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CHARTERED ARCHITECTS

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TOWN AND COUNTRY PLANNING ACT 1991

DESIGN & ACCESS STATEMENT

In support of the



PROPOSED DEVELOPMENT

at

Manor Lodge
Rickmansworth Road
Northwood
Middlesex

Demolition of the existing structures and creation of 6 family residential units together with means of access and associated parking and landscaping.

on behalf of

Merchant Land Investments Ltd

As submitted to

PLANNING DEPARTMENT

Hillingdon Council
Civic Centre
High Street
Uxbridge
UB8 1UW



Seabrook Architects Partnership Ltd

Company Reg. No. 10528377

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Appendix A - February 2024 PreApp Scheme

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1. Introduction

1.1 Background

Seabrook Architects are appointed by Merchant Land Investments Ltd to prepare the designs for the redevelopment of Manor Lodge, a brownfield site located off Rickmansworth Road in Northwood.

The design process involved analysis of the site and the various constraints and opportunities arising together with establishing with the client the brief and the most appropriate form of development possible at the site. A Pre-Application submission was made to Officers at London Borough of Hillingdon planning department in February 2024 with the selected scheme and Pre-App comments received. The design team then responded to those comments in a Follow Up PreApp submission in September 2024. The Follow Up Pre-App scheme was then developed further to now include the final comments agreed in this planning application submission now prepared.

A Public Exhibition of the developed proposals was also held in order to provide the opportunity for the public to be fully informed and engaged with the intended proposals and their feedback received.

1.2 Proposed Development

The proposed development provides for 6 new family residences in a paired semi-detached format together with private off-street car parking of 2 cars each, shared landscaped frontage with a shared private access road and private rear gardens to each residence.

Site preparation includes for the demolition of the existing disused buildings on the site and altered and uprated cross-overs and access points to the site frontage on to Rickmansworth Road.

The development also consists of new comprehensive landscaping across the site, private cycle stores, shared bin stores, double EV charging points for each residence and ASHP enclosures.

2. The Site

2.1 Existing Site and Surrounding Environment

The site is located 750 metres south-west of Northwood Town Centre on the Rickmansworth Road within the Northwood built-up urban area. The site therefore benefits from very easy access to Northwood's local amenities, shops, restaurants, places of worship etc and public transport system – the London Underground Metropolitan Line and bus routes - together with various well-established Schools and leisure amenities in close vicinity, eg, Northwood Golf Club opposite.

The neighbours to the site comprise a 4-storey block of flats to the north-west, Moray House, a single private 2-storey residence to the south-east, Kiln Farm, and Northwood College Girls School (outdoor play area) to the north-east.

The surrounding architecture and building type is incredibly varied and eclectic from late 19th Century to mid-late 20th Century buildings of varying merit to the most recently and newly completed Science Block around the corner on Maxwell Road at Northwood College.



The existing site and site boundary are all as outlined in red below.



The building heights and rooflines to those building in the vicinity of the site vary widely too with a significant amount of flat- roofed / crown roofed buildings both immediately adjacent at Moray House and Northwood Golf Club to those a little further afield on the Northwood College campus.

This variation is particularly evident in the aerial image below and marked as thus ★ including the existing building itself on the site;



In terms of constraints at the site, the orientation of any new development is important in that we ought to respect the neighbouring residential properties and avoid overlooking and also take advantage of the already present access points to the frontage boundary on to Rickmansworth Road.

On the former point, we acknowledge the existing front balconies at Moray House together with side windows facing the north-west flank of the site that all serve a kitchen to each flat within the block. The building orientation and windows at Kiln Farm are sufficiently distant to be of no concern. This was confirmed by Officers at the Pre-App consultation.

Balconies to the front elevation at Moray House



Kitchen windows to the flank elevation at Moray House

On the latter point, it would be most appropriate to orientate any new development 'frontwards' to the road frontage on Rickmansworth Road given the ease at which both pedestrian and vehicular access is possible.

The site is fronted on to Rickmansworth Road by an existing brickwork boundary wall with an hedgeline and a number of low-quality tall conifer treeline behind. These are dealt within the Tree Survey and Landscape proposals included elsewhere.



View of the site frontage looking north.



View of the site frontage looking south.

The remainder of the site is bounded by a mix of brickwork wall and close-boarded and chainlink fencing. The site is also free from other vegetation and trees.

The existing buildings on the site are vacant and are to be demolished to make way for the new build development proposed.

2.2 Heritage Assets

Heritage Assets

The Site holds no heritage designations in itself, nor is it located in a Conservation Area.

However, the Northwood Town Centre, Green Lane Conservation Area lies immediately adjacent to the Site to the east.

The following image is a heritage mapping exercise to evaluate if there are any heritage assets within the vicinity of the Site that have the potential to be impacted by the proposals. It reveals that aside from the Northwood Town Centre, Green Lane Conservation Area, there are three locally listed buildings in the nearby vicinity. These are:

- a. 32 Maxwell Road
- b. 30 Maxwell Road
- c. Northwood College



- Site Boundary
- Locally Listed Buildings
- Northwood Town Centre Conservation Area

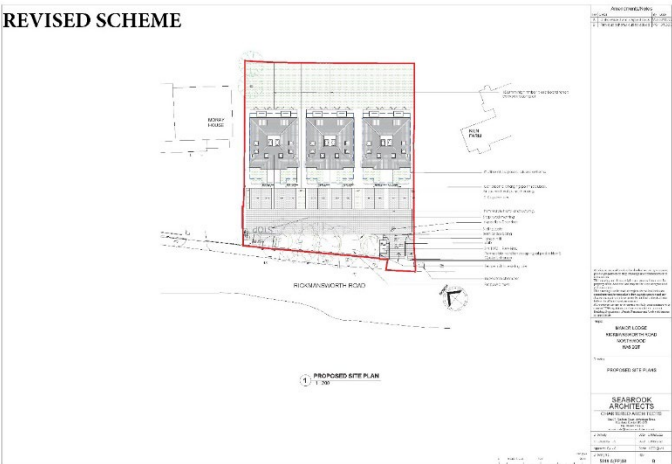
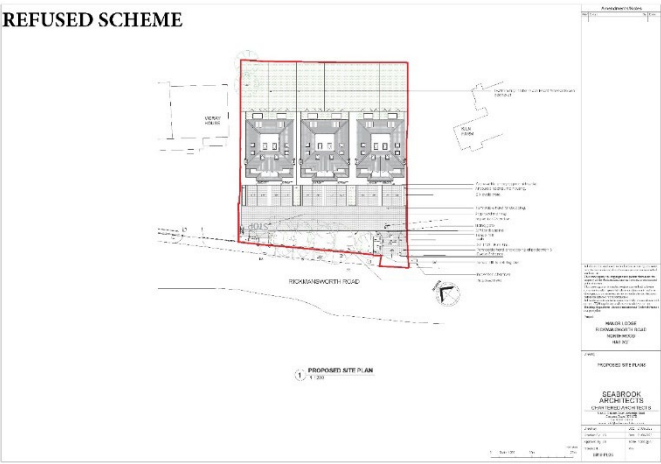
3. Design

3.1 The Scheme and Site Layout

3.1.1 February 2024 Pre-App Proposals

Please refer to Appendix A for the detailed PreApp submission which essentially took the refused scheme reference 49436/APP/2023/1149 and provided a revised scheme with the following amendments;

| Officer Comments | Design Response February 2024 |
|---|---|
| Siting not in keeping with prevailing character | Revised scheme is now positioned 5m further back in the site from the front site boundary and includes 4m deep front gardens together with an additional 0.5m gap between each unit and the respective flank boundaries. |
| Size not in keeping with prevailing character | Revised scheme has reduced the size and footprint / depth of each dwelling to accommodate the additional 5 metres distance away from the front site boundary line. |
| Scale not in keeping with prevailing character | Revised scheme now reflects original Pre-App scheme with a flush 2-storey front elevation, less depth and smaller crown roof / greater pitched roof. |
| Layout not in keeping with prevailing character | Revised scheme is now positioned 5m further back in the site from the front site boundary and thus set further back in relation to the front building line of Moray House together with an additional 0.5m introduced between flank boundaries of each property, Moray House and Kiln House . |
| Part M building regs not complied with (M4(2) and M4(3)) | This has been incorporated into the revised scheme . |
| Excessive hard standing | Enhanced boundary screening and an increased front garden area of 4m in depth now introduced in this revised scheme. |
| Removal of a large proposition of existing tree planting not considered appropriate / insufficient space for mitigation planting | New landscape proposals will offer a far superior and more appropriate solution to the currently inferior coniferous front landscaped screen. |
| Relationship with Moray house – loss of outlook, overbearing and sense of enclosure by building line siting in front of this neighbour | Removal of balconies, new dwellings now set back a further 5metres in the site and a flush 2-storey front building line to match the original Pre-App deal with this item. |
| Excessive size of dwellings (165m2) compared to national space standards (130m2) | Dwellings have been reduced in size. |
| Appearance – gable frontage, pulled out first floor, sloped form, balconies, windows and crowned roof incongruent with prevailing character | Revised scheme now provides a 2-storey flush front elevation, omits the stepped first floor / balconies and French doors to the front elevation, includes traditional windows and swept head brickwork over front door. |
| Removal of curved entrance to pedestrian access is disappointing as represents a positive architectural feature | Revised scheme now reintroduces this detail. |

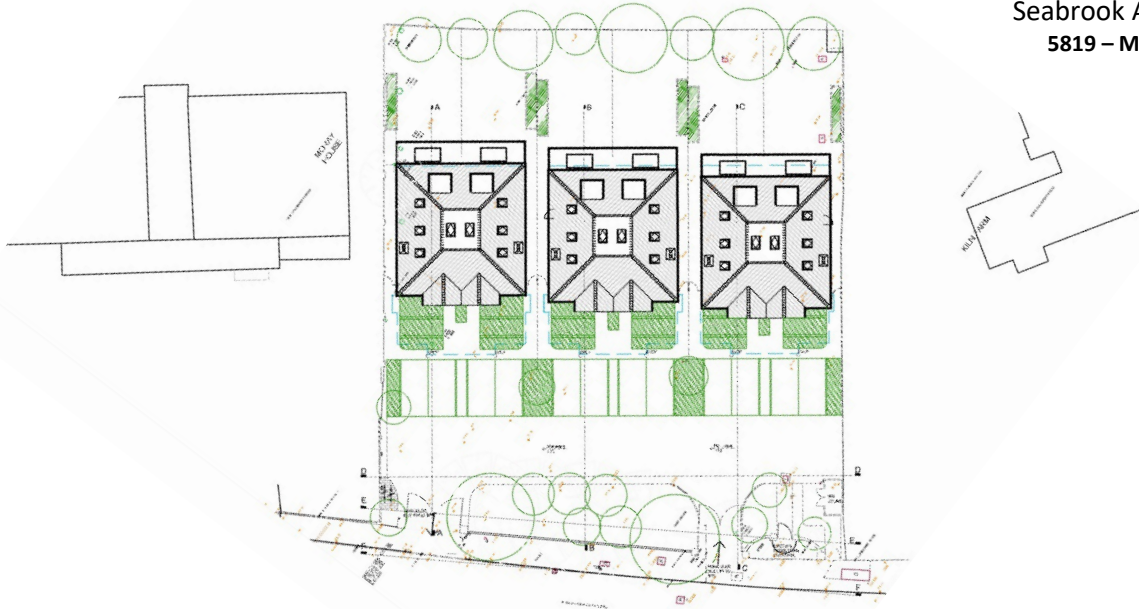


Based upon the Officer feedback and further design team led design development, the site layout and scheme design was developed beyond the February 2024 Pre-App scheme to now include the following further updates included in this now finalised and complete planning submission;

- A staggered site layout arrangement between the 3 pairs of units to vary the front building line back towards Moray House.
- Redesigned roof arrangement with now shorter 'mini' gables to each unit, a lower ridge / smaller crown and reduced width all to reduce scale.
- Enhanced landscape proposals to now incorporate BNG requirements too.
- An opened frontage with reduction in height of the existing front boundary wall to 1 metre high and open railings installed above.
- Retention of the existing pedestrian entrance and curved brickwork boundary wall arrangement and thus relocation of the new 'IN' cross-over / vehicular entry point adjacent.
- A more modern architectural approach to the house designs with elegantly detailed fairfaced brickwork and a contemporary window arrangement.
- A variation of materials with lighter brickwork utilised to the 2 outer pairs of semi-detached units and a more mid-brown brickwork selection utilised for the central pair of semi-detached units.
- The ASHP / bicycle store enclosures have been relocated to the rear garden areas and further landscape opportunities to the frontages thus provided.
- Access gates to each separating side pathway between the units is secured with a timber close boarded garden gate set 1 metre back from the front building line of each unit.
- New flank and rear boundary treatment to be 1.8 metres high.
- All units are compliant with Part M4(2).



