

Design & Access Statement

Application Site:

37 Moor Park Road, Northwood, HA6 2DH

Proposal:

Detached Lightweight timber car port to side of forecourt



1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the erection of a detached lightweight timber car port within the front garden of 37 Moor Park Road, Northwood.

The proposal has been designed to provide protection for the cars from the tree sap which is causing corrosion to the paintwork while respecting the character of the local area and ensuring that the existing mature vegetation and surrounding landscape are protected.

This statement should be read alongside the submitted drawings including MOOP37 PL-01 and MOOP37 PL-02, and the submitted Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared.

2.0 THE SITE & CONTEXT

The application site is a detached residential dwelling located within a well-established suburban area of Northwood. The surrounding area is characterised by detached houses set within spacious plots, with a strong presence of mature trees and landscaping which contribute to the leafy character of the street.

The front garden includes existing hardstanding and planting. There are several mature trees located on and adjacent to the site, including trees situated on neighbouring land.

3.0 HERITAGE

The site is not Grade listed or a Site of Archaeological Importance.

4.0 THE LOCATION



SITE PLAN (1:1250)

5.0 THE PROPOSAL

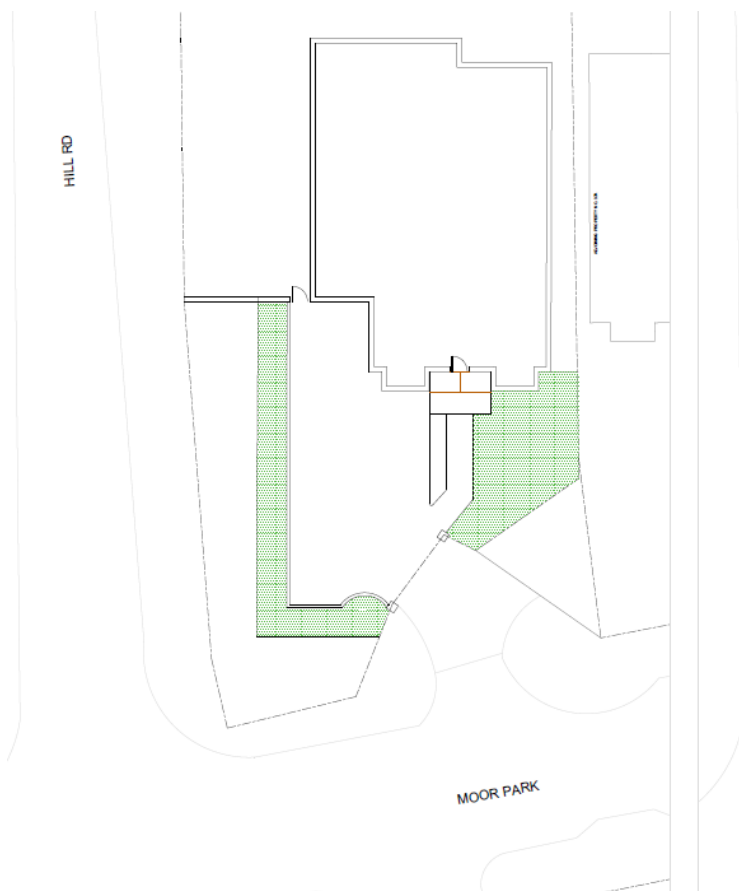
The proposal is for a **detached car port structure** positioned within the front garden. The car port is required to provide protection for the cars from the tree sap that is causing corrosion to the paintwork

The development has been designed to sit comfortably within the plot without appearing dominant, and without requiring major alteration to the site.

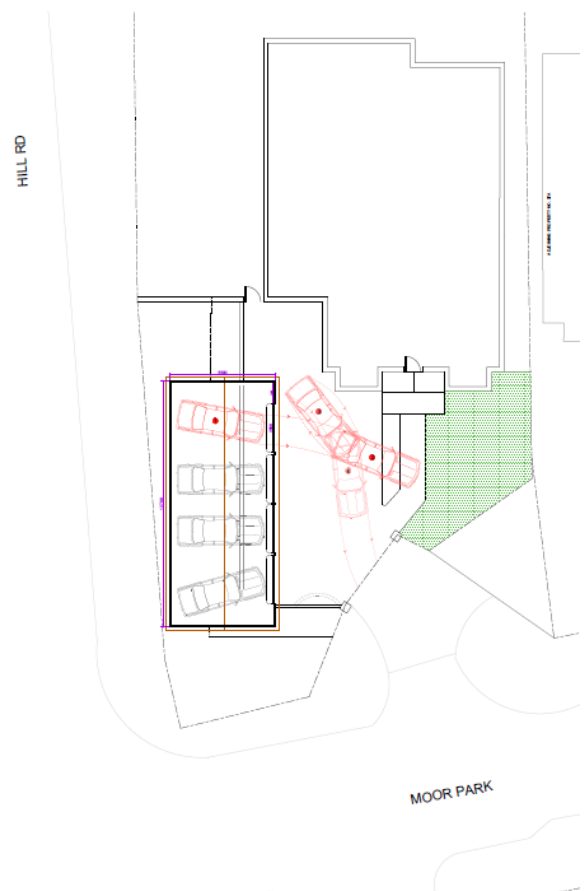
a. Layout

The car port has been positioned to make use of the existing driveway and parking arrangement. The layout allows a vehicle to park within the site while maintaining sufficient space around the structure and avoiding unnecessary impact on planting and trees.

The proposal is designed so that construction can be undertaken with minimal disturbance to the surrounding landscape.



