DESIGN + ACCESS STATEMENT

PROPOSALS FOR THE RE-DEVELOPMENT OF LAND AT

No. 29 NICHOLAS WAY, NORTHWOOD, HA6 2TR

NOVEMBER 2022

DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

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

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 local context and planning policy have been taken into account, leading to an informed and considered planning proposal.

2. SUMMARY OF PROPOSAL.

'Planning approval is sought of the demolition and replacement of the existing detached dwelling and garage, with a new detached two-storey dwelling (including habitable roof space and basement) and associated landscaping and ancillary works.'

Full details of the proposal are contained within the following drawings and supporting documents, which are all submitted as part of this application:

- DDA, Planning Submission Letter.
- DDA, Drawings: 1393/P/1, 2, 3 and 4.
- GHA, Arboricultural & Planning Integration Report and Impact Assessment.
- Greenwood Environmental Ltd, Preliminary Ecological Appraisal & Bat Emergence Survey Report.
- Palladium Consulting Engineers Ltd, Basement Impact Assessment.

Fig. 1 – CGI front elevation of proposed scheme.

3. SITE LOCATION AND DESCRIPTION.

Nichoals Way and The Copse Wood Estate.

The application site is located on the eastern side of Nicholas Way, a residential road forming part of the Copse Wood Estate (an Area of Special Local Character).

The street scene along Nicholas Way is residential in character and appearance, comprising predomintly of large, detached dwellings that are individally different in architectural style - see Fig. 2 below.

Fig. 2 – Examples of dwellings along Nicholas Way, demonstrating the variety of architectural styles along the road.

The Application Site

On the application site itself, the existing two storey dwelling and detached garage fill the full width of the plot and sit neatly within the established linear building line of the road. Traditional in appearance, the exisitng property has a simple dark brown hipped roof and black fascia boards, with external white rendered walls and white upvc windows (Fig. 3 below).

Fig. 3 - Front elevation of the existing dwelling on the application site.

Rectangular in shape, the application site measures approx. 17m wide across its frontage and 80m in depth. It extends to an area of 0.17 hectares and whilst relatively flat across its width (left to right), ground levels gradually fall from the road towards the rear boundary.

A single vehicle access point connects onto Nichoals Way from the private driveway, and a low level brick wall is built across the site frontage.

The site contains many mature trees and planting throughout, and by virtue of this, the rear garden has a secluded, private feel.

4. DESIGN CONSIDERATIONS.

Assessment and justification of the proposed scheme is now made under the following headings:

- Use and Amount
- Layout and Siting
- Scale and Appearance
- Landscaping

USE AND AMOUNT.

The proposal for a one-for-one replacement dwelling ensures that the current residential use of the site is maintained and is therefore considered entirely appropriate.

LAYOUT AND 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 all other policy requirements which exist in the area generally.

Siting and Orientation

The proposed dwelling has been positioned to sit more centrally within the site compared to the existing dwelling, which sits off centre in order to accommodate the existing detached garage.

The new siting also affords the opportunity to re-orientate the new dwelling so that is faces down the centre of the plot, rather than towards the southern boundary (towards No. 31) as is the case with the existing dwelling.

Established Building Lines

The front of the proposed dwelling has been purposefully positioned along a similar line as the existing house and level with the corner of the two immediate neighbouring dwellings (No. 27 and No. 31), thereby ensuring that the current linear building line along this part of Nicholas Way is maintained.

To the rear, whilst the proposed building does project back further than the existing dwelling, its overall depth is highly comparable with the rear building line of No. 31 (a new build development approved under planning ref. 3353/APP/2020/2239 and currently being built on site).

Furthermore, the proposal is also considered to sit sympathetically next to No. 27, although No.27 has a single storey rear extension which extends significantly further down the rear garden.

The above is all clearly illustrated on the submitted Site Layout Plan and shows just how well the proposed replacement dwelling sits within the site and in context with the neighbouring properties.

Two-storey Boundary Separation Distances

The provision of generous two-storey boundary separation distances more than the minimum 1.5m stipulated in Local Policy helps retain the openness of the site when viewed from the road.