Streetscene as Proposed



Site Plan as Proposed

3.2 Design Cues

Given the general acceptability of the Pre-App proposals and the design of the new homes using more of a contemporary form of architecture with pitched tiled roof, gable features to the front elevation, modern window arrangements, modern brickwork detailing and varied colour shade between the outer and central pairs of units, these submission proposals remain unaltered;

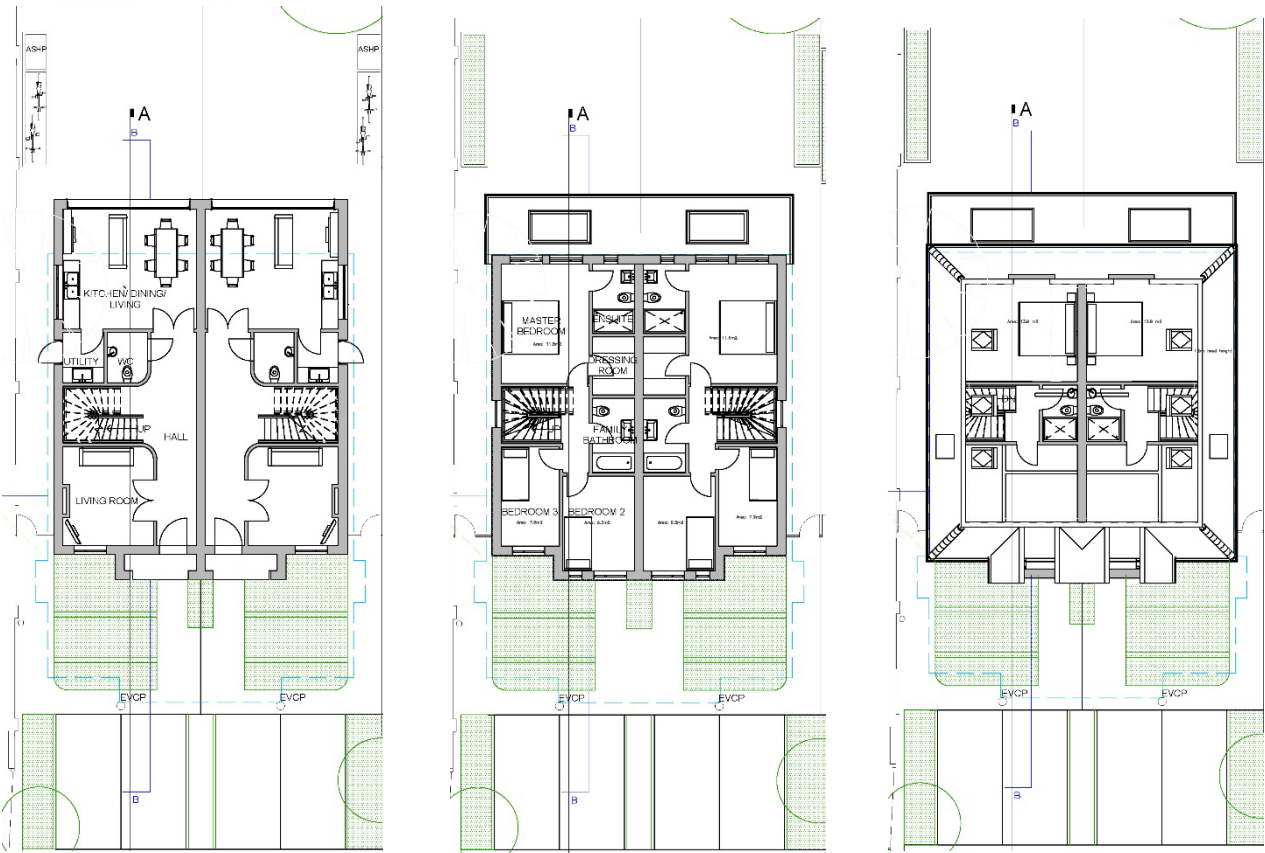


Front Elevations as Proposed



Rear Elevations as Proposed

The overall plan form has also been retained following the recent Pre-App submissions and ensures the units comply with minimum National Space Standards and also Part M4(2) of the Building Regulations.



Ground Floor Plans as Proposed

First Floor Plans as Proposed

Loft Plans as Proposed

3.3 Street Scene and Scale

Again, given the general acceptability of scale and extent of development proposed in the Pre-App proposals, the overall scale has not been altered to this submission stage. The scheme has generally been developed and adapted to meet the feedback items provided at Pre-App:



PROPOSED FRONT ELEVATION

PROPOSED FRONT ELEVATION WITH WALL AND VEGETATION

The overall height and extent of development has not changed in any way from that agreed at Follow Up Pre-App stage. The building heights are congruous with the prevailing neighbouring buildings and – albeit set well back from the road frontage and behind an existing retained front boundary wall – fits neatly within the street scene broken up by virtue of the semi-detached form of development.

The plots are spacious and provide for both private amenity spaces to the rear and at first floor level front all set within a very deep and fully landscaped frontage that provides a shared private access road to each plot in a fully landscape setting and private car parking areas.



Streetscene CGI from south on to existing pedestrian gate retained, new vehicular access and lowered front boundary wall.



Streetscene CGI from north on to existing vehicular access and lowered front boundary wall.

3.4 Amount

The proposed development provides for a total of 6 family residences in a paired semi-detached format across the width of the site. All units fully comply with – and exceed - the national space standards for room sizes and overall GIA being 153m² each.

3.5 Appearance & Material Selection

As has already been mentioned, the overall appearance of the new buildings is of a contemporary architectural typology with modern brickwork detailing and contemporary window arrangement but retaining a duo-hipped tiled roof design.

The feature gable to the front elevation also provides for a covered porch area prior to reaching the front door proper.



Additional domestic features include a chimney stack to each flank elevation.



Building frontages CGI showing detail of building appearance materials utilised.

And the palette of materials has been selected to reflect the contemporary aesthetic desired for the buildings:



3.6 Security

By reference to the principles of Secured by Design the following is proposed:

All windows to the ground levels and any other accessible windows will comply with BS 7950 with authenticated testing. Double glazing units will have 6.8mm laminated outer panes.

Entrance doors to meet PAS 24 specification having enhanced security including any glazing and will be fitted with audio-visual remote door release mechanisms.

French door / full height glazing to terraces will meet the same security standards as the main entrance doors (see above for details).

Rainwater down pipes will be flush fitting also to dissuade climbing.

Side access pathways to each unit are secured by way of close boarded timber garden gates.

The site frontage is secured with automatic openable gates and railings.

4 Access (in conjunction with PJA Transport Report)

4.1 Parking and Access

The scheme is proposed to be accessed by way of enhanced and improved vehicular and pedestrian cross-overs off Rickmansworth Road and then onwards within the site through gates – and beyond over its own private drive then providing direct access to each individual plot and their respective 2 no. parking spaces and private pathway to the front door.

Two no. cycle storage spaces are also included within purpose-built enclosure for each dwelling located at the rear garden of each property.

Two further shared short-stay cycle parking spaces are also provided within the site frontage.

4.2 Pedestrian Access

Access for pedestrians throughout the development is provided via the existing retained pedestrian gate.

5. Heritage Assessment

Heritage Assessment

A Heritage Assessment has been prepared by Icen Projects.

5.1 Assessment of Significance

Methodology

The methodology used here for assessing the significance of the identified heritage asset and its setting are as set out in Annex 2 of the National Planning Policy Framework. This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic – in assessing what makes a place and its wider context special.

Northwood Town Centre Conservation Area

The character of the Northwood Town Conservation Area is typically defined by late Victorian architecture of the 1890s, with several scattered examples of Edwardian properties that display strong features including pitched roofs, half timbering, gables, sash windows, and dominant chimney stacks.

It has a primarily residential character, which is divided only by several Victorian parades of shops, and landmark buildings such as Northwood College. The College, along with the two other nearby locally listed buildings (30 & 32 Maxwell Road), positively contribute to the character of the Conservation Area on account of their Edwardian and Victorian architectural quality.

The small conservation area has fairly uniform aesthetic appearance with a subdued material palette consisting primarily of red-brick, timber accents, stone detailing, and iron railings.

While not located within the boundary of the Conservation Area ('CA'), the Site is adjacent to it. The Site is typical of the late Victorian residential character of the wider town centre. However, visibility from the CA is extremely limited due to the taller development of Soval Court on the corner of Maxwell Road. Furthermore, the Site backs onto the very edge of the CA, which is dominated by school buildings and has a unique, non-residential, appearance and character.

Therefore, the Site has a minimal effect on the setting of the Northwood Town Centre Conservation Area as there is little to no inter-visibility between the Site and the CA. Additionally, this edge of the CA is so well defined by the Northwood College buildings that it has a very low sensitivity to change.

The Site

The Site is not locally listed or a designated heritage asset, nor is it located in the Conservation Area. There is no evidence to suggest the Site was built or designed by a person of note nor has any group value. Having been excluded from local listing and conservation area, the Site is not considered to be significant itself, nor contribute to the setting and significance of the Conservation Area and locally listed buildings.

5.2 Assessment of Potential Heritage Impacts

The Site is located approximately 50m to the west of the Northwood Town Centre, Green Lane Conservation Area, which incorporates all locally listed assets within the vicinity of the Site including 30 Maxwell Road, 32 Maxwell Road and Northwood College.

The Site is in a poor condition and has a dilapidated appearance. Therefore, the existing property can be considered as a detracting element in the townscape due in part to its physical condition (vacancy) and the overgrown inactive frontage onto Rickmansworth Road, a key route into Northwood from Rickmansworth, Pinner, Harrow and beyond.

As established in the previous section, the Site has a minimal effect on the setting of the Conservation Area, due to its distance away, the intervening developments including Soval Court, and mature tree screening, both from within the Site and along Maxwell Road. The redevelopment of the site would remove the existing unattractive elements and bring forward a new development which better contributes to the townscape and visual interest of the surrounding area, by removing a deteriorated element in the conservation area's wider setting and replacing it with a development of high architectural merit. Thus, the Proposals would be an enhancement to the setting of the Conservation Area, albeit only limited due to the Site's adjacency and role in its setting.

Rickmansworth Road would be improved by an active frontage as a result of six family houses occupying the plot, thus enhancing the activity on the street. Furthermore, the historic red-brick boundary wall and hedges will be retained, and trees would be replanted to enhance the appearance of the Site and Rickmansworth Road. The proposed planting softly distinguishes between public and private with carefully considered boundary treatments.

The Site is considered to be an appropriate location for the creation of six new family houses as it is close to multiple transport links including major roads (Rickmansworth Road), local bus routes, Northwood Station, and pedestrian / cycle links. The location, along Rickmansworth Road, provides notable scope for enhancement which could improve the legibility of the local character and emerging development within Northwood.

Overall, the Proposed Development seeks to take an underused and vacant site that can be considered to have a minimal but detracting effect from the setting of the nearby conservation area and introduce high-quality designed family houses to the Site. With its use of variety, articulation, and materiality, the proposal would provide a sensitive architectural addition to the townscape which would enhance the townscape character of Northwood while respecting its Victorian and Edwardian heritage, thus making a positive contribution to local character and distinctiveness in line with [LP1 HE1 and BE1; and LP2 DMHB 1 and DMHB 4]. No harm is anticipated to the setting of the Conservation Area (and heritage assets within it) from the demolition of the existing site and new development in its setting. Therefore, the proposed scheme from a heritage perspective is deemed to be in line with NPPF paragraphs 197 to 202; London Plan Policy HC1 and D3; Local Plan Part 1 Policies HE1: Heritage and BE1: Built Environment; and Local Plan Part 2 Policies DMHB 1: Heritage Assets and DMHB 4: Conservation Areas.

6. Refuse

A shared bin store is provided to serve each of the residential units all as indicated on the plans in an accessible position for service vehicles directly alongside Rickmansworth Road.

7. Conclusion

Subsequent to a positive and productive Pre-App process with Officers all as referred above, this Statement together with the accompanying proposal drawings and other reports form a full planning application for the redevelopment at Manor Lodge to provide a residential development for families on this site within the Northwood urban area and providing significant improvement and benefits to the site itself. And we commend this application to the officers and look forward to their positive support and approval of same within the prescribed timeframe for such an application.

