

DESIGN STATEMENT

87 COPSE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 2TX



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 permission is sought for the demolition of the existing detached two-storey dwelling and the construction of a single detached dwelling with accommodation within the roof space, together with the retention and re-use of the existing vehicular access, new 1m high gate, railings and associated ancillary works.



Fig. 1 – Proposed front CGI

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SITE LOCATION AND DESCRIPTION

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

Copse Wood Way consists predominantly of large detached residential properties set back from the fronting road.

Rectangular in shape, the site extends to an area of 0.116 hectares. The existing ground levels within the site rise gradually from front to back by approximately 1m.

To the front of the plot, the frontage consists mainly of a paved driveway, with a small area of lawn, hedges and trees lining the side boundaries.

Towards the rear of the site, the majority of the garden is laid to lawn, with all boundaries lined with trees and hedging. There is an area of hardstanding and paths to the rear of the house that accommodates a patio and shed.

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 “Georgian” style replacement dwelling.

There is a variety in styles within Copse Wood Way and the surrounding roads, however our proposal aims to maintain a property which is in line with its immediate surroundings.

Many of the large neighbouring detached dwellings that currently exist within Copse Wood Way and the area generally have been extended, refurbished, or demolished over time, with many new-build replacement properties evident, so with this in mind a replacement dwelling in this location is deemed to be acceptable and in keeping with the original character of the estate.



Fig. 2 – OS map extract

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Fig. 3 – Aerial view of application site (outlined in red)

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 and 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 purposefully located on a similar building line as the neighbouring dwellings, sitting evenly between both properties.

To the rear, the proposed two storey elements are slightly deeper than the existing dwelling, however we are clear of the 45 degree vision splays projected from the neighbouring properties.

Separation distances from the proposed dwelling to the neighbouring properties and side boundaries have been illustrated on the site layout plan submitted within this application.

This allows for adequate side access, and provides similar spacing, if not greater than other properties along Copse Wood Way.

From two storey level, our proposal achieves a distance of 3.08m to neighbouring dwelling No 85, and 4.42m to No 89, which is considered to be an acceptable amount.

With regards to rear garden amenity we still achieve an area of 642 sq.m, which is more than suitable for a house of this size.

In terms of access, the existing access points will be retained and re-used, and the driveway finish improved with new permeable resin bound gravel.

Within the site, adequate parking will be maintained, with sufficient turning areas and easy access to and from Copse Wood Way.

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 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 three storey in appearance. Its height, bulk and massing are segmented and articulated by the use of single storey additions, projected quoins and the use of high quality materials.

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

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APPEARANCE

The appearance of the house has been developed to simulate a traditional 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 windows and doors, GRP coving and projections and plain clay roof tiles, all of which are evident on a typical Georgian property.

These materials will harmonise with the pleasant appearance within the road and will not detract from the traditional appearance of other houses within Copse Wood Way or 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.



Fig. 4 – Proposed rear CGI

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LANDSCAPING

To the front of the plot, the frontage consists mainly of a paved driveway, with a small area of lawn, hedges and trees lining the side boundaries.

Towards the rear of the site, the majority of the garden is laid to lawn, with all boundaries lined with trees and hedging. There is an area of hardstanding to the rear of the house that accommodates a large patio, with some steps leading down to the garden.

Low level planting is proposed to the front of the house and within the planters to the rear, however due to the existing boundary screening no further planting is required.

In terms of access, the existing access points will be retained and re-used, with the driveway finish improved with permeable resin bound gravel. Surface water from this area will be drained to soft landscaped areas wherever possible.

CONSIDERATIONS (ACCESS)

Level access will be provided into the house via all entrances, and the carefully planned internal layouts 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 kept within a shed in the rear garden.

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.)
- Timber frame structure
- Locally sourced materials
- Low energy lighting
- High efficiency boilers

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- '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
- Photovoltaic panels on the inverted flat roof to provide a sustainable energy source
- Electric car charging points
- Air source heat pumps

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 Georgian 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 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 – 25/06/2026



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ARCHITECTURE + PLANNING

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