

DESIGN AND ACCESS STATEMENT

PROPOSALS FOR DEVELOPMENT OF LAND AT 55 COPSE WOOD WAY, NORTHWOOD, MIDDX, HA6 2TZ



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JACK DUSEK & CO

PLANNING AND ARCHITECTURAL CONSULTANCY

CONTENTS

1. INTRODUCTION.
2. SUMMARY OF PROPOSAL.
3. SITE LOCATION AND DESCRIPTION.
4. PLANNING POLICY
5. CONSIDERATION: DESIGN.
 - Siting
 - Scale
 - Appearance
 - Landscaping
 - Character and Appearance of the Area
6. CONSIDERATION: ACCESS.
 - Mobility
 - Transport
7. SUSTAINABILITY MEASURES.
8. CONCLUSION.

1. 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 the design has evolved after consideration of local context and Planning Policy. It is produced to support proposals now submitted for approval by The London Borough of Hillingdon's Planning Service

2. SUMMARY OF PROPOSAL

The submitted details illustrate proposals for the re-development of 55 Copse Wood Way. This includes the demolition and replacement of the existing dwelling with a two storey detached house with habitable roof space including one front dormer and two rear dormers, integral store, external amenity area, parking and retention of existing access drive.

Full details of the planning proposal are contained within the following details submitted as part of this pre-application enquiry:

JACK DUSEK & CO drawings no's:-

- 606/P/1-Existing Site Plan.
- 606/P/2-Existing Floor Plans.
- 606/P/3-Existing Elevations.
- 606/P/4-Proposed Site Layout and Location plan.
- 606/P/5-Proposed Ground and First Floor Plans.
- 606/P/6-Proposed Elevations.
- 606/P/7-Existing and proposed street Scene.
- 606/P/8- Lifetimes Homes Layouts

GHA.

ARBORICULTURAL IMPACT ASSESSMENT TREE REPORT

ASW

PHASE 1 BAT SURVEY (EMERGENCE SURVEY) PHASE 2 BAT SURVEY (DUSK SURVEY)

3. SITE LOCATION AND DESCRIPTION

The application site is located on the South Eastern Side of Copse Wood Way.

Copse Wood Way is a quiet non-classified estate road on the Copse Wood Estate in Northwood Middlesex.

The existing houses on this estate are all detached, varied in design, although predominantly traditional in appearance.

Flanking relationships on the estate are quite close, although not immediately evident and disguised by the presence of mature hedges and trees.

The appearance of the estate is one of being well maintained and attractive.

The application site currently supports one detached house, and garage, the footprint of which extends the full width of the site. It is adjoined by two large detached houses both the result of recent re-development.

Site topography of the site is not flat, it falls front to rear by approximately 4.50m. This over a distance of 66m equates to an external site gradient of approximately 1 in 15. This gradient on approach to the level threshold of a house is acceptable for wheelchairs.

The rear garden is large. It is laid to lawn and contains two large Oak Trees, a number of smaller hornbeams, and mature hedgerows.



*The rear garden is quite large and contains small outbuildings.
It is mainly grassed with a number trees and hedges.*

The front garden contains a carriage vehicle driveway encircling a large Oak Tree in the middle of a large grassed lawn. Property boundaries on either side are hedged.



The front garden contains, a large Oak Tree, a lawn, mature hedges and a carriage driveway.

PREVIOUS PLANNING HISTORY

The property has no relevant planning history.

Planning history is restricted to tree works and two-storey side and rear extensions.

4. PLANNING POLICY

HILLINGDON DEVELOPMENT MANAGEMENT POLICIES.

DMHB 5- Areas of Special Local Character

DMHB 6 - Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character

DMHB 11- Design of New Developments

DMHB 15- Planning for Safer Spaces

DMHB 16- Housing Standards.

DMHB 17- Residential Density

BMH 19 - Play space

DM APPENDIX C - Parking Standards.

HDAS - Residential Layouts SPD

LOCAL AND NATIONAL POLICIES

LONDON PLAN

NATIONAL PLANNING POLICY FRAMEWORK

The application site is located within the urban area where the principle of development is accepted. The Copse Wood Estate is designated as an area of Special Local Character, where stricter controls on design exist.

It is not within a conservation area, or an area shown to be at risk of flooding on EA flood maps.

5. CONSIDERATION: DESIGN

Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

The following design issues relating to the proposals need to be considered:-

Siting
Scale
Appearance
Landscaping
Character and Appearance of the Area

Siting

Siting of the new dwelling compliments the existing staggered building line that currently exists at the front, between dwellings on either side. The depth of the new house has been considered, and a one metre step in the depth of the two-storey element of the house has been incorporated mid-way along the flank walls adjacent 53 Copse Wood Way, to soften its relationship with houses on either side. A similar feature has been used on the opposing flank of the replacement house at no 57 Copse Wood Way.

Existing windows exist on the flank elevation of No 57 Copse Wood Way, which from available planning records are believed to be a staircase, and a secondary living room window. Side facing windows at first floor are also obscure glazed.

A 45 degree line taken from the centre of the staircase window strikes the flank two storey elevation of the new house at a distance of 3.951m. Previously a similar line drawn from the centre of that window to the existing two storey element of the existing house struck the wall at a distance of 2.193m.