Seabrook Architects
March 2025.
5819-DAS

Appendix A – February 2024 PreApp Submission

PROPOSED REDEVELOPMENT

to provide

SIX SEMI-DETACHED FAMILY HOMES

at

MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD

PRE-APP SUBMISSION

February 2024

SEABROOK ARCHITECTS

CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Asheridge Road, Chesham, Buckinghamshire, HP5 2PX.

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Refer to Section 6 where previous plans are set out alongside these new Pre-App plans

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8. AUGUST 2022 PRE-APP

1. INTRODUCTION

Seabrook Architects are appointed by Merchant Land to prepare the designs for the redevelopment of Manor Lodge, a brownfield site located on garden land off Rickmansworth Road in Northwood.

A previous scheme submitted in 2023 (planning reference 49436/APP/2023/1149) was refused but this has provided a good opportunity for the design team to reflect on both the officers reasons for refusal and to also acknowledge the positive responses received during the refused schemes public consultation process and recognise the aspects of the refused scheme that were well received.

The new scheme, which is the subject of this new pre-application submission, seeks to respond to this feedback.

2. SITE ANALYSIS

SITE ASSESSMENT - OPPORTUNITIES & CONSTRAINTS

Kitchen windows only to flank of Moray House

Moray House —
private apartment block
4-storeys

Manor Lodge
(vacant)

Use rear of site as gardens;
away from road noise etc /
private and east / south-east
facing

Use middle of site for any
built form all within
neighbouring context and
facing main road

Use front of site for vehicle
and pedestrian access / car
parking and front gardens /
defensible space

Mature evergreen
screening to front
boundary line
retained

Kiln Farm -
private residence
2-storeys

Garage
(derelict)

Solar track

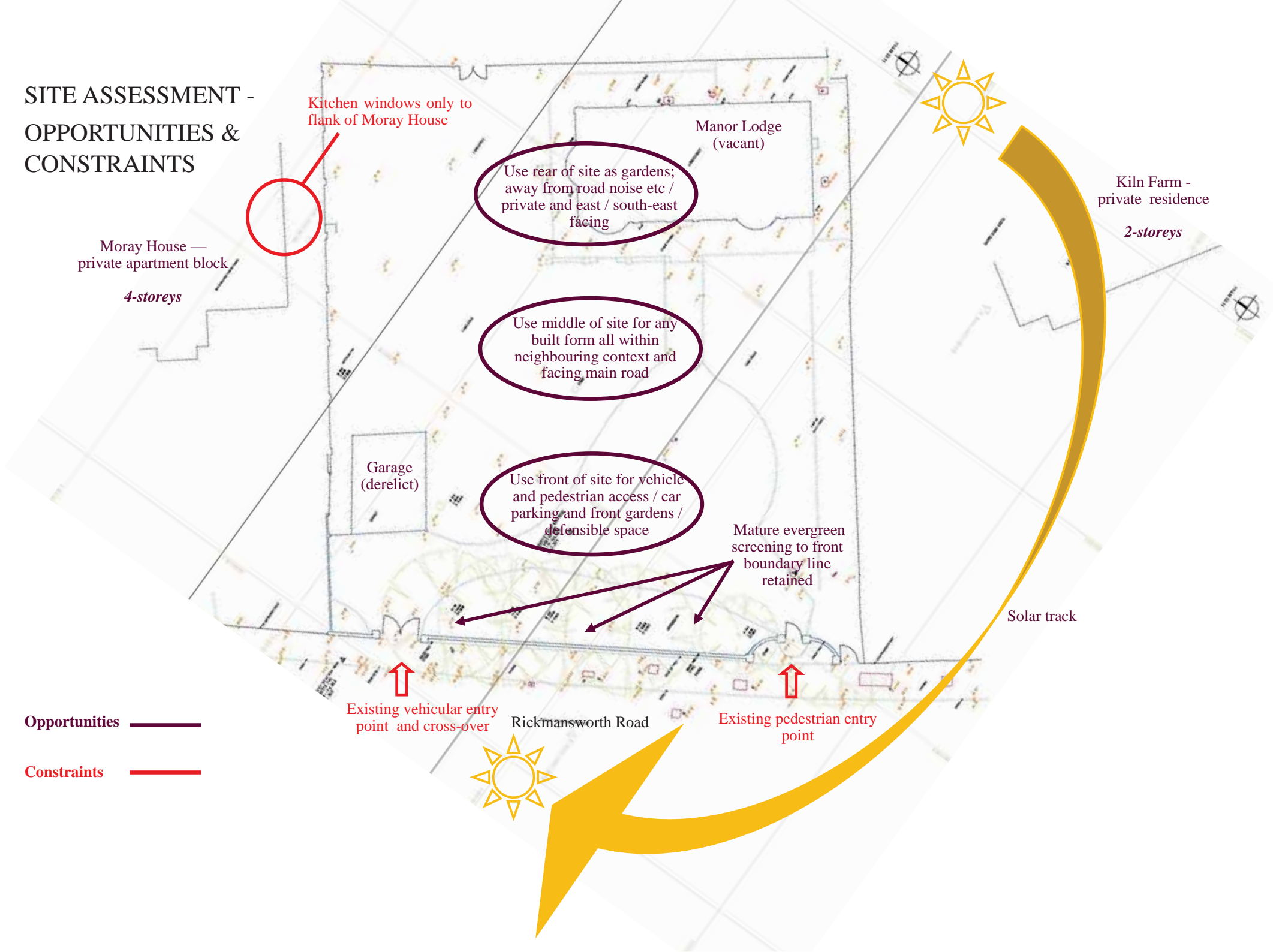
Existing vehicular entry
point and cross-over

Rickmansworth Road

Existing pedestrian entry
point

Opportunities

Constraints



3. REFUSED SCHEME (49436/APP/2023/1149)

Refer to Section 6 where previous plans are set out alongside these new Pre-App plans

4. PUBLIC CONSULTATION FEEDBACK ON
REFUSED SCHEME (49436/APP/2023/1149)

An exhibition was held on 2nd February 2023 between the hours of 15:30 and 18:30, in St Johns United Reformed Church Hallowell Road, Northwood, 850 metres north of the site, in Northwood town centre.

Seven people attended the exhibition. A high majority expressed considerable support of the scheme, with commendation paid to the approach to the inclusion of semi-detached family homes rather than the creation of a flatted development.

From the feedback forms on the night, when asked what the most important qualities for the development responses chose “good design” and “high quality landscaping”. When rating the design of the proposed development (Question 3), all responses scored between 8 and 9 (1 being the lowest).

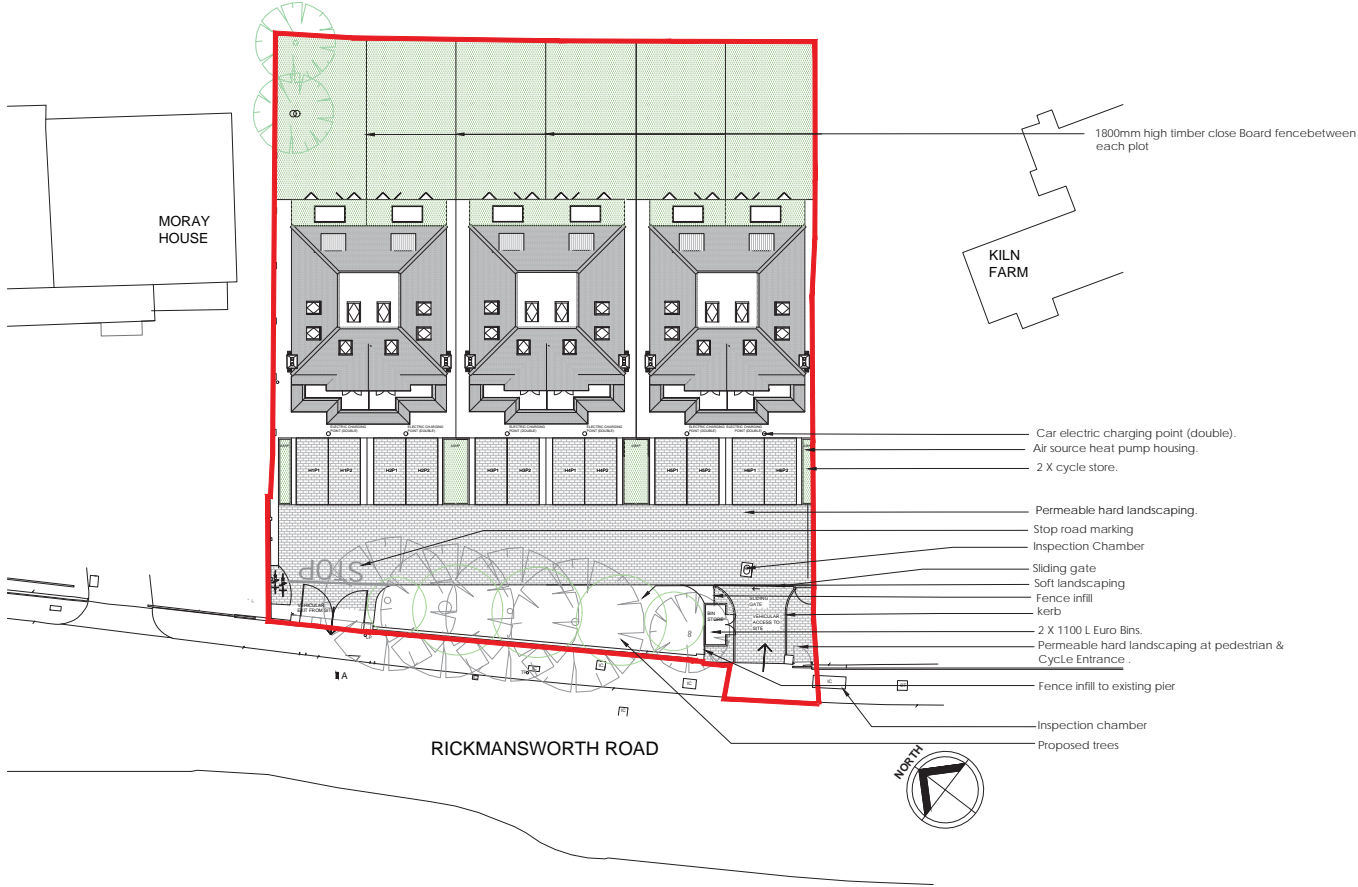
Officers consulted 26 neighbouring properties in April - May 2023 of which none objected and one letter of support was received

| Officer Comments | Design Response February 2024 |
|---|---|
| Siting not in keeping with prevailing character | Revised scheme is now positioned 5m further back in the site from the front site boundary and includes 4m deep front gardens together with an additional 0.5m gap between each unit and the respective flank boundaries. |
| Size not in keeping with prevailing character | Revised scheme has reduced the size and footprint / depth of each dwelling to accommodate the additional 5 metres distance away from the front site boundary line. |
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| Part M building regs not complied with (M4(2) and M4(3)) | This has been incorporated into the revised scheme . |
| Excessive hard standing | Enhanced boundary screening and an increased front garden area of 4m in depth now introduced in this revised scheme. |
| Removal of a large proposition of existing tree planting not considered appropriate / insufficient space for mitigation planting | New landscape proposals will offer a far superior and more appropriate solution to the currently inferior coniferous front landscaped screen. |
| Relationship with Moray house – loss of outlook, overbearing and sense of enclosure by building line sitting in front of this neighbour | Removal of balconies, new dwellings now set back a further 5metres in the site and a flush 2-storey front building line to match the original Pre-App deal with this item. |
| Excessive size of dwellings (165m2) compared to national space standards (130m2) | Dwellings have been reduced in size. |
| Appearance – gable frontage, pulled out first floor, sloped form, balconies, windows and crowned roof incongruent with prevailing character | Revised scheme now provides a 2-storey flush front elevation, omits the stepped first floor / balconies and French doors to the front elevation, includes traditional windows and swept head brickwork over front door. |
| Removal of curved entrance to pedestrian access is disappointing as represents a positive architectural feature | Revised scheme now reintroduces this detail. |

