DESIGN STATEMENT

32 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.

SUMMARY OF PROPOSAL

Planning approval is sought for the demolition and replacement of the existing detached house with a new detached dwelling with basement, together with a new access and crossover, and the retention of the existing access and all associated ancillary works.



Fig. 1 – Proposed front elevation of 32 Linksway, Northwood (CGI)

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SITE LOCATION AND DESCRIPTION

The application site is located on the western side of Linksway and incorporates the land that currently supports one detached dwelling and private amenity area.

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

Rectangular in shape (approx. 27.4m wide x 75.9m deep), the site extends to an area of 0.198 hectares. The existing ground levels within the site rise gradually from front to back by approximately 2.3m, and this exists on most properties on the western side of Linksway.

To the front of the plot, the frontage consists mainly of soft landscaping and a paved driveway, with trees, hedging and low level planting lining the boundaries.

Towards the rear of the site, all boundaries are screened by either high level hedging or mature trees, with the majority of the garden laid to lawn. There is an area of hardstanding to the rear of the house that accommodates a patio, which step up to the lawn.

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 Linksway and the estate in general, 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 Linksway have been extended, refurbished, or demolished over time, with many new-build replacement properties evident, so with this in mind a replacement Georgian dwelling in this location is deemed to be acceptable and in keeping with the original character of the estate.

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.

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 purposefully positioned in line with the front of the existing house to maintain the current building line along Linksway. To the rear, the proposed two storey elements are set slightly further back than the existing dwelling but comparable with the neighbouring properties.

At ground floor level, we do propose a single storey rear projection to the rear of the house, but as this is single storey this will not be seen from either side due to the existing screening and fencing. We do not encroach any 45-degree vision splay projected from the neighbouring properties, and this has been clearly illustrated on our site layout plan.

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 in places greater spacing than what currently exists and more separation than other properties along Linksway.

From two storey level, our proposal achieves a distance of 4.6m to neighbouring dwelling 30, and 5.5m to 34. This is considered to be more than acceptable and is more generous than what currently exists within the road.

With regards to rear garden amenity, we still achieve an area of 1220 sq.m, which is more than suitable for a house of this size.

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

Within the site, adequate parking will be maintained, with sufficient turning areas and easy access to and from Linksway with a carriage driveway.

The position of the new house has been carefully considered to protect existing trees to the front and rear gardens, and this has been demonstrated on our tree protection plan and GHA's arboricultural details.

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.

S C A L E

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 two storey forward projections, single storey additions and horizonal material features.

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



Fig. 2 – Proposed street scene from Linksway

A P P E A R A N C E

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 timber casement windows and doors, soft stock red facing bricks, projected detailed brick, portland stone portico, brown roof tiles and secondary fascia dentiling, all of which are evident on a typical Georgian house.

These materials will harmonise with the pleasant appearance within the road and will not detract from the traditional appearance of other houses within Linksway 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.

L A N D S C A P I N G

To the front of the plot, the frontage consists mainly of soft landscaping and a paved driveway, with trees, hedging and low level planting lining the boundaries.

Towards the rear of the site, all boundaries are screened by either high level hedging or mature trees, with the majority of the garden laid to lawn. There is an area of hardstanding to the rear of the house that accommodates a patio, which step up to the lawn.

All existing trees within the site will be protected, but we do propose the removal of some low grade trees to the side of the plot.

The position of the new house has been carefully considered to protect the existing trees within and surrounding the site, and this has been demonstrated on our tree protection plan and GHA's arboricultural details.

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

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

C O N S I D E R A T I O N S (A C C E S S)

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 wall mounted within the garage, with easy access to and from the property via adequate side accesses.

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 / 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
- '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
- External electrical 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 "Georgian" design that is considered to be suitable for the location of this site, and incorporates features and materials previously requested on past projects by the conservation design officer.

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 – 16/10/2026



Fig. 3 – Proposed rear elevation of 32 Linksway, Northwood (CGI)

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ARCHITECTURE + PLANNING

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