
2.0 CONTEXT

2.1 SITE LOCATION & CONTEXT

The site is approximately 0.1 hectares and is a former residential property comprising of 13 bedrooms and has C2 use. The plot is not located within a conservation area or green belt. The existing building is not listed or locally listed. It is opposite the Area of Special Local Character but not located within.

Located on Sandy Lodge Way and just off Dene Road, the site is 0.3km to Northwood high street which includes a variety of shops and restaurants in addition to the convenience of an underground station.

This application seeks approval for the demolition of the existing building and the erection of a new apartment building containing 6 apartments.



ABOVE: AERIAL VIEW OF LOCATION

ABOVE: LOCATION PLAN & EXISTING BUILDING

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2.2 LOCAL CHARACTER - SANDY LODGE WAY & DENE ROAD

The road has a varied character, featuring three-story apartment blocks mixed with standalone houses. No. 11 Sandy Lodge Way received planning approval in 2021 (Ref: 16948/APP/2020/3623), for the erection of a two storey building with habitable roofspace to create 3 x 2 -bed self-contained flats and 1 x 3-bed self-contained flat with forecourt car parking, cycle parking, new vehicular access and amenity space following demolition of existing dwelling illustrating the changing character of the road in response to housing needs. On the western side, there are detached houses of different sizes on various-sized plots, each showcasing different styles that reflect their construction periods, spanning from the 1920s to more modern designs. The neighbouring properties below demonstrate varying roof shapes, styles, and materials along with the wide range of architectural styles.