5. OFFICER DESIGN FEEDBACK ON 2023 PLANNING SUBMISSION PROPOSALS AND DESIGN RESPONSE NOW BEING PUT FORWARD

6. REVISED PROPOSALS & REFUSED SCHEME

REFUSED SCHEME



1 PROPOSED SITE PLAN
1 : 200

| Amendments/Notes | | | |
|--|--------|-------|------|
| Rev. | Detail | By | Date |
| | | | |
| All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. This drawing and the copyrights and patents therein are the property of the Architect and may not be used or reproduced without consent. This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to the Architect before the affected work commences. All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate. | | | |
| Project | | | |
| MANOR LODGE RICKMANSWORTH ROAD NORTHWOOD HA6 2QT | | | |
| Drawing | | | |
| PROPOSED SITE PLANS | | | |
| SEABROOK ARCHITECTS CHARTERED ARCHITECTS Unit 17, Chiltern Court, Asheridge Road, Chesham, Bucks HP5 2PX Tel: 01494 778918 e-mail: info@seabrookarchitects.co.uk | | | |
| Drawn By | | Date | |
| Checked By JS | | Date | |
| Approved By JS | | Scale | |
| Drawing No. | | Rev. | |
| 5819 PL06 | | | |



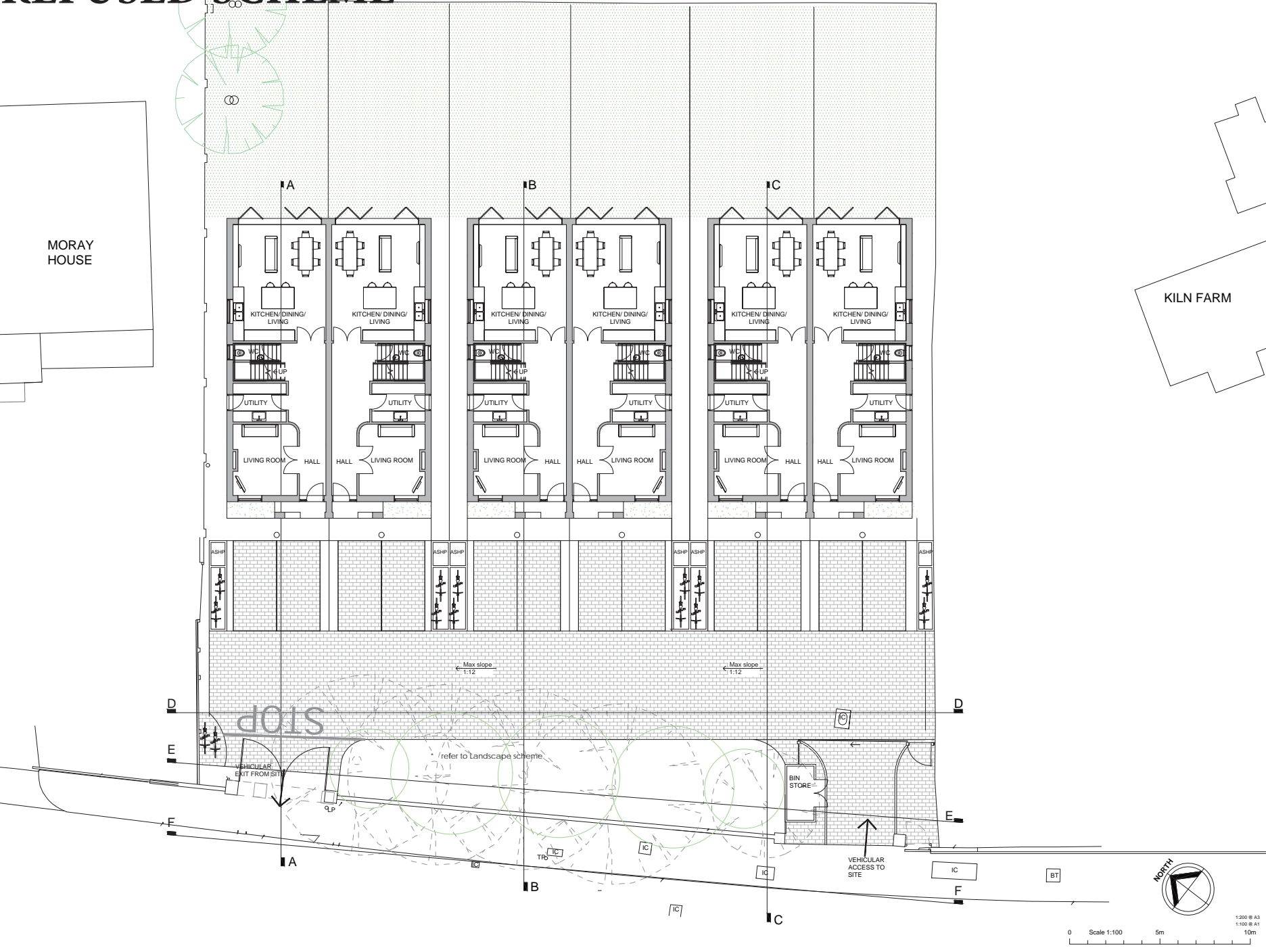
REVISED SCHEME



1 PROPOSED SITE PLAN
1 : 200

| Amendments/Notes | | | |
|------------------|--------------------------------|----|----------|
| Rev. | Detail | By | Date |
| A | Units resized and stepped back | MS | 08/12/23 |
| B | Previous scheme outline added | MS | 19/12/23 |
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REFUSED SCHEME



Amendments/Notes

| Rev. | Detail | By | Date |
|------|--------|----|------|
| | | | |

GROSS INTERNAL AREAS

| Floor | GIA per unit |
|--------------|--------------|
| Ground Floor | 77 m2 |
| First Floor | 56 m2 |
| Loft Floor | 32 m2 |
| Total | 165 m2 |

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Project

MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing

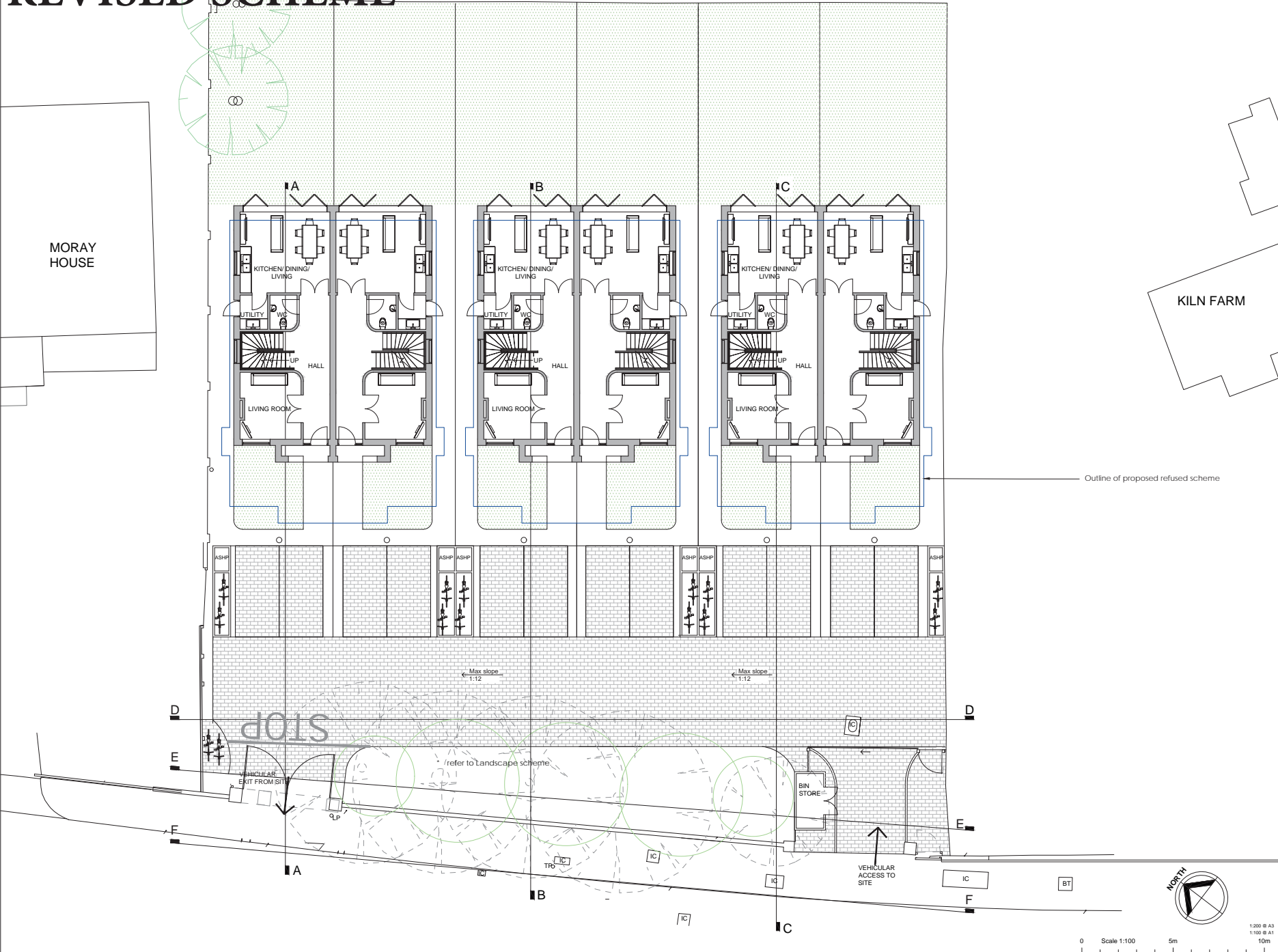
PROPOSED
GROUND FLOOR PLAN

SEABROOK
ARCHITECTS
CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Asheridge Road,
Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

| | |
|----------------|------------------|
| Drawn By | Date |
| Checked By JS | Date 01/03/2023 |
| Approved By JS | Scale 1:100 @ A1 |
| Drawing No. | Rev. |
| 5819 PL010 | |

REVISED SCHEME



Amendments/Notes

| Rev/ | Detail | By | Date |
|------|--------------------------------|----|----------|
| A | Units resized and stepped back | MS | 08/12/23 |
| B | Previous scheme outline added | MS | 19/12/23 |

GROSS INTERNAL AREAS

| Floor | GI/A per unit |
|--------------|---------------|
| Ground Floor | 63.50 m2 |
| First Floor | 54 m2 |
| Loft Floor | 40 m2 |
| Total | 157.50 m2 |

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Project

MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing

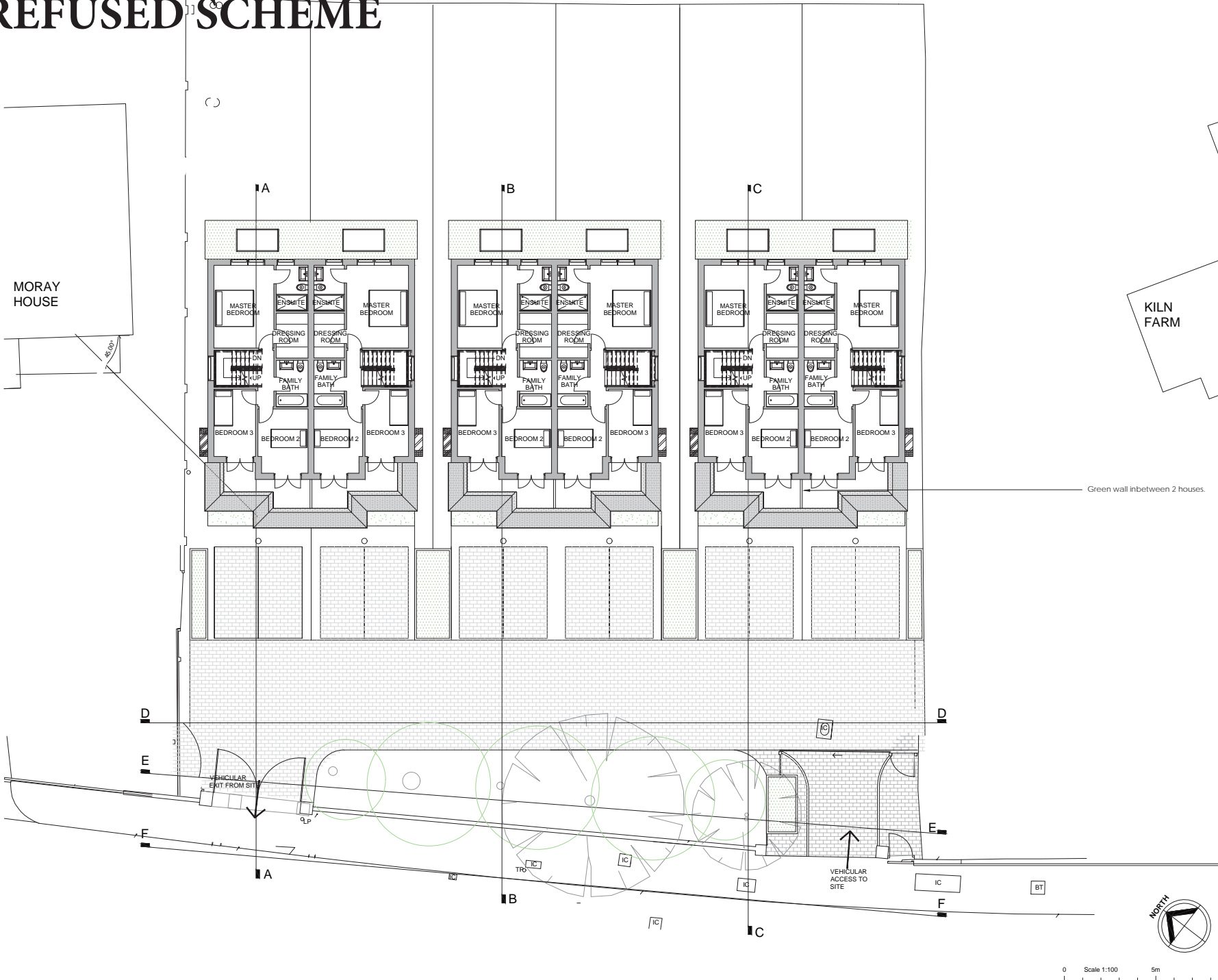
PROPOSED
GROUND FLOOR PLAN

SEABROOK
ARCHITECTS
CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Ashridge Road,
Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

| | |
|----------------|------------------|
| Drawn By | Date |
| Checked By JS | Date |
| Approved By JS | Scale 1:100 @ A1 |
| Drawing No. | Rev. |
| 5819 A(PP)010 | B |