45-degree Vision Splays

Also shown on the submitted Site Layout Plan, all elements of the proposed dwelling will sit clear of the 45-degree vision splays projected from the rear of the neighbouring properties - for this reason, the proposal is fully compliant with planning policy requirements which are in place to help safeguard the impact of new development on neighbouring properties.

Rear Garden Amenity

With regards to rear garden amenity, the proposal retains over 1000m², which is broadly in keeping with other properties in the area, and far exceeds policy requirements for a dwelling of this size.

SCALE AND APPEARANCE.

Local policy (DMHB 6) requires new dwellings within the ASLC to be in keeping with existing development locally, both in terms of scale (width, depth and height) and appearance (form, design features and materials). In this instance, the proposed replacement dwelling is considered to meet all of these requirements.

Scale (Width, Depth and Height)

As is demonstrated in Fig. 4 & 5 below, the overall scale of the proposed dwelling is very much comparable to the replacement dwelling approved and currently being built on the adjoining plot at No. 31 Nicholas Way.

Given that both plots are also of a similar size, then the scale of what is now being proposed is considered entirely appropriate.

Proposed dwelling at No. 29 *Approved dwelling at No. 31*

Fig. 4 – Comparison between proposal and adjacent dwelling at No. 31, showing similarity of scale.

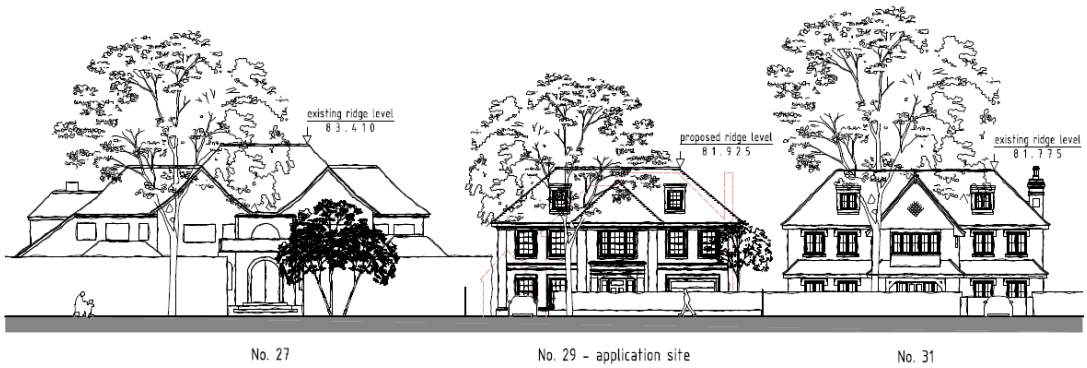

Fig. 5 – Proposed street scene along Nicholas Way.

Crown Roof

As demonstrated in Fig. 6, the proposal for a crown roof is considered entirely appropriate given that crown roofs are common features within the ASLC, and in this instance, every attempt has been made in its design to help reduce its visual impact.

In terms of its design, the proposed crown roof has been designed to be sunken down behind half round ridge tiles to help give the appearance of a traditional ridge.

As demonstrated in Fig. 4 above, it is also of a size comparable to that approved at No 31, Nicholas Way.

Fig. 6 – A selection of crown roofs within the Copse Wood Estate (Examples from The Broadwalk, Lowswood Close, Linksway, Copse Wood Way and Nicholas Way).

Form, Features and Materials

Fig. 7 – Proposed front elevation.

The proposed scheme aims to provide an attractive, cohesive, and high-quality form of development, presenting a dwelling that reflects the general residential character of the wider area.

The use of traditional materials and details, such as soft stock facing brickwork, plain clay roof tiles with bonnet hip tiles, as well as stone detailing and sash windows, allows the proposed dwelling to blend with the pleasant appearance of the existing houses along Nicholas Way.

Whilst not specifically designed to reflect the style and form of the existing dwelling it is replacing; the new property is very much in line with form and character of the more recent development on the estate (the emerging character).

In conclusion, the proposed scale, form, and appearance of the proposed dwelling is considered entirely appropriate.

LANDSCAPING.

The application site contains many mature trees and hedgerows, which all help contribute to the verdant character of the site and the ASLC in general.

As demonstrated on the submitted Site Layout Plan, except for a group of low grade, unprotected trees (Lawson Cypress growing on the boundary between No. 29 and No. 27), all other existing trees within the site are to be retained and protected as part of the proposal.