BLUE SPRINGS 10A SANDY LODGE WAY



34 SANDY LODGE WAY



SANDY LODGE COURT



HAYWOODS 16 DENE ROAD



GREENHILL COURT DENE ROAD

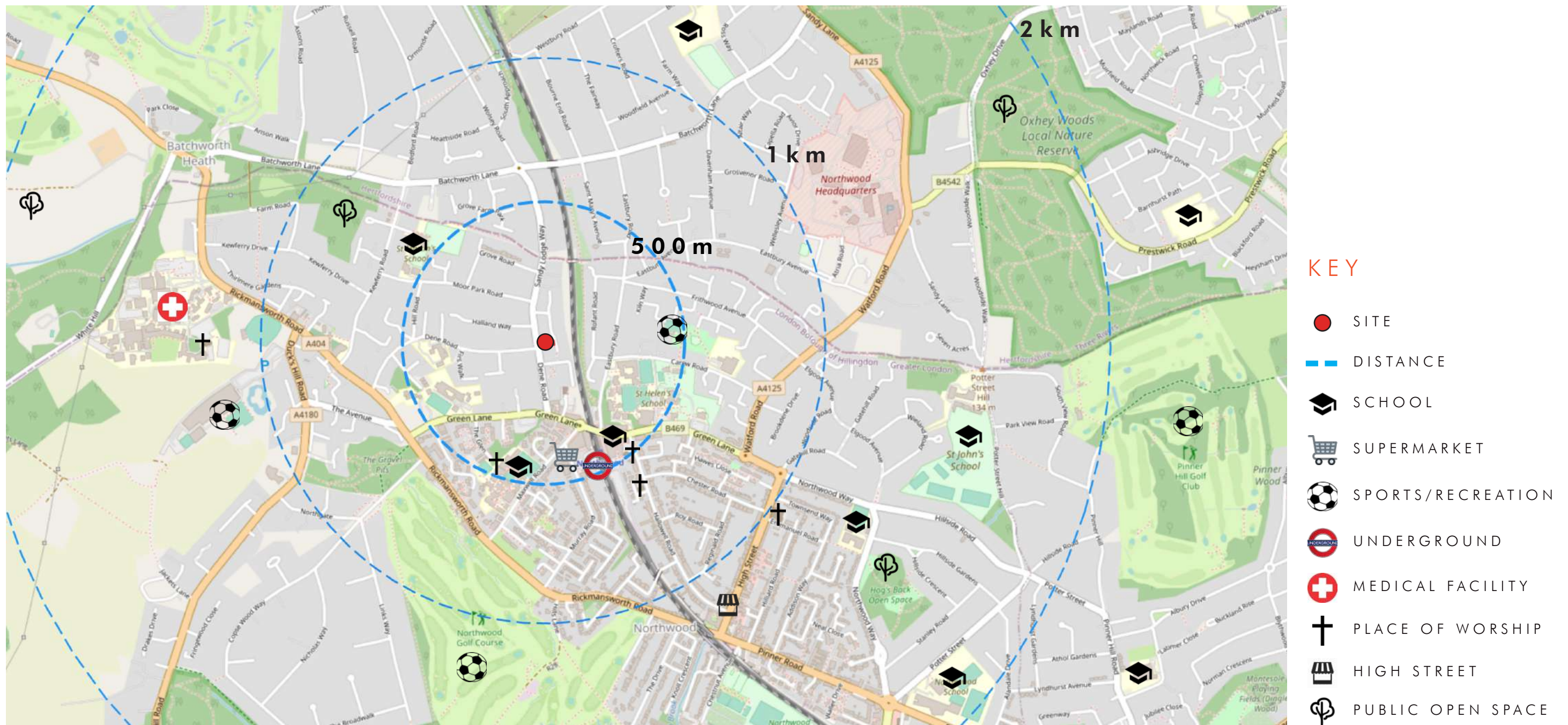


10-14 DENE ROAD

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2.3 EXISTING SERVICES & FACILITIES

The proposal for erecting six apartments following the demolition of the existing property is supported by the abundance of existing services and facilities in the local area. Particularly noteworthy is the convenient proximity of Northwood underground station, just a 7-minute walk away. This strategic location enhances accessibility for residents and aligns with the efficient use of existing infrastructure, contributing to the overall suitability and sustainability of the proposed development.



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3.0 LOCAL PLANNING POLICY

PLANNING POLICIES AND STANDARDS DEVELOPMENT PLAN

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The West London Waste Plan (2015)
- The London Plan (2021)

MATERIAL CONSIDERATIONS

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

LOCAL PLAN DESIGNATION AND LONDON PLAN

The following Local Plan Policies are considered relevant to the application:-

PART 1 POLICIES:

- PT1.BE1 (2012) Built Environment
- PT1.H1 (2012) Housing Growth
- PT1.EM6 (2012) Flood Risk Management

PART 2 POLICIES:

- DMEI 10 Water Management, Efficiency and Quality
- DMEI 9 Management of Flood Risk
- DMH 2 Housing Mix
- DMH 7 Provision of Affordable Housing
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMHB 15 Planning for Safer Places
- DMHB 16 Housing Standards
- DMHB 17 Residential Density
- DMHB 18 Private Outdoor Amenity Space
- DMT 2 Highways Impacts

- DMT 6 Vehicle Parking
- LLP D1 (2021) London's form character and capacity for growth
- LPP D4 (2021) Delivering good design
- LPP D5 (2021) Inclusive design
- LPP D6 (2021) Housing quality and standards
- LPP D7 (2021) Accessible housing
- LPP D8 (2021) Public realm
- LPP D11 (2021) Safety, security and resilience to emergency
- LPP D12 (2021) Fire safety
- LPP DF1 (2021) Delivery of the Plan and Planning Obligations
- LPP SI12 (2021) Flood risk management
- LPP SI13 (2021) Sustainable drainage
- LPP T5 (2021) Cycling
- LPP T6 (2021) Car parking
- NPPF- 11 NPPF-11 2018 - Making effective use of land
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 2 NPPF-2 2018 - Achieving sustainable development
- NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes

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4.0 DESIGN EVOLUTION

PRE APPLICATION CONSULTATION REF 34035/PRC/2023/110

The pre-application advice concluded there was no objection to the creation of residential units in land use terms, subject to appropriate density, design, amenity, parking etc. The Local Planning Authority also supports the delivery of an appropriate housing mix.

Following the pre application consultation, and the Officer's comments received, a revised scheme is proposed in consideration of these:

- The concern was raised that the crown roof differs from the local context; however the context roof study shows that the crown roof is not unusual in the area. (Fig.1 and 2)



Fig. 1



Fig. 2

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4.0 DESIGN EVOLUTION

- It was suggested that the roof form should integrate with the more traditionally designed property types which characterise the area i.e. a hipped roof or front gable roof ends. This has been incorporated into the revised design:



Fig. 3 Pre Planning Front Elevation



Fig. 4 Planning Proposed Front Elevation

- The feedback also suggested that the roof form should integrate with the more traditionally designed property types which characterise the area i.e. a hipped roof or front gable roof ends. This has been incorporated into the revised design scheme. Concerns regarding the bulk and mass of the flat roof two storey rear wing have also been addressed, along with the feedback regarding the width and depth of this first floor rear element which has been reduced along with the overall form. The proposed development is to be externally finished in brickwork and tile matching that of the existing dwelling. The proposed dormers should be externally finished in tiles matching that on the roof.