REFUSED SCHEME



Amendments/Notes

| Rev. | Detail | By | Date |
|------|--------|----|------|
| | | | |

GROSS INTERNAL AREAS

| Floor | GIA per unit |
|--------------|--------------|
| Ground Floor | 77 m2 |
| First Floor | 56 m2 |
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Project

MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing

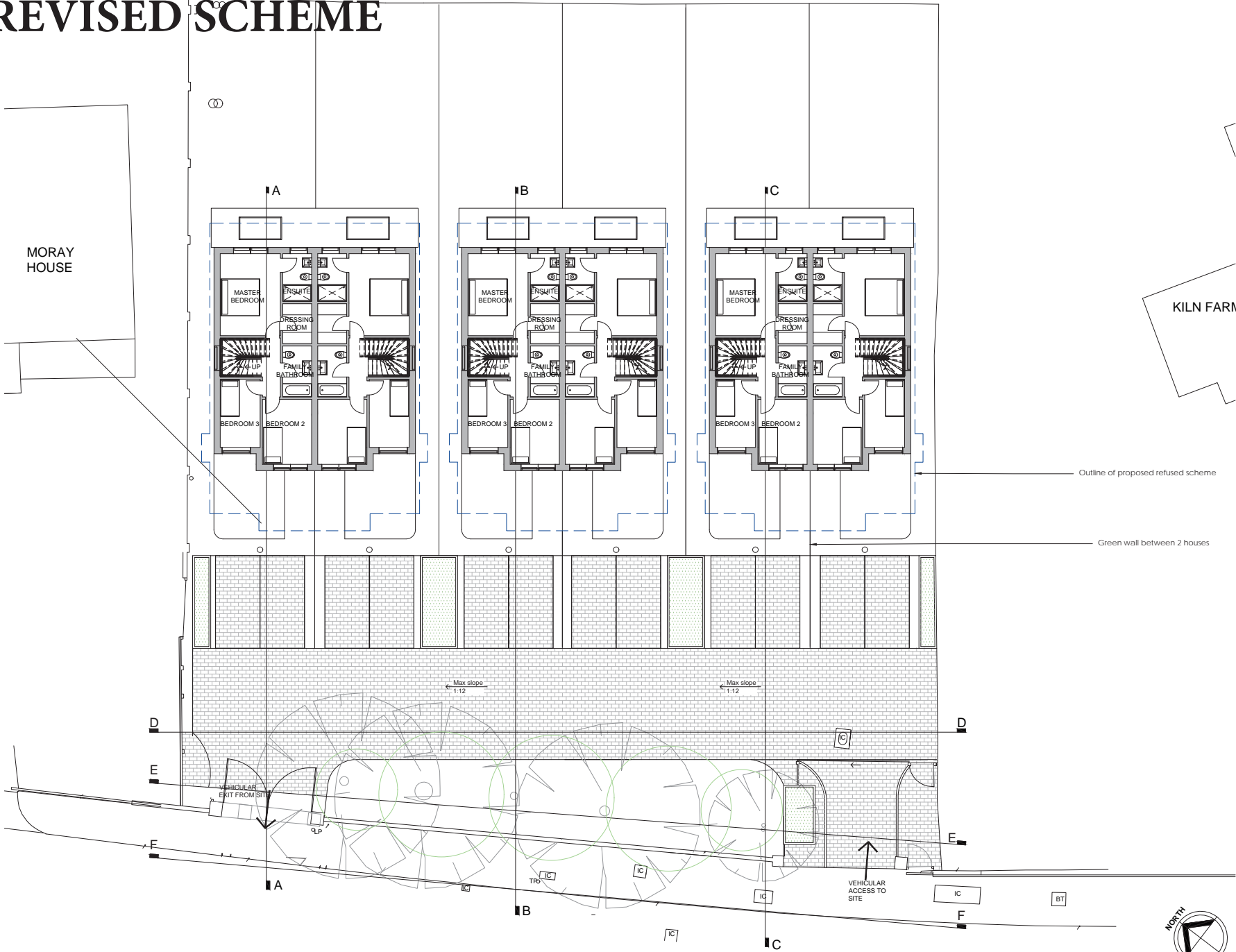
PROPOSED
FIRST FLOOR PLANS

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Asheridge Road,
Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

| | | |
|----------------|-------|------------|
| Drawn By | Date | 01/03/2023 |
| Checked By JS | Date | 01/03/2023 |
| Approved By JS | Scale | 1:100 @ A1 |
| Drawing No. | Rev. | |
| 5819 PL011 | | |

REVISED SCHEME



Amendments/Notes

| Rev. | Detail | By | Date |
|------|--------------------------------|----|----------|
| A | Units resized and stepped back | MS | 08/12/23 |
| B | Previous scheme outline added | MS | 15/01/24 |

GROSS INTERNAL AREAS

| Floor | GIA per unit |
|--------------|--------------|
| Ground Floor | 63.50 m2 |
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Project

MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing

PROPOSED
FIRST FLOOR PLANS

SEABROOK ARCHITECTS

CHARTERED ARCHITECTS

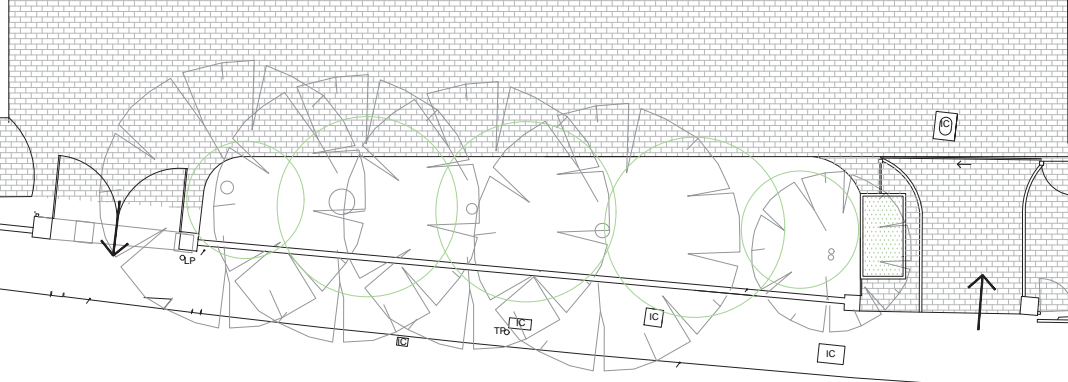
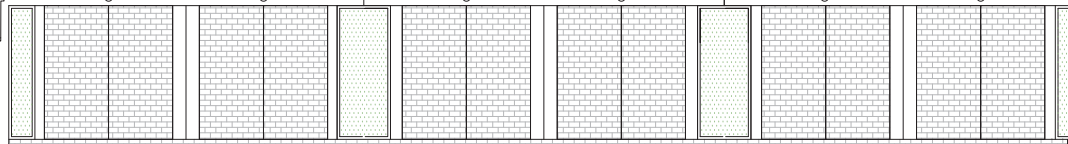
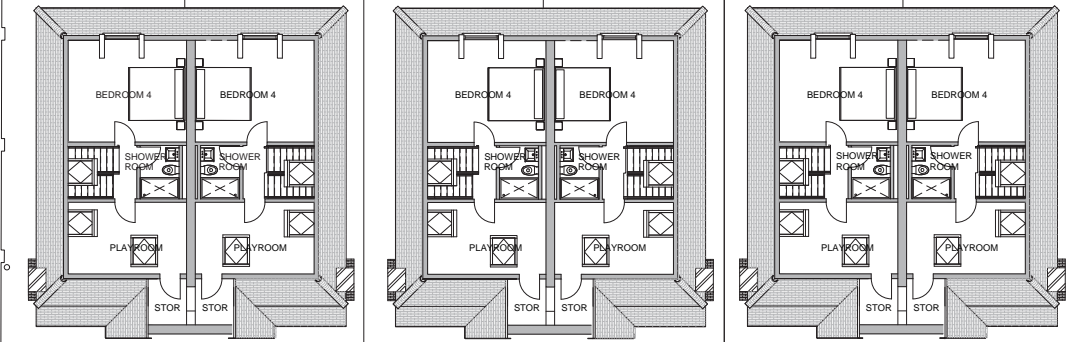
Unit 17, Chiltern Court, Ashridge Road,
Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

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|----------------|-------|------------|
| Drawn By | Date | 01/03/2023 |
| Checked By JS | Date | 01/03/2023 |
| Approved By JS | Scale | 1:100 @ A1 |
| Drawing No. | Rev. | B |
| 5819 A(P)011 | | |

REFUSED SCHEME

MORAY HOUSE

KILN FARM



RICKMONSWORTH ROAD



Amendments/Notes

| Rev. | Detail | By | Date |
|------|--------|----|------|
| | | | |

GROSS INTERNAL AREAS

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Project

MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing

PROPOSED
LOFT/SECOND FLOOR PLANS

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Asheridge Road,
Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

| | |
|----------------|------------------|
| Drawn By | Date |
| Checked By JS | Date |
| Approved By JS | Scale 1:100 @ A1 |
| Drawing No. | Rev. |

5819 PL012

REVISED SCHEME

MORAY HOUSE

KILN FARM

Outline of proposed refused scheme

RICKMONSWORTH ROAD

Amendments/Notes

| Rev | Detail | By | Date |
|-----|--------------------------------|----|----------|
| A | Units resized and stepped back | MS | 08/12/23 |
| B | Previous scheme outline added | MS | 15/01/24 |

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Project
MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing
PROPOSED
LOFT/SECOND FLOOR PLANS

SEABROOK
ARCHITECTS
CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Ashridge Road,
Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