The retention of these trees helps maintain the existing character of the site, ensuring it continues to contribute positively to the estate – and is in line with the requirements of local policy.

Measures for the protection of the existing trees being retained (both inside and outside the site) are detailed in the GHA Arboricultural & Planning Integration Report and Impact Assessment, which are submitted in support of this application.

Proposed hardstanding will be kept to a minimum, will be of a permeable finish, and where appropriate drained to soft landscaped areas. Rainwater harvesting has also been suggested as an additional SUDS measure to help further reduce surface water run-off from the site.

5. ACCESS CONSIDERATION.

Transport

The application site is within easy reach of local transport connections (bus and train), and a local cycle network. With this in mind, and on the basis that the proposal is for a one-for-one replacement dwelling, it is considered that the increase in the number of journeys outside the optimal walking distance is nil.

The proposal adequately meets the minimum requirements for onsite parking, providing at least 2no. external parking spaces, as well as additional space within the garage store for secure cycle storage.

Electric car charging will also be provided ensuring the development meets the latest requirement of the Building Regulations.

The turning area within the site allows cars to safely exit the site in a forward gear.

Mobility

Although ground levels within the site are varied, due to the overall size of the plot, these level differences become negligible over such great distances, and full mobility access from the highway into the new dwelling is easily achieved.

Furthermore, the spacious internal layouts have also been designed in full accordance with the latest Building Regulations (Approved Document Part M: Access to and use of buildings), as well as fully meeting the Lifetime Homes Standards, thereby providing access to as wide a range of users as possible.

6. CLIMATE CHANGE AND SUSTAINABILITY STRAGETY.

To help meet government targets to reduce domestic CO_2 emissions, the proposed development will incorporate the following:

Enhanced Building Fabric & Passive Measures

Correct detailing of the building envelope will help create an airtight fabric, thereby reducing draughts and unwanted heat loss. This will be achieved by:

- Incorporating best practice detailing and building practices (for instance, Accredited Details).
- Identifying and designing out potential cold bridging at all critical junctions.
- Providing high performance insulation within floors, walls, and roofs.
- Installing high-quality double glazed (and if viable triple glazed) windows and doors.

Passive measures such as large openable windows and doors will allow:

- Natural light to flood the main living spaces and reduced reliance on artificial lighting.
- Allow for cross / purge ventilation to help cool the building during warmer months.

These measures all contribute to reduced space heating / cooling demand, and subsequently help reduce the buildings running requirement and future energy consumption.

Technology (Sustainable and Low Energy)

Complimentary technologies will also be incorporated to help reduce the buildings energy consumption and CO_2 demands. These include:

- On-site renewable technology (including Air Source Heat Pump and Solar PV) are proposed to provide hot water, heating and electricity and reduce reliance on mains fossil fuel supply.
- The provision of low energy lights and 'A' rated appliances.

7. ECOLOGY.

Greenwood Environmental Ltd were appointed to carry out a 'Preliminary Ecological Appraisal' for the application site, which is submitted as part of this application. The survey was carried out in May 2022 and their subsequent report (dated June 2022) confirmed that 'the existing building and garage have 'low suitability' to support roosting bats.'

A follow up 'Bat Emergence Survey' was also carried out in August 2022, and as detailed in the associated Report (dated September 2022) confirmed that no bats were seen using the existing buildings on the site - as such 'no further surveying or precautions relating to roosting bats are currently required', and 'no licence would be required to carry out the works.'

8. PLANNING CONTRIBUTIONS.

The applicant acknowledges the requirements for the payment of the Community Infrastructure Levy, however because this is a self-build project, they will be applying for relief from this.

As such, the relevant CIL forms have been completed and are submitted as part of this application.

9. CONCLUSION.

Overall, the proposed re-development of the application site is considered to comply fully with both Local and National planning policy.

As highlighted within this statement, the proposal is also considered an entirely appropriate form of development for the Copse Wood Estate Area of Special Local Character, offering a new replacement dwelling that is very much in keeping with the character of the area and one that has zero impact on its immediate neighbours.

In conclusion, by direct comparison to other development within the area, the proposed scheme now put forward is considered entirely appropriate.

DUSEK DESIGN ASSOCIATES LTD 30/11/2022