The relationship between new and the existing adjoining single storey secondary living room windows adjacent the elevation of No 57 Copse Wood Way are better than exists at present, as the new wall is approximately 1.378m further away.

What must be considered in this case is that No 57 Copse Wood Way, a new build, was built with the knowledge that those windows would face a wall at a distance that is less than now proposed.

The position of the new building complies with the two storey juxtaposition controls exerted by 45 degree angles taken from the centre of nearest windows in the rear elevations of the building on either side.

The proposed building therefore complies with the relevant requirements set out in Hillingdon's HDAS Residential Layouts guide and Policy DMHB6, which stipulates the requirements for flank boundary separation distances.

In respect of plot size DM policy DMHB 6 states that new dwellings :-

Should be constructed on building plots of a similar average width as surrounding residential development.

At approximately 19m the plot width matches those others surrounding the site, and with flank boundary separation distances set to comply with the requirements described in DMHB 6, i.e. a minimum of 1.50m, the character and appearance of the surrounding area will be preserved.

Trees exist on this site and adjoining properties. 'GHA TREES' analysis of the relationship between the new building and existing trees shows that the siting of the new house will not detrimentally affect the root structure of those trees.

The existing driveway and points of access which are open to the street frontage, will be retained. The existing wall will be removed and replaced with new piers, low railings with new hedging behind.

Scale

Care has been taken during the design of the new house to ensure that its scale, especially height and depth comply with the requirements set out in policy DMHB 6 (ii).



The scale of the proposals match the heights of adjoining buildings

Appearance

Prior to commencement of the design process, matters relating to the appearance, siting, and scale of the new house were considered in context with the character of the estate and the immediate vicinity in which the new house would be situated.

Generally it was felt that although the appearance of the estate has changed over the years, with a number of different styles, (some even contemporary), that the traditional 'Arts and Crafts' appearance look would be quite appropriate.

This is not considered to be a restriction or unwanted control on design. That look and a lean towards a traditional appearance for the house, using quality materials, is the applicants preferred choice.



A traditional design is the preferred appearance for the new house.

Landscaping

There are a number of trees on this site, and none of these are affected by the proposals.

A tree constraints plan prepared by GHA Trees is submitted as part of the application, and it is quite clear from these details that none of the existing trees within the site or close by on adjoining land are threatened by the development.

Tree protection measures as required in B.S.5837 -2012 will be provided prior to commencement of the re-development. These are specified on the GHA Tree Protection Plan, which also forms part of this planning submission.

Additional new planting in the form of tree and hedge screen planting is proposed at the front and rear and alongside the new access drive.

Ecology

Phase 1 and 2 Ecology Surveys have been undertaken on the site, by ASW Ecology and the written reports produced following those surveys form part of the current planning submission.

The reports consider the application sites potential to provide a habitat for wildlife and protected species.

CONSIDERATION: ACCESS

Mobility

The topography of the site is not flat but at a gradient of 1in 15 the existing falls on the front drive would facilitate level access through the front door into the ground floor of the new house.

The internal layout of this dwellings is spacious and internal access will be designed in accordance with BUILDING REGULATION PART M –ACCESS AND USE OF BUILDING.

Circulation within the ground floor would also meet the requirements for Lifetime Homes, and the details submitted as part of this application show the 16 points or criteria that would qualify the proposal for that level of accessibility. These are shown on drawing no 606/P/8.

Transport

The existing driveway is to be retained and on the basis of a one for one replacement dwelling the increase in the number of car journeys will be minimal.

The existence of a carriage driveway will allow cars to exit the drive in forward gear.

Parking for cars on the frontage driveway will adequately meet the Parking requirements set out in DM Appendix C.

6. SUSTAINABILITY MEASURES- ENERGY CONSERVATION

The new dwelling is designed to reduce the carbon footprint wherever possible.

Accordingly the following measures of sustainability are proposed:-

The orientation of the building lies rear NW – front SE. No direct south facing habitable room windows but plenty of light. Suitable for solar panels on the left hand side roof slope.

Condensing high efficiency gas boiler

Rainwater harvesting.

SUDS rainwater disposal.

Insulation with Ozone depletion rating of zero. Global warming potential of less than 4.
Aerated concrete blocks. Timber from sustainable sources. Locally sourced bricks.

Building materials complying with BRE Green Guide for Building Grade 'A'

Internal lighting 100 % low energy. External lighting 100% low energy

Water consumption- Internal taps fitted with water efficient aerated flow restrictors

'A' rated energy consumption white goods

8.0 CONCLUSION.

The site is located within the urban area of Northwood where the principle of residential development is accepted.

The proposals now submitted are considered to meet the Local and National Planning Policy guidelines laid down and agreed for local and neighbouring developments to ensure that the low density, and spacious character of the Copse Wood Area of Special Character is preserved.

The new dwelling will provide future occupiers with well laid out family accommodation and a good level of internal and external amenity.

Amenities for privacy and light currently enjoyed by adjoining properties are not affected and there is no overlooking.

Aspect remains very similar to that presently enjoyed by the existing house.

Overall, for the reasons set out above and justified within this report, the submitted scheme is considered to be acceptable, and in a form whose design, density, and scale, fit comfortably within the established pattern of development in the locality.

JACK DUSEK & CO
12-08-2022