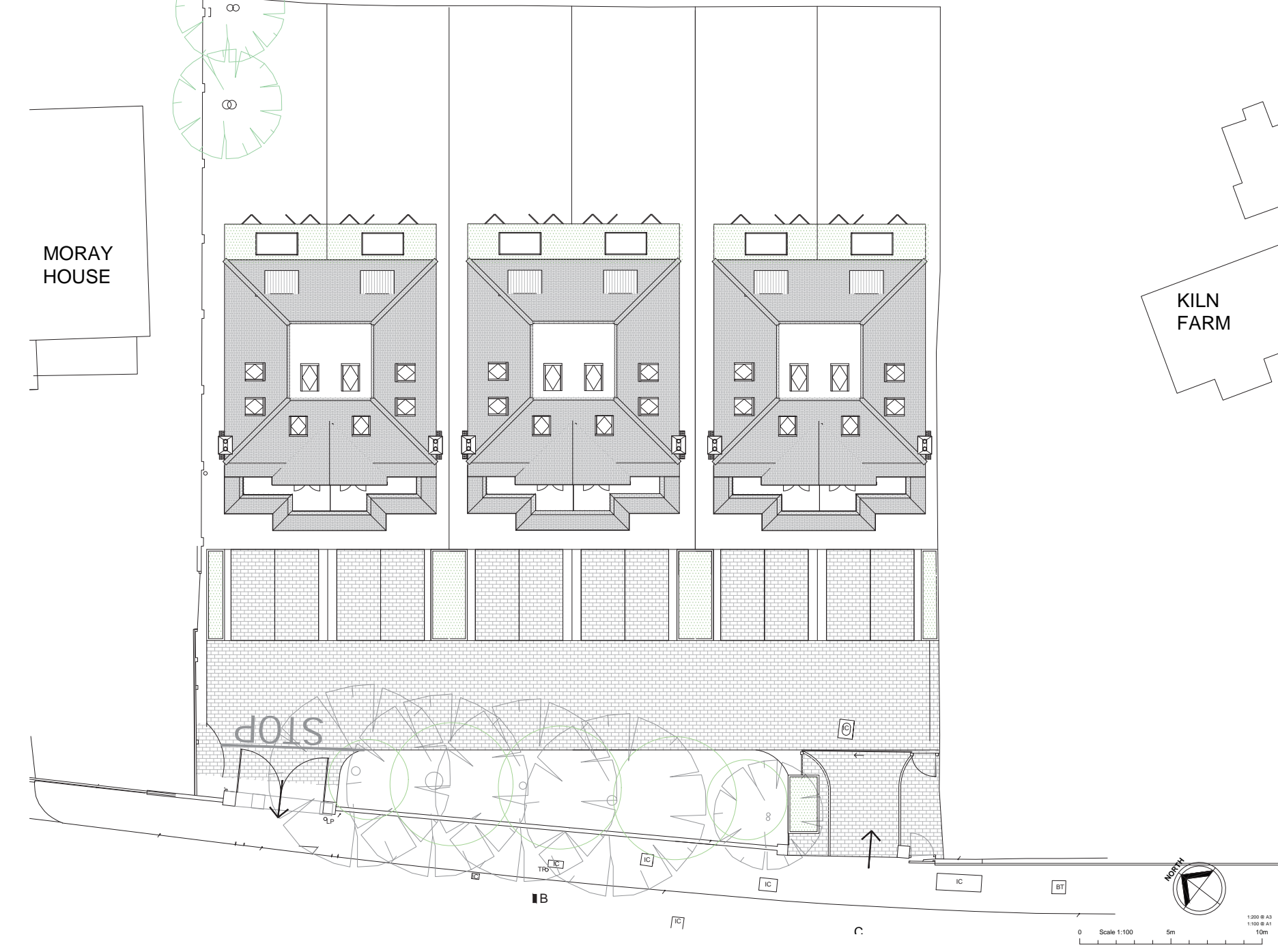
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|----------------|-------|------------|
| Drawn By | Date | 01/03/2023 |
| Checked By JS | Date | 01/03/2023 |
| Approved By JS | Scale | 1:100 @ A1 |
| Drawing No. | Rev. | |
| 5819 A(PP)012 | B | |

0 Scale 1:100 5m 10m



1:200 @ A3
1:100 @ A1

REFUSED SCHEME



Amendments/Notes

| Rev. | Detail | By | Date |
|------|--------|----|------|
| | | | |

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MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing

PROPOSED
ROOF PLANS

SEABROOK
ARCHITECTS

CHARTERED ARCHITECTS

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Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

| | |
|----------------|------------------|
| Drawn By | Date |
| Checked By JS | Date |
| Approved By JS | Scale 1:100 @ A1 |
| Drawing No. | Rev. |

5819 PL012

REVISED SCHEME



Amendments/Notes

| Rev. | Detail | By | Date |
|------|--------------------------------|----|----------|
| A | Units resized and stepped back | MS | 08/12/23 |
| B | Previous scheme outline added | MS | 15/01/24 |

GROSS INTERNAL AREAS

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Project

MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing

PROPOSED
ROOF PLANS

SEABROOK
ARCHITECTS

CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Ashridge Road,
Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

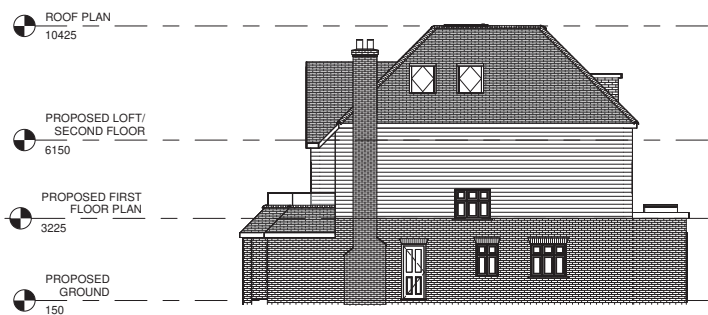
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| Drawn By | Date | 01/03/2023 |
| Checked By JS | Date | 01/03/2023 |
| Approved By JS | Scale | 1:100 @ A1 |
| Drawing No. | Rev. | |
| 5819 A(PP)013 | B | |

REFUSED SCHEME

| Amendments/Notes | | | |
|------------------|-------------|------|-----------|
| Rev. | Description | Date | Issued by |



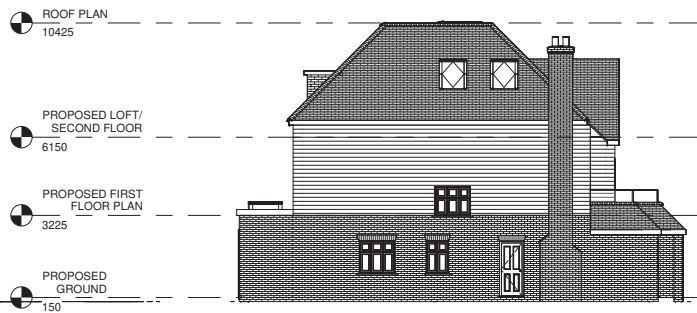
1 **PROPOSED SOUTH ELEVATION**
1 : 100



2 **PROPOSED EAST ELEVATION**
1 : 100



3 **PROPOSED NORTH ELEVATION**
1 : 100



4 **PROPOSED WEST ELEVATION**
1 : 100

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Project
MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing
PROPOSED ELEVATIONS

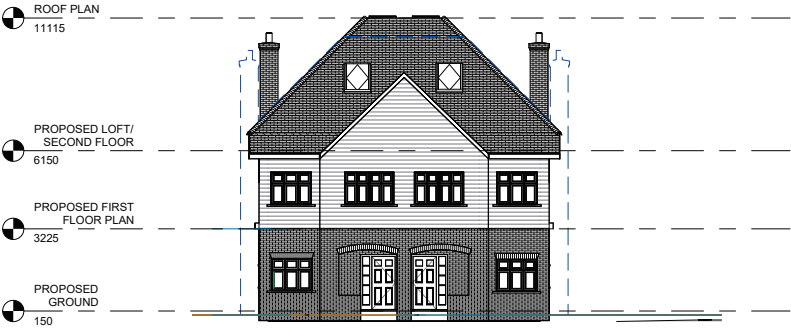
SEABROOK
ARCHITECTS
CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Ashridge Road, Chesham,
Buckinghamshire, HP5 2PX
Tel: 01494 778015
Web: seabrookarchitects.co.uk
e-mail: info@seabrookarchitects.co.uk

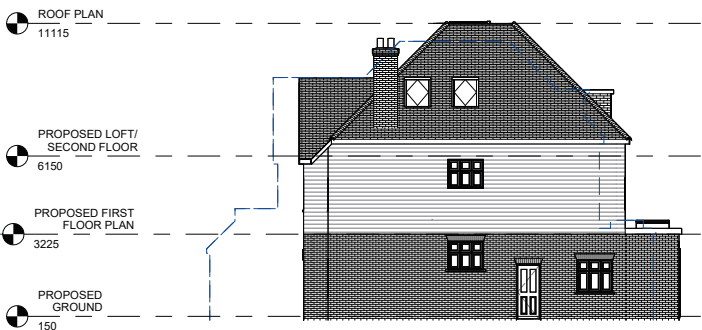
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| Drawn By | Author | Date | 10/03/22 |
| Checked By | Checker | Date | 06/04/2023 14:33:19 |
| Approved By | Approver | Date | 06/04/2023 14:33:19 |
| Drawing No. | | Rev. | |
| 5819 PL015 | | | |

REVISED SCHEME

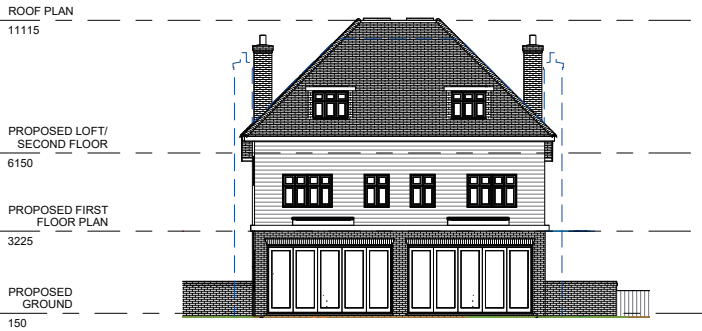
| Amendments/Notes | | | |
|------------------|--------------------------------|------------|-----------|
| Rev. | Description | Date | Issued by |
| A | Units resized and stepped back | 08/12/2023 | MS |
| B | Previous scheme outline added | 15/01/2024 | MS |



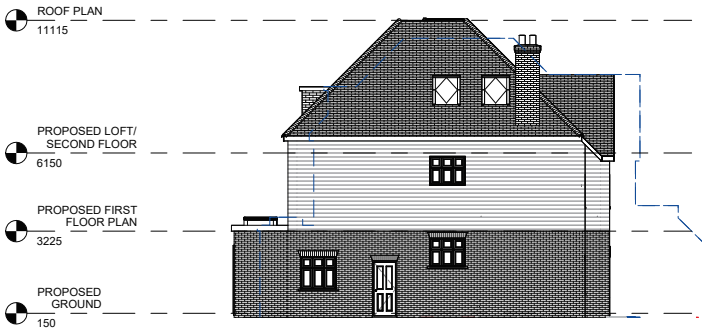
1 PROPOSED SOUTH ELEVATION
1 : 100



2 PROPOSED EAST ELEVATION
1 : 100



3 PROPOSED NORTH ELEVATION
1 : 100



4 PROPOSED WEST ELEVATION
1 : 100

--- Outline of proposed refused scheme

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Project
MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing
PROPOSED ELEVATIONS

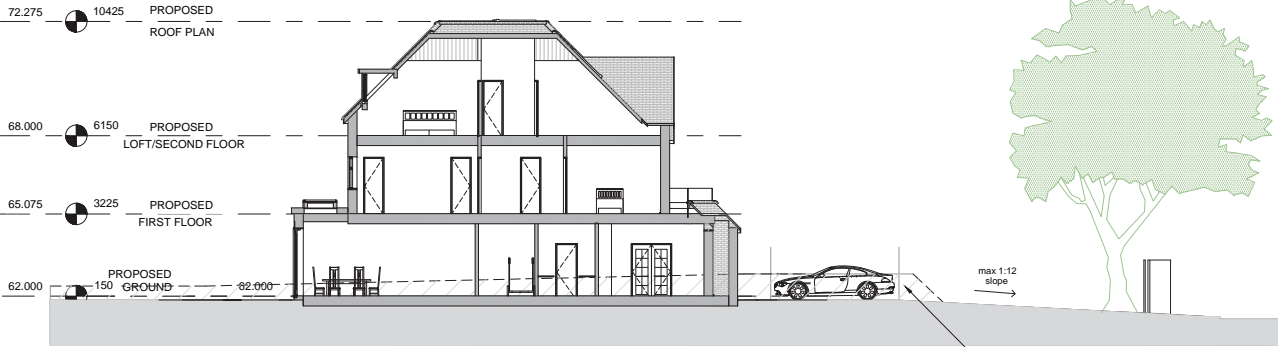
SEABROOK
ARCHITECTS
CHARTERED ARCHITECTS

Unit 17, Chiltem Court, Asheridge Road, Chesham,
Buckinghamshire, HP5 2PX
Tel: 01494 778918
Web: seabrookarchitects.co.uk
e-mail: info@seabrookarchitects.co.uk

| | | | |
|-------------|---------------|------|---------------------|
| Drawn By | Author | Date | 10/03/22 |
| Checked By | Checker | Date | 15/01/2024 12:31:47 |
| Approved By | Approver | Date | 15/01/2024 12:31:47 |
| Drawing No. | 5819 A(PP)015 | | |
| Rev. | B | | |



