

DESIGN + ACCESS STATEMENT

LAND ADJACENT TO 1A BARKER CLOSE, NORTHWOOD, HA6 1TN

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DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

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 development of one dwelling, which consists of one bedroom, bathroom & a kitchen/living/dining area, upon a desolate plot.



Fig. 1 – Front elevation of the proposed dwelling

SITE LOCATION AND DESCRIPTION

The application site is located adjacent to 1A Barker close and to the rear of 28-34 Roy Road. The site is currently un-used, with increasing potential to become overgrown and unattractive to neighbouring properties.

Rectangular in shape (approx. 8.9m wide x 23m deep). The main topographical feature of this property is the consistent ground level and the slight overgrowth of weeds. To the front of the site, there is an existing access which is currently fenced off with 2m high Heras fencing.

The architectural character of the area is very simple in appearance with subtle brickwork details. Dwellings maintain a consistent style, which is single storey bungalows with features such as soldier course detailing to window heads and a canopy roof over the entrance door.

All of which have been incorporated into the proposed dwelling to correspond with the character of the area.

The site being overgrown offers no real merit, making it unattractive for the neighbours, some of which have their rear garden back directly onto site, and when compared to the neighbouring properties that currently exist within Barker Close and the wider area generally, a new dwelling is considered to be acceptable in this location.



Fig. 2 – Image of the front of 1A Barker close, Demonstrating the character of neighbouring dwellings



Fig. 3 – Image of the application site, demonstrating its proximity to 1A Barker Close & the potential for overgrowing.

USE AND AMOUNT

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 additional dwelling on this site is considered to be 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, and policy requirements which exist in this area generally.

The application site is greater in width and the same depth as 1A Barker Close.

The front of the proposed dwelling has been positioned approximately 4.49m off the front boundary, in line with the front building line of 1A Barker Close. 0.5m off the left-hand side boundary to provide adequate distance for any soffit overhang and guttering and then 1.2m on the right-hand side (at the tightest point) this provides an sufficient separation from the side of the proposed dwelling to the site boundary to allow for a side access where the entrance door is situated.

With regards to rear garden amenity, we achieve an area of 77.5m², which is considered to be more than suitable for a dwelling of this size.

In terms of access, the existing access points from Barker Close will be retained, and adequate parking will be maintained.

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 site plan provided with this application clearly indicates how the scale and massing of the new dwelling fits with the existing character of this road.

The scale of the new dwelling is traditional in appearance, incorporating features and details that are evident within the surrounding area.

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

APPEARANCE

The appearance of the house has been developed to simulate a simple 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, gable roofs, plain clay roof tiles and soldier course detailing. These will harmonise with the pleasant appearance of other houses in the locality.

This will not detract from the 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 of Barker Close.

LANDSCAPING

To the front of the site, there is an existing access which is currently fenced off by 2m high Heras fencing as shown by figure 3.

Planting is proposed to the front left-hand boundary and also rear side boundaries & the rear boundary, to help provide a well screened site to minimise the effect on surrounding neighbours.

Although the existing access points and driveway will be retained, we do propose for the driveway to be re-surfaced with permeable pavers.

CONSIDERATIONS (ACCESS)

Access into the new development is gained via the existing access points from Barker Close.

With regards to bike storage, the proposal indicates a shed to store bicycles which is 1.8m wide and 2.4m in depth.

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 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.)
- 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 the application.

CONCLUSION

As described within this statement, the existing site is a desolate plot and offers no real merit to the area.

The proposals now submitted for the redevelopment of the land adjacent to 1A Barker Close are considered to meet the controlling requirements of both Local and National Planning Policy to provide sustainable development and the more efficient use of the existing 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 19/09/2023

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Moor House Farm Estate, Lower Road, Higher Denham, Middlesex, UB9 5EN
01895 831 103 info@dusek.co.uk www.dusek.co.uk