Existing Ground Floor Plan



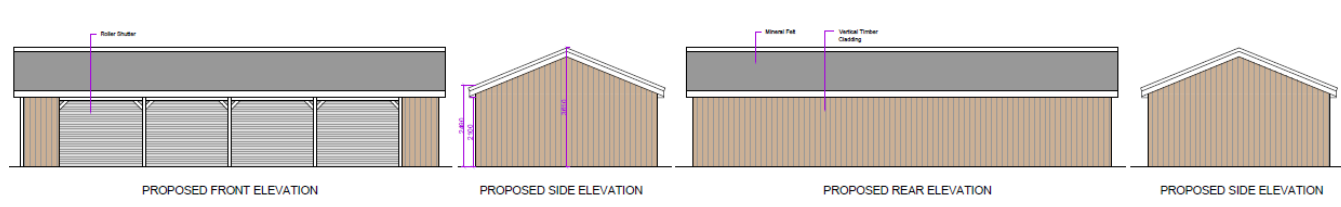
Proposed First Floor Plan

b. Scale and Massing

The proposed car port is modest in size and is clearly secondary to the main dwelling. Its height and footprint are appropriate for a domestic outbuilding within a front garden setting and will not appear overbearing.

c. Appearance and Materials

The design is simple and functional, reflecting the character of a lightweight domestic structure. The car port will be finished with timber cladding and a simple roof covering, ensuring the proposal remains visually sympathetic within the landscaped setting and complements the appearance of the dwelling.



6.0 LANDSCAPING, TREES AND ARBORICULTURAL CONSIDERATIONS

The site is heavily vegetated and benefits from mature trees which contribute significantly to the character of the area.



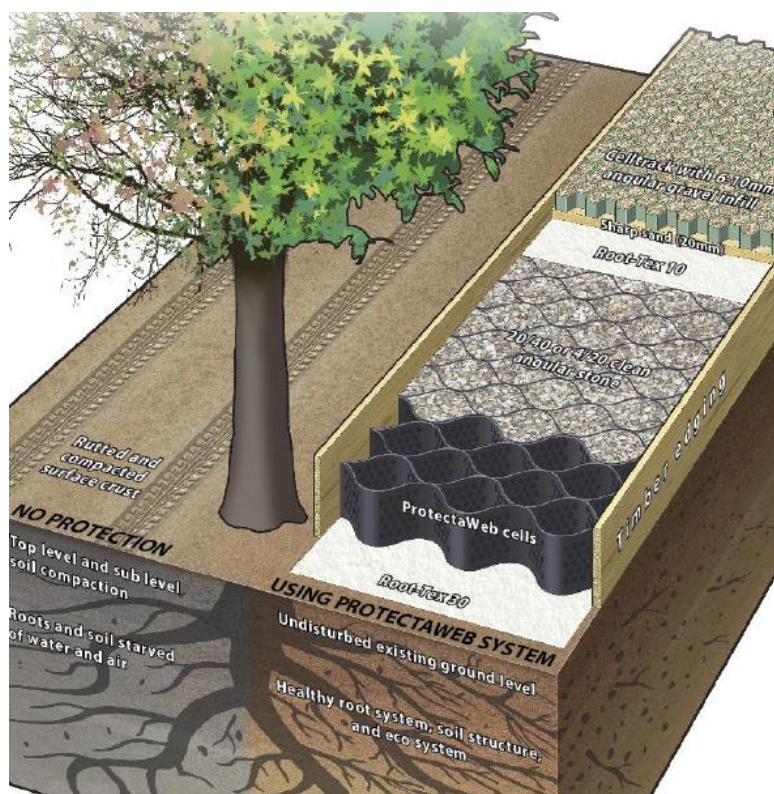
A full Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan has been prepared and submitted. The report confirms that the proposal is acceptable in arboricultural terms and can be implemented without harming retained trees, provided the recommended protection measures are followed.

The arboricultural report confirms that no significant vegetation removal is required to facilitate the development. Where works take place near Root Protection Areas, tree

protection measures will include protective fencing, ground protection and careful excavation methods.

The report confirms proposed foundations will be screw piles to support the lightweight timber structure, to minimise impact to the nearby trees with appropriate measures used to reduce impact on tree roots.

The **base beneath the car port** will be constructed as a **permeable no-dig surface**, ensuring long-term root health and preventing soil compaction. For eg: 3D Cellular Confinement System.



3D Cellular Confinement System beneath the carport

The development is therefore considered to maintain the existing landscaped character and will not lead to unacceptable pressure for future tree removal or inappropriate pruning.

7.0 ACCESS

Vehicular access will remain unchanged. The proposal utilises the existing driveway access from the public highway and does not introduce any new access points.

8.0 APPEARANCE

The proposed car port is considered appropriate within the context of the surrounding residential area. It is modest in scale, uses sympathetic materials, and will be viewed within an established landscaped frontage.

Due to its lightweight nature and the existing screening provided by planting and trees, the proposal will not harm the visual amenity of the street scene.

The development is not expected to result in overlooking, loss of privacy or unacceptable overshadowing to neighbouring properties.

9.0 CONCLUSION

The proposal provides a practical improvement to the property by creating a covered parking area while maintaining the character of the site and surrounding area.

The submitted arboricultural documentation confirms that the development is feasible and acceptable, and that the existing trees and vegetation can be retained and protected during construction.

Overall, the proposal is considered to be an appropriate form of development and should be supported by the Local Planning Authority. We would welcome any further recommendations that are offered from the Planning Case Officer.