

6 FIRS WALK, NORTHWOOD, HA6 2BZ

DESIGN & ACCESS STATEMENT

MARCH 2024



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6 FIRS WALK

1.0 INTRODUCTION

This statement has been prepared by Ascot Design Ltd to accompany a full application for 2 dwellings following the demolition of the existing property. Plot 1 is a detached house with a separate 2 space carport and Plot 2 a detached house with integrated garage.

It has been produced in accordance with guidance published by the Commission for Architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

It should be read in conjunction with all other reports and correspondence submitted with the application.

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2.0 CONTEXT

2.1 SITE LOCATION & CONTEXT

The application property is a two storey detached dwelling with attached garages.

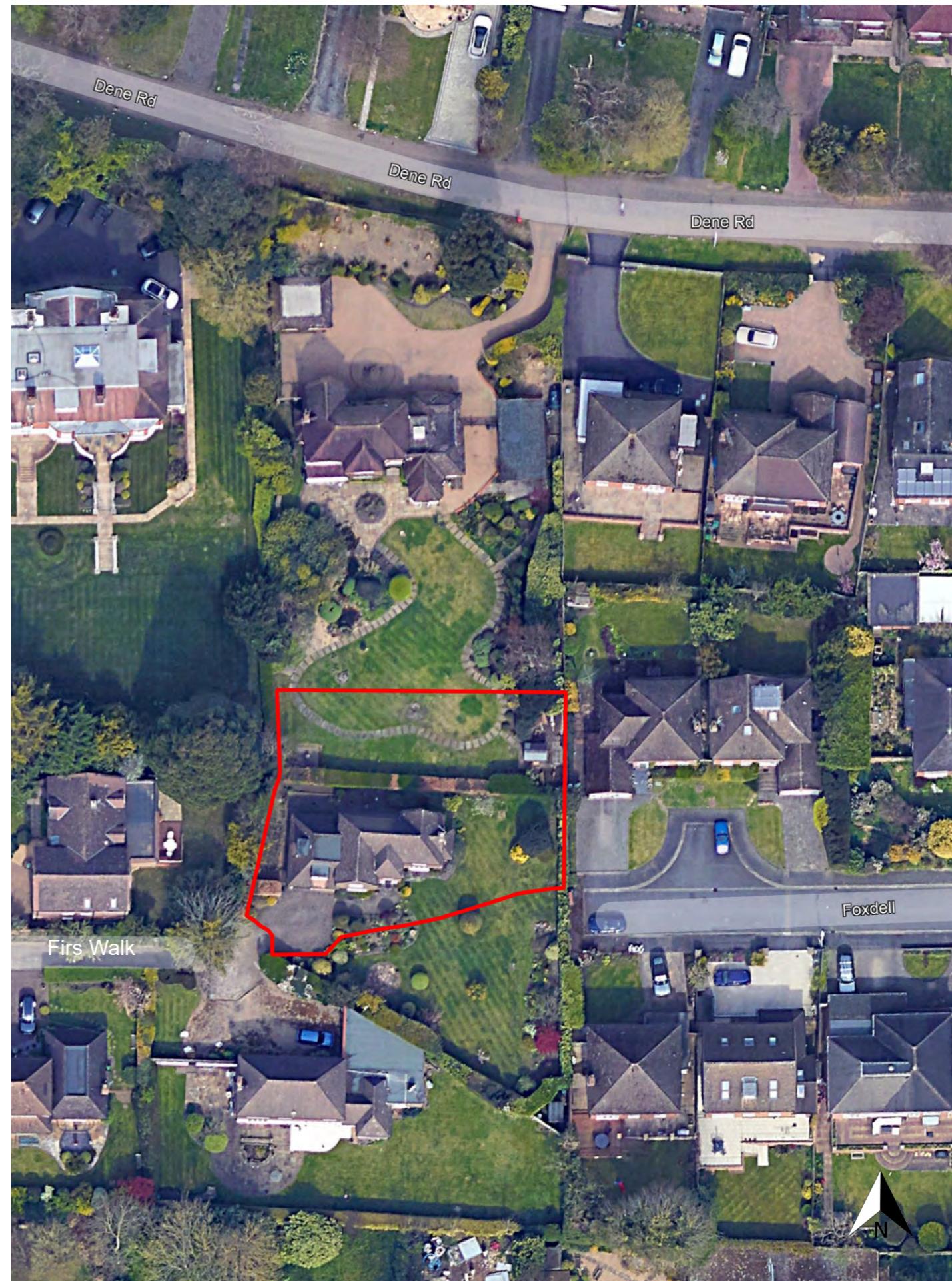
It is situated on a spacious piece of land with a well-established garden that includes mature trees and shrubs. The trees on the property are not protected by Tree Preservation Orders (TPO) or designated as part of a Conservation Area.

The site lies within a small cul-de-sac of similar type properties. The street scene is residential in character and appearance and consists of mainly detached residential dwellings, each with different plot sizes.

On the neighbouring plot at 5 Firs Walk, the existing house is being replaced by three detached houses with integrated garages, as outlined in the approved scheme (Ref No: 30837/APP/2020/1723). This development is currently under construction.

Towards the west, the properties in Firs Walk are generally larger and situated on generously-sized plots. On the eastern side is accessed from Foxdell, which is also a cul-de-sac, and consists of newer houses. The plots in this area are more regularly arranged and smaller, with closer spatial relationships. Consequently, the two cul-de-sacs, both accessed from Dene Road, form distinct residential enclaves within specific sub-character areas.

The site is within a defined Urban Area and falls outside of the Dene Road Area of Special Local Character.



6 FIRS WALK

2.2 LOCAL CHARACTER - FIRS WALK & FOXDELL



1A FIRS WALK



3 FIRS WALK



4 FIRS WALK



7 FIRS WALK



3 FOXDELL



8 FOXDELL

6 FIRS WALK

3.0 PLANNING INFORMATION

3.1 PLANNING POLICY

The proposal is in line with the National Planning Policy Framework and the following guidance have been referenced throughout the design process:

- National Planning Policy Framework (NPPF) 2023
- National Design Guide
- Technical Housing Standards: NDSS
- Secured by Design
- Building for Life

NATIONAL DESIGN GUIDE:

Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.



3.2 LOCAL POLICY

THE LONDON PLAN (2021)

- Policy 3.3 Increasing Housing Supply
- Policy 3.4 Optimising Housing Potential
- Policy 3.5 Quality and Design of Housing Developments
- Policy 3.8 Housing Choice
- Policy 5.3 Sustainable Design and Construction
- Policy 6.13 Parking
- Policy 7.1 Lifetime Neighbourhoods
- Policy 7.4 Local Character

THE HILLINGDON LOCAL PLAN PART 1: STRATEGIC POLICIES

- H1 Housing Growth
- BE1 Built Environment

THE HILLINGDON LOCAL PLAN PART 2: DEVELOPMENT MANAGEMENT POLICIES

- DMH1 Safeguarding Existing Housing
- DMH2 Housing Mix
- DMHB11 Design of New Developments
- DMHB12 Streets and Public Realm
- DMHB17 Residential Density
- DMHB18 Outdoor private amenity space
- DMT2 Highways Impacts
- DMT6 Vehicle Parking

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3.3 PLANNING HISTORY

- APP /R5