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4.0 DESIGN EVOLUTION

- Amenity:

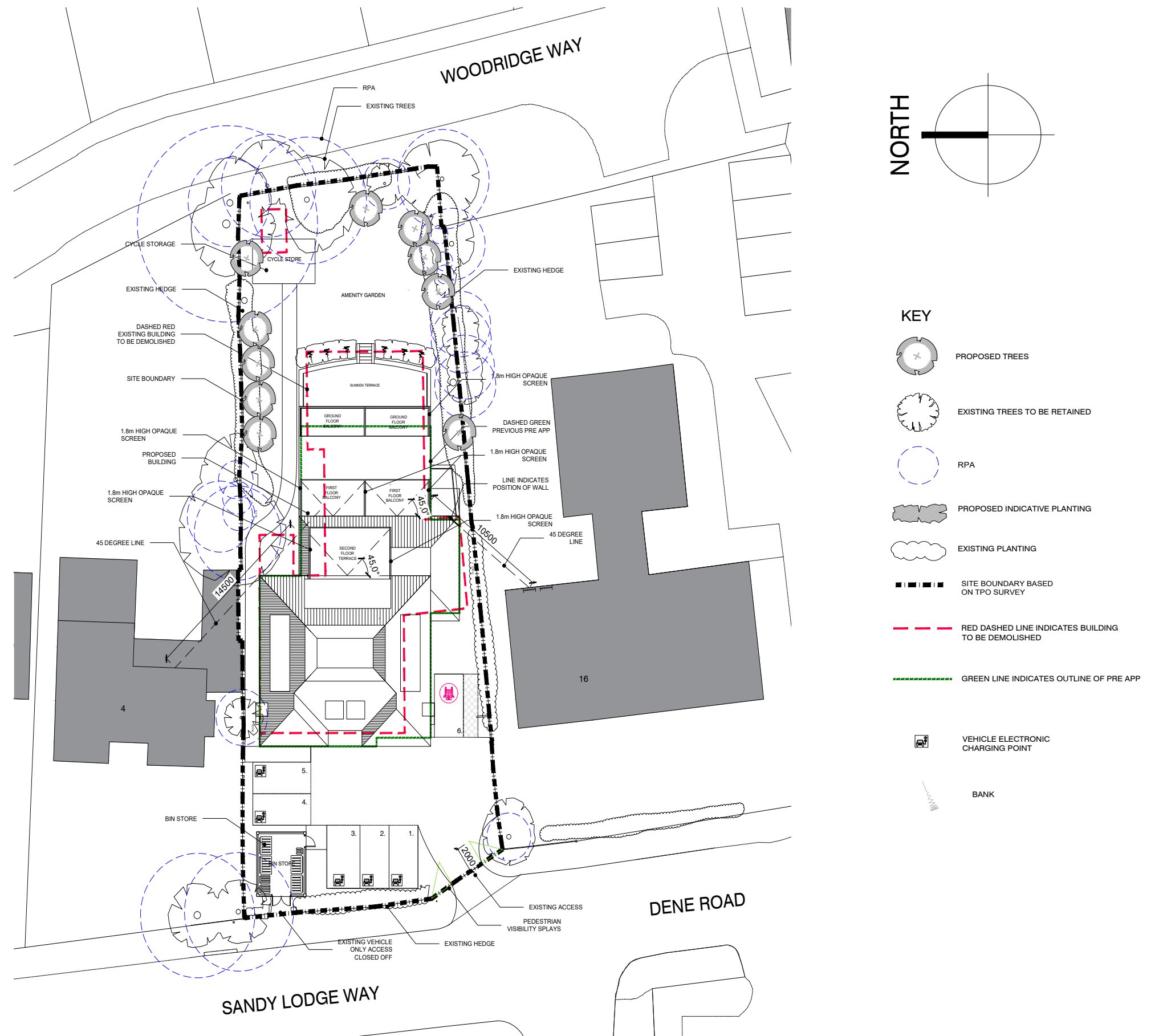
There were concerns raised that the proposal would be detrimental to the residential amenities of the adjacent neighbouring occupiers at No. 4 Sandy Lodge Way and No.16 Dene Road. The proposed building would sit further forward from the side facing windows of no. 4 and 16 (which apparently serve habitable rooms) and therefore, would impact DLSL/outlook and is in breach of the 45 degree rule regarding no. 16.

Please see the revised site plan opposite which has addressed these concerns:

- Transport:

Proposed car/cycle parking and provision of EVCP's is sufficient to accommodate future residents. Please refer to site plan.

It is anticipated that the traffic imposition can be absorbed within the local road network .



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5.0 THE DESIGN PROPOSAL

5.1 PROPOSED SITE PLAN



The proposed architectural layout design for the replacement dwellings comprising of 6 apartments following the demolition of the existing property not only addresses the need for housing but also takes into account the overall liveability and convenience of the community. Adequate parking facilities have been included in the design to ensure that residents and visitors have convenient access without causing congestion or parking-related issues.

The layout integrates well-considered landscaping elements that contribute to both the aesthetic appeal and ecological sustainability of the project. The green spaces and plantings enhance the visual appeal of the development while promoting a healthier environment for the residents.

Furthermore, the project incorporates a carefully planned access point to ensure optimal traffic flow and safety and avoids harm to existing trees and planting. The bin stores are located to the front of the proposal ensuring the drag distance for refuse collectors is less than 25m distance.

Overall, the proposed master-plan has been informed by consultant information and existing site opportunities and constraints.

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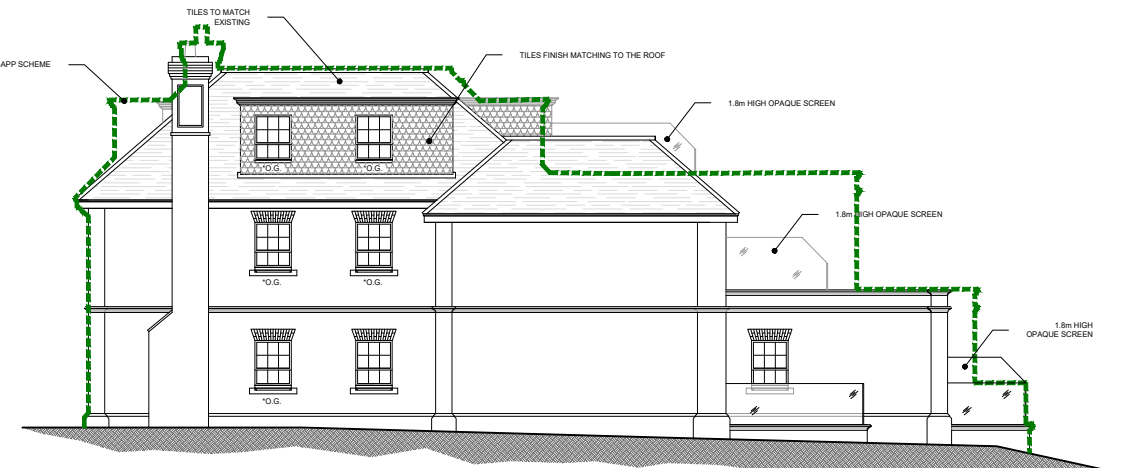
5.2 PROPOSED ELEVATIONS