REFUSED SCHEME



1 PROPOSED SECTION A
1 : 100



2 PROPOSED SECTION B
1 : 100



3 PROPOSED SECTION C
1 : 100

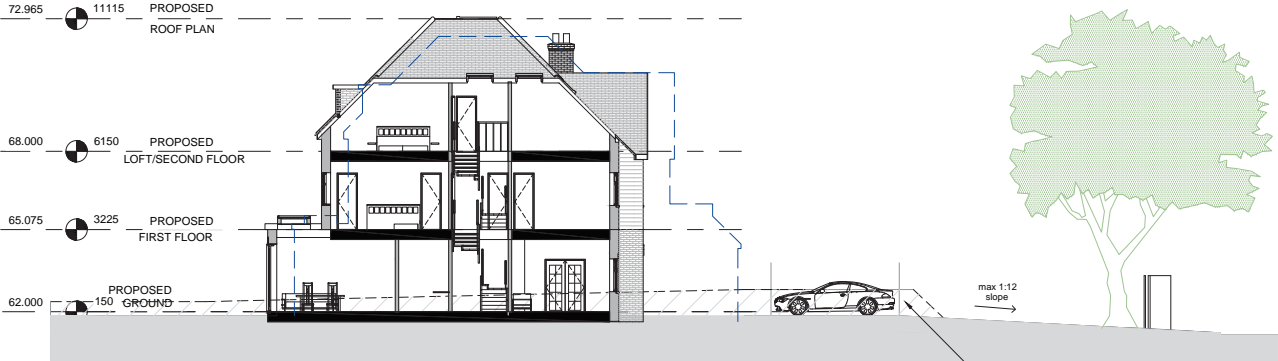


4 PROPOSED KEY PLAN
1 : 500

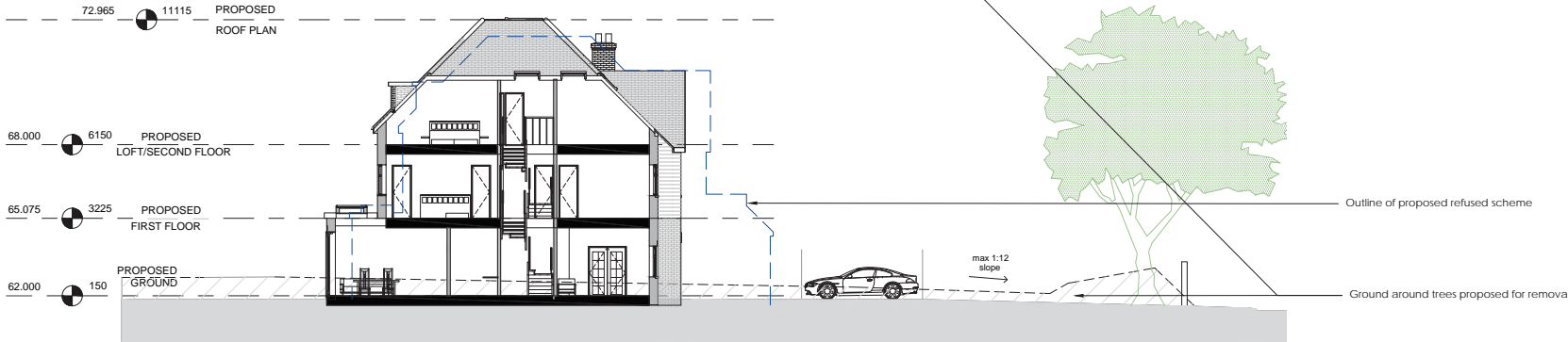
| Amendments/Notes | | | |
|--|--------|------------------|------|
| Rev. | Detail | By | Date |
| | | | |
| All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. This drawing and the copyrights and patents therein are the property of the Architect and may not be used or reproduced without consent. This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to the Architect before the affected work commences. All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate. | | | |
| Project MANOR LODGE RICKMANSWORTH ROAD NORTHWOOD HA6 2QT | | | |
| Drawing PROPOSED SHORT SECTIONS A, B & C | | | |
| SEABROOK ARCHITECTS CHARTERED ARCHITECTS Unit 17, Chiltern Court, Asheridge Road, Chesham, Bucks HP5 2PX Tel: 01494 778918 e-mail: info@seabrookarchitects.co.uk | | | |
| Drawn By | | Date 01/03/2023 | |
| Checked By JS | | Date 01/03/2023 | |
| Approved By JS | | Scale 1:100 @ A1 | |
| Drawing No. | | Rev. | |
| 5819 PL016 | | | |



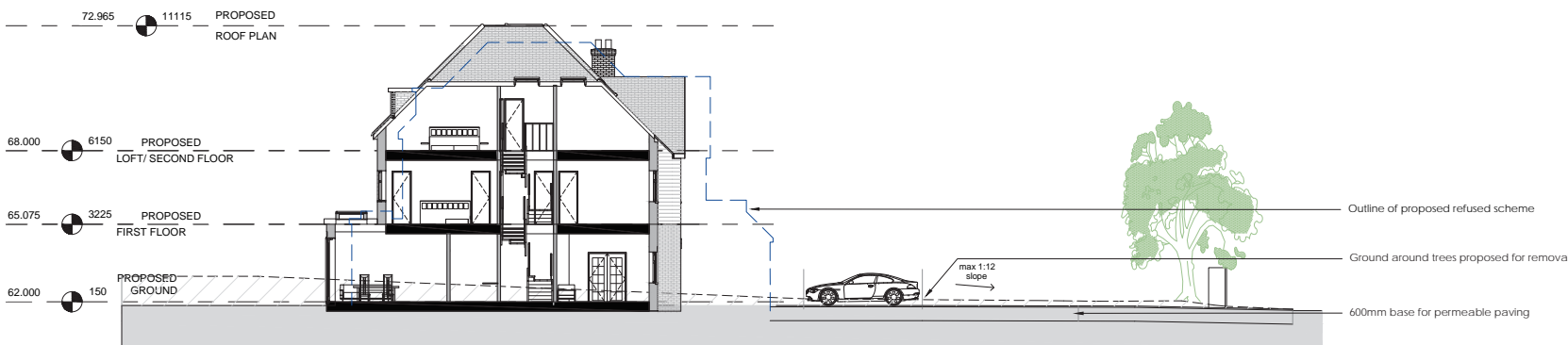
REVISED SCHEME



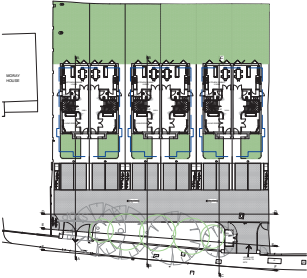
1 PROPOSED SECTION A
1 : 100



2 PROPOSED SECTION B
1 : 100



3 PROPOSED SECTION C
1 : 100



4 PROPOSED KEY PLAN
1 : 500

| Amendments/Notes | | | |
|------------------|--------------------------------|----|----------|
| Rev | Detail | By | Date |
| A | Units resized and stepped back | MS | 08/12/23 |
| B | Previous scheme outline added | MS | 15/01/24 |

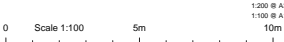
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Project
MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD
HA6 2QT

Drawing
PROPOSED
SHORT SECTIONS A, B & C

SEABROOK
ARCHITECTS
CHARTERED ARCHITECTS
Unit 17, Chiltern Court, Ashridge Road,
Chesham, Bucks HP5 2PX
Tel: 01494 778918
e-mail: info@seabrookarchitects.co.uk

| | |
|----------------|------------------|
| Drawn By | Date |
| Checked By JS | Date 01/03/2023 |
| Approved By JS | Scale 1:100 @ A1 |
| Drawing No. | Rev. |
| 5819 A(PP)016 | B |



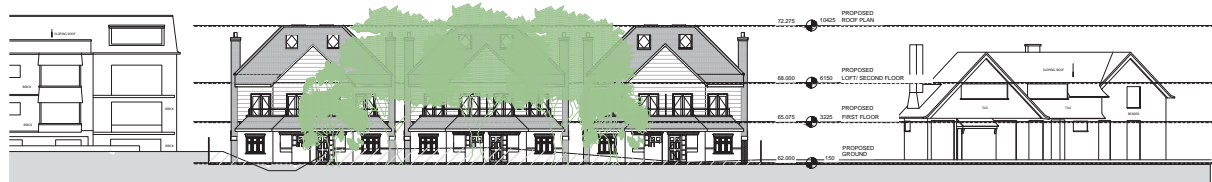
REFUSED SCHEME



1 EXISTING FRONTAGE
1 : 200



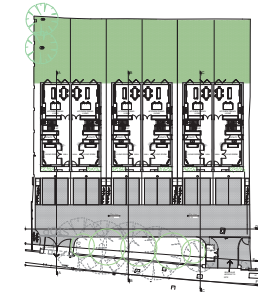
2 PROPOSED SECTION D - THROUGH HOUSE FRONTAGE
1 : 200



3 PROPOSED SECTION E - THROUGH TREE PLANTING
1 : 200



4 PROPOSED SECTION F - THROUGH STREET WITH FRONT BOUNDARY BRICK WALL
1 : 200



PROPOSED KEY PLAN

| Amendments/Notes | | | |
|---|--------|-------|------|
| Rev. | Detail | By | Date |
| | | | |
| <p>All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.</p> <p>This drawing and the copyrights and patents therein are the property of the Architect and may not be used or reproduced without consent.</p> <p>This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to the Architect before the affected work commences.</p> <p>All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate.</p> | | | |
| <p>Project</p> <p style="text-align: center;">MANOR LODGE RICKMANSWORTH ROAD NORTHWOOD HA6 2QT</p> | | | |
| <p>Drawing</p> <p style="text-align: center;">PROPOSED LONG SECTIONS D, E & F</p> | | | |
| <p style="text-align: center;">SEABROOK ARCHITECTS</p> <hr/> <p style="text-align: center;">CHARTERED ARCHITECTS</p> <hr/> <p style="text-align: center;">Unit17, Chiltern Court, Atheridge Road, Chesham, Bucks HP5 2PX Tel: 01494 778918 e-mail: info@seabrookarchitects.co.uk</p> | | | |
| Drawn By | | Date | |
| Checked By JS | | Date | |
| Approved By JS | | Scale | |
| Drawing No. | | Rev. | |
| 5819 PL017 | | | |

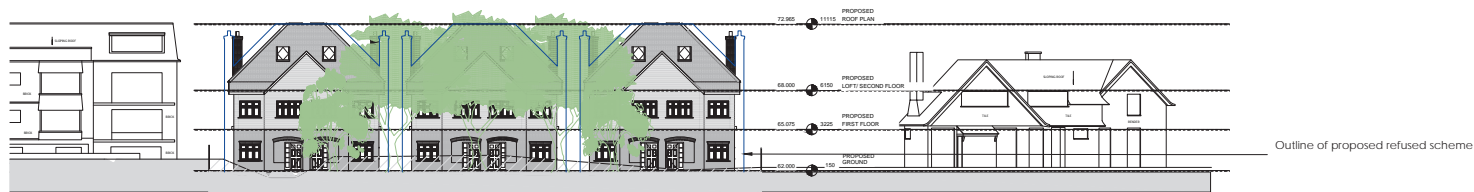
REVISED SCHEME



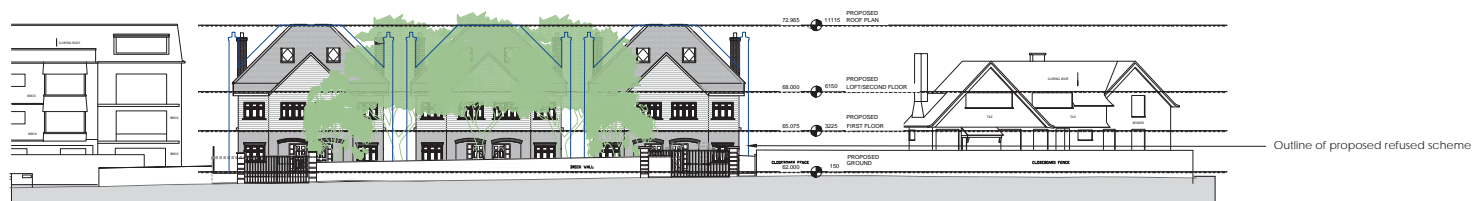
1 EXISTING FRONTAGE
1 : 200



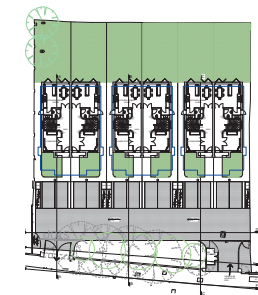
2 PROPOSED SECTION D - THROUGH HOUSE FRONTAGE
1 : 200



3 PROPOSED SECTION E - THROUGH TREE PLANTING
1 : 200



4 PROPOSED SECTION F - THROUGH STREET WITH FRONT BOUNDARY BRICK WALL
1 : 200



PROPOSED KEY PLAN

| Amendments/Notes | | | |
|---|--------------------------------|------------------|----------|
| Rev | Detail | By | Date |
| A | Units resized and stepped back | MS | 08/12/23 |
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| <p style="text-align: center;">SEABROOK ARCHITECTS</p> <hr/> <p style="text-align: center;">CHARTERED ARCHITECTS</p> <hr/> <p style="text-align: center;">Unit 17, Chiltern Court, Ashridge Road, Chesham, Bucks HP5 2PX Tel: 01494 778918 e-mail: info@seabrookarchitects.co.uk</p> | | | |
| Drawn By | | Date 01/03/2023 | |
| Checked By JS | | Date 01/03/2023 | |
| Approved By JS | | Scale 1:200 @ A1 | |
| Drawing No. | | Rev. | |
| 5819 A(PP)017 | | B | |

7. CGI_s REVISED PROPOSALS & REFUSED SCHEME

REFUSED SCHEME



REVISED SCHEME



REFUSED SCHEME



REVISED SCHEME



REFUSED SCHEME



REVISED SCHEME



Appendix B – September 2024 Follow Up PreApp Submission

PROPOSED REDEVELOPMENT

to provide

SIX SEMI-DETACHED FAMILY HOMES

at

MANOR LODGE
RICKMANSWORTH ROAD
NORTHWOOD

FOLLOW-UP PROPOSALS TO
PRE-APP SUBMISSION REF: 49436/PRC/2024/35

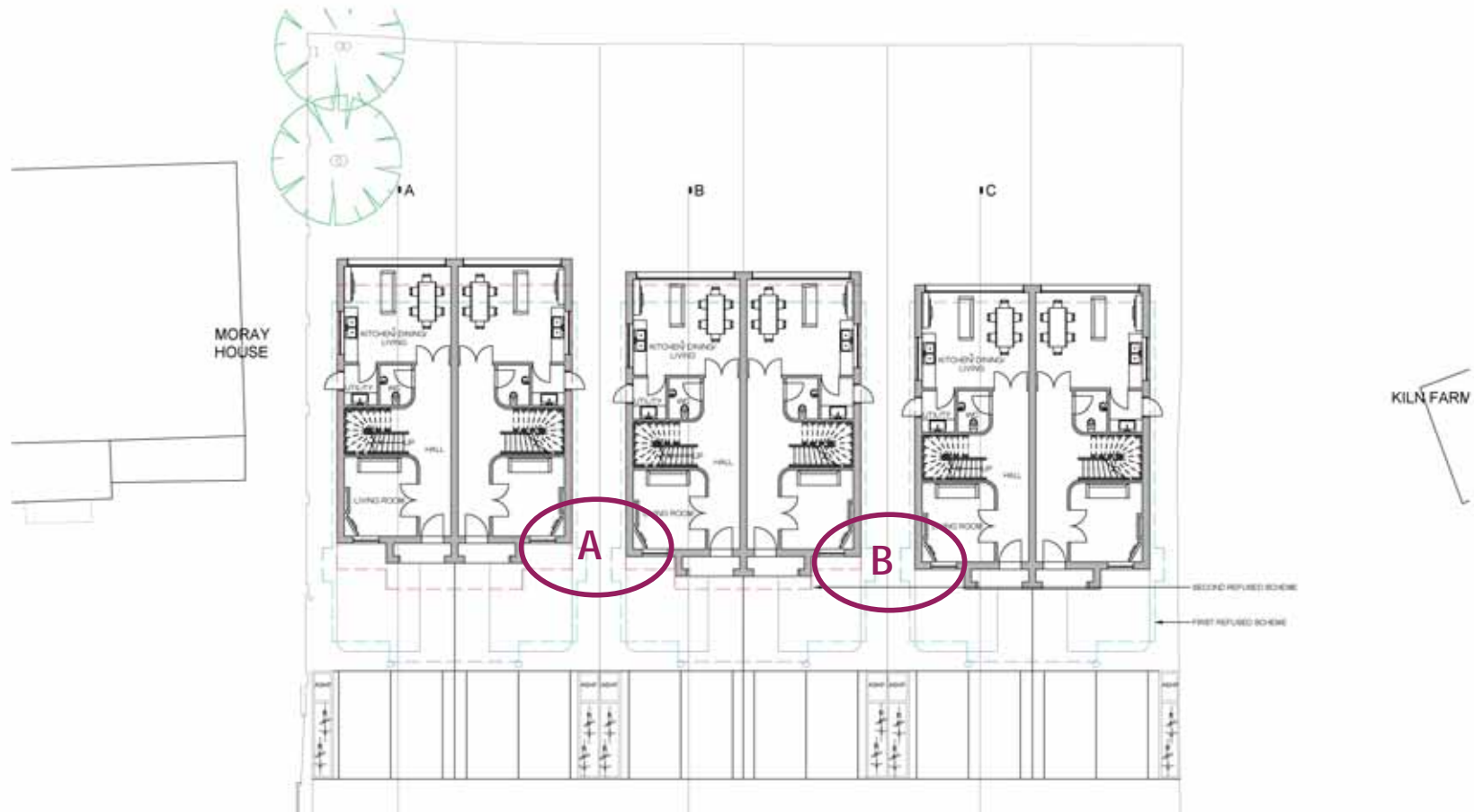
DESIGN RESPONSES

September 2024

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS

Unit 17, Chiltern Court, Asheridge Road, Chesham, Buckinghamshire, HP5 2PX.

| | | |
|---|---|--------------------------------|
| Officer PreApp Item #1 | May 2024 | Design Response September 2024 |
| Staggered building line to frontage in lieu of an increased separation to flank walls not being feasible. | The front building line is now slightly staggered. The far left hand house is set back furthest by ~1.2 metres (A) and the middle house by ~0.6 metres (B). This breaks up the perceived mass and also provides a suitable response and relationship with the neighbouring building lines to the north and south. | |



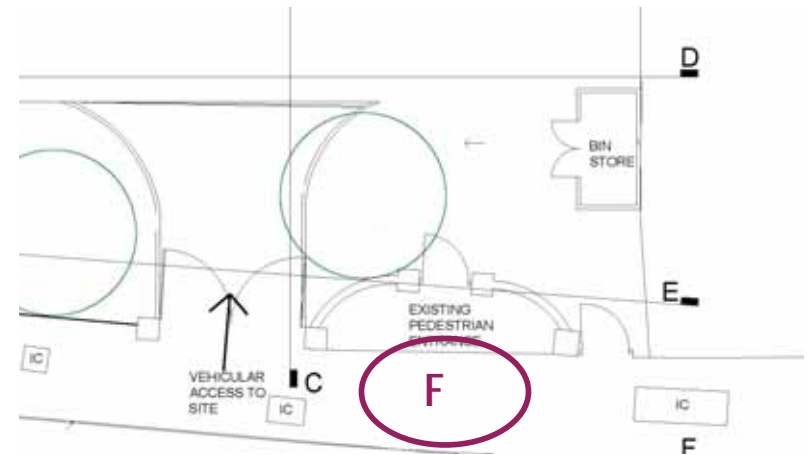
| | | |
|---|----------|---|
| Officer PreApp Item #2 | May 2024 | Design Response September 2024 |
| The scale of the proposed roof profile should also be tested. | | The overall building height and overall shape, size and therefore mass at roof level have all been considerably reduced and the height and mass of the previously proposed buildings are shown dotted in red (C). The revised scheme is much less bulky with the dwellings also sitting comfortably in the streetscene with a gentle step between the neighbouring buildings (D). |



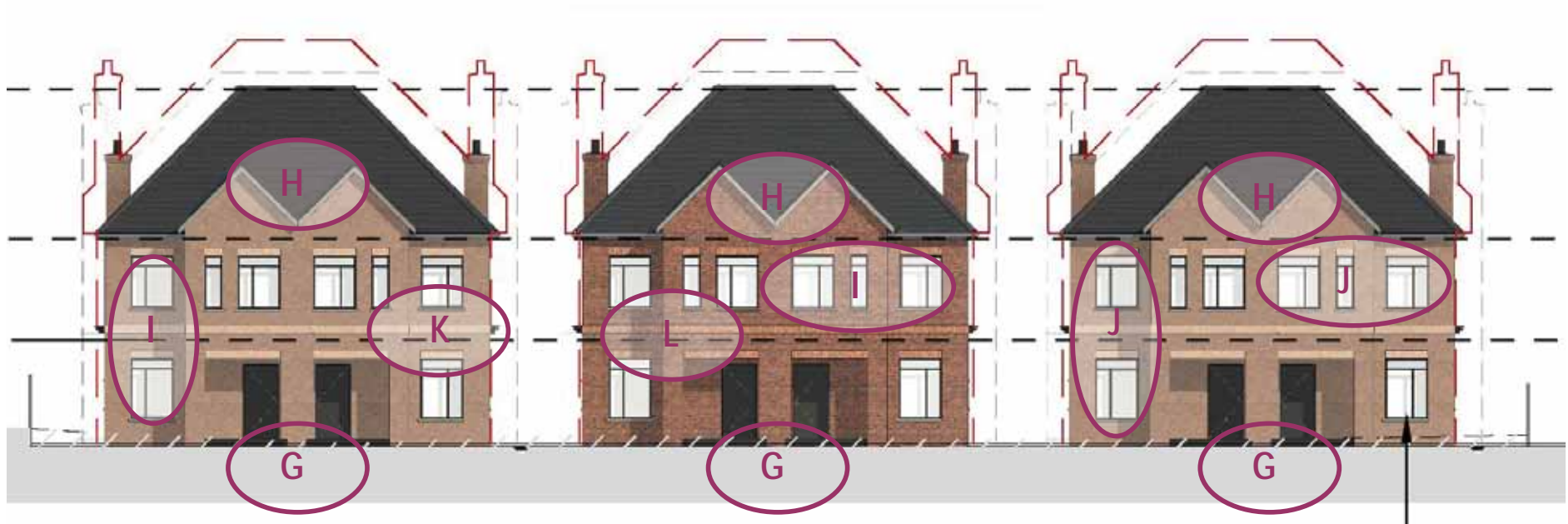
| | | |
|--|---|--------------------------------|
| Officer PreApp Item #3 | May 2024 | Design Response September 2024 |
| Improvements required to landscape proposals | See separate landscape strategy and design document by Grace Rogers. The scheme now comprises a comprehensive landscape scheme that also includes the opening up of the existing road frontage whilst retaining / rebuilding of the feature boundary wall piers (E) | |



| | | |
|--|----------|---|
| Officer PreApp Item #4 | May 2024 | Design Response September 2024 |
| It is advised that the existing semi-circular pedestrian entry point towards the boundary shared with Kiln Farm is retained as a visual feature of the site. | | The proposed vehicular access has been repositioned to allow for the retention and re-use of the semi-circular brick pedestrian entrance as a retained feature of the site (F). |



| | | |
|--|----------|--|
| Officer PreApp Item #5 | May 2024 | Design Response September 2024 |
| In terms of facade articulation, concerns were raised over how the proposed front elevation lacks gesture and reads as too simple. | | <p>The following changes have been made in terms of materials and elevational treatment to provide visual relief and enhance visual interest:</p> <ul style="list-style-type: none"> • Full brick façade introduced (G); • The previously proposed large central front gable has been reduced in size and split into two smaller gable ends (H); • Fenestration has been broken up for visual relief and all windows and doors are now of a more contemporary style (I); • Consistent fenestration proportions on ground and first floor (J); • Subtle variation in brick coursing and detailing (K); and • The middle building is of a darker brick colour which provides a subtle change across the three buildings (L). |



| | | |
|--|----------|--|
| Officer PreApp Item #6 | May 2024 | Design Response September 2024 |
| The option to explore lighter tones of brickwork, such as beige or earth-like material palette tones, alike the immediate neighbours, should also be encouraged. | | A variation in colour between the middle and end buildings is proposed which provides a subtle change without unbalancing the appearance of the group (M). |