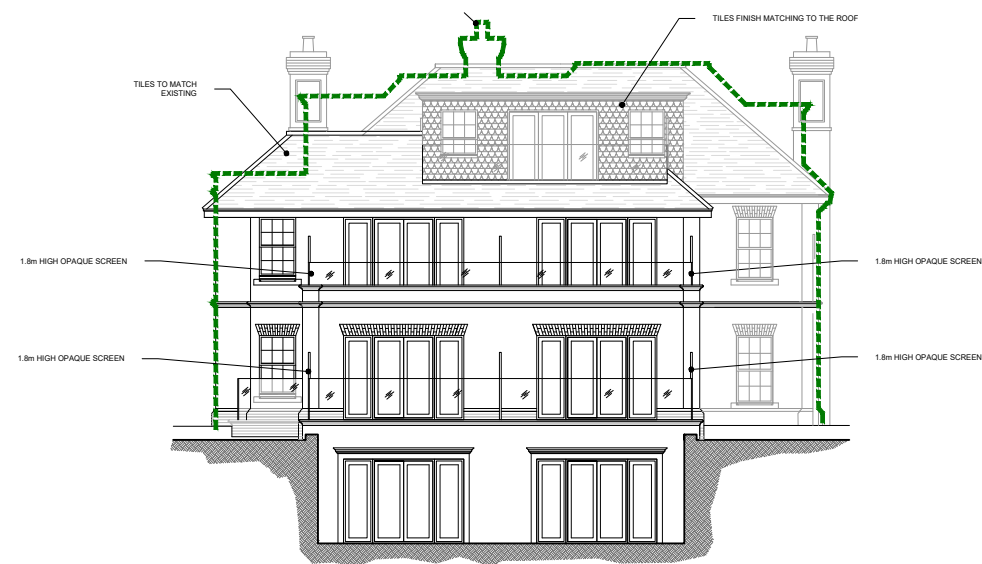
FRONT ELEVATION
*O.G. DENOTES OBSCURE GLAZED WINDOW



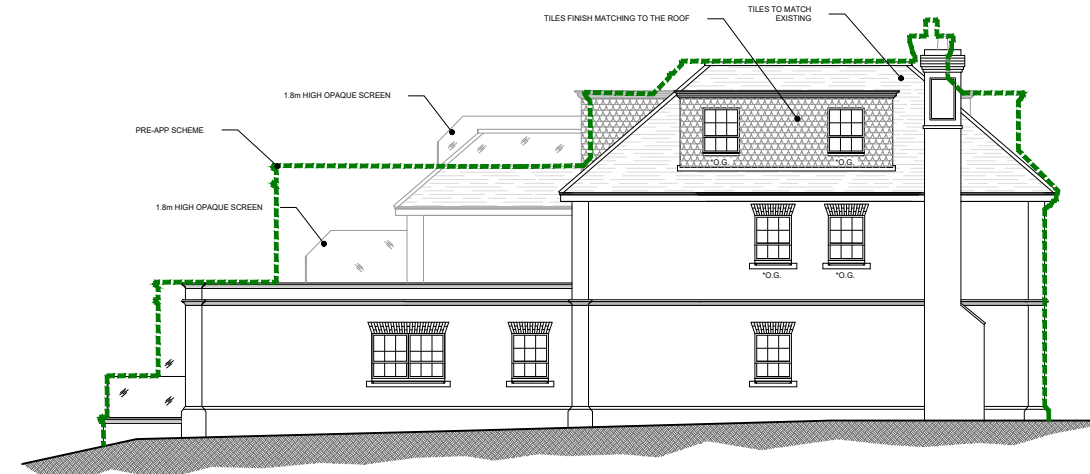
FRONT ELEVATION
*O.G. DENOTES OBSCURE GLAZED WINDOW



SIDE ELEVATION
*O.G. DENOTES OBSCURE GLAZED WINDOW



REAR ELEVATION



FLANK ELEVATION
*O.G. DENOTES OBSCURE GLAZED WINDOW

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5.3 PROPOSED MATERIALS

Materials have been selected from examples used within the local area and existing dwelling.



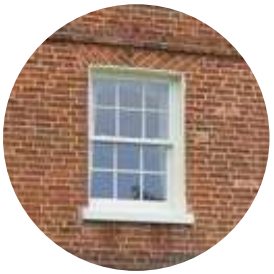
ROOF TILES TO
MATCH EXISTING



RED BRICKS



STONE DETAILING



SASH WINDOWS



POROUS
DRIVEWAY

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5.4 THE PROPOSAL

The application proposes the erection of a new apartment building comprising of 6 apartments following the demolition of the existing building.

The proposal fully takes into account local and national planning policies, and the context of the site and surrounding area. The plans and reports submitted with the application have been carefully prepared to ensure accordance with planning policy, and a fully comprehensive development proposal. The proposal reflects comments provided by officers on the Pre Planning Report (Ref:34035/PRC/2023/110)

Existing planting will be retained where possible, maintaining privacy and wildlife habitat. New planting will be incorporated within the design to ensure the enhancement of the local character and biodiversity of wildlife on site.

5.5 THE DESIGN

The proposal is for the erection of a new apartment building comprising of 6 apartments following the demolition of the existing building.

The proposed dwellings will be of a high-quality design whilst responding to the positive features of this specific location.

(A) AMOUNT

The application site currently comprises of 1 vacant care home. This proposal provides for 6 No. dwellings (net increase of 5) making effective use of urban land in accordance with the NPPF and The London Plan.

(B) LAYOUT

Careful consideration has been given to ensure there is generous spacing between buildings and boundaries and as such the proposed dwelling has been positioned in a very similar location to that of the existing house to be demolished.

The plot currently benefits from an extensive amount of mature screening around the site and the proposed dwelling would be very well screened. The proposed layout allows for important landscape features to be retained.

The proposed siting of the dwelling and the extent of natural screening ensures that there will be no loss of amenity to adjacent residents.

(C) SCALE

The design approach has been to produce a new building which reflects the context of the site and surrounding area in terms of its size, siting, scale, height and depth whilst ensuring that the new scheme harmonises and respects neighbouring properties and private amenity areas. Existing trees will provide screening for the proposal.

(D) APPEARANCE

The new apartment building is of a traditional design, to the client's specific brief. The proposed designs have also been influenced by the existing vernacular of Sandy Lodge Way and Dene Road.

In terms of mass and scale, the proposed building has been carefully designed to not appear visually obstructive and repeat the scale of buildings nearby and steps down. Materials for the new building would be good quality stock

brick, incorporating stone and contrasting detailing, with a tile roof finish to match existing. Dormers will be finished with tile hanging to match roof. Windows will be well proportioned casements.

(E) LANDSCAPING

The proposed scheme reflects the character of the immediate context, through both material choices and soft landscaping. Private parking bays have been proposed with permeable block paving which will harmonise both Sandy Lodge Way and Dene Road.

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6.0 ACCESS AND SUSTAINABILITY

6.1 ACCESS

The proposed dwellings will be served by the existing access of Sandy Lodge Way.

6.2 SUSTAINABLE DESIGN

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

6.3 ENERGY EFFICIENCY

To minimise heat loss from the proposed dwelling and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors.
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation.
- Energy efficient lighting
- Natural daylight to all habitable rooms

Domestic appliance ratings will follow the CfSH requirements of:

- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer

6.4 WATER RESOURCE MANAGEMENT

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts and storage tanks

The development will include the use of rainwater harvesting via the provision of water butts and will also include internal restricting devices such as flow restrictors on taps and dual flush toilets to achieve water usage per person of 110 litres a day.

6.5 FLOOD RISK MANAGEMENT

The application is not situated in a flood risk area. To minimise the surface run off and promote permeability, the following will be incorporated:

- Soakaways for surface water drainage
- Permeable surface driveway

The development will incorporate the requirements of SUDS hierarchy, by disposing of as much storm water drainage on-site as possible. Any shallow infiltration available will be utilised by the provision of the permeable road surfaces and the run off from the proposed building will be dispersed via soakaways, located on site at a depth determined by the best available percolation rate. The run off rate achieved will be in accordance with stipulated EA requirements.

The surface water run-off from the building roof areas will discharge to the main network via the and water butts and trapped gullies (capturing first 5mm); the surface water run-off from the parking and terrace areas will discharge to the main network via permeable paving system; the surface water run-off from the bin store will discharge to the main network via a living roof, and surface water run-off from the footpath and cycle store areas will discharge to the main network via filter drains.

The main surface water network will flow to the east of the Site, where the surface water will flow through the flow control chamber prior to discharge to the 225mm diameter surface water sewer in Woodridge Way.

Surface water is to be restricted by the flow control prior to the discharge to the surface water sewer, with restricted surface water surcharging the network and being attenuated within the cellular units.

For more information on the proposed drainage strategy, please refer to the Surface Water Management Report submitted alongside this application.

6.6 BIODIVERSITY

The proposal will retain existing trees and hedgerows where possible. Additional planting is also proposed in the side boundary gardens.

6.7 WASTE RECYCLING

The proposal will encourage responsible waste recycling and in the following ways:

Adequate space exists for storage of waste and recycling containers with a refuse and recycling collection point provided near the site entrance.

Adequate space exists on the site for composting facilities.

6.8 SUSTAINABLE TRANSPORT

The site is located within the defined urban area of Northwood. It is in a highly sustainable location, being located close to a range of shops and other local facilities. Waitrose supermarket and Northwood Underground Station are approximately 0.3 mile (roughly 7 minute walk).

The proposed site layout provides safe movement for pedestrians and cyclists.

6.9 SUSTAINABLE CONSTRUCTION

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources.

A waste separation and disposal policy will be operational for the duration of the site construction.

7.0 SUMMARY & CONCLUSION

The planning application provides for replacement building on the site to provide new homes of a very high quality. The proposal meets in full the Council's adopted Local Plan policies and should be supported for the following reasons:

The siting of the new building has taken into account the positioning of adjacent dwellings and ensures that the proposal would not result in any loss of amenity to occupants of adjoining properties.

The proposal provides for a form of development that is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design. The proposal will be of a high standard of architecture, finish and landscaping, therefore will enhance the existing street scene significantly and add positive value to existing area.

The proposal is designed to reflect the scale, proportions and spacing of existing development within this location and regard has been given to the design process including the evaluation of the site and surrounding area as set out within the CABI guidance "Design and Access Statements".

The site is accessible to public transport modes and provides for unrestricted access to the elderly and disabled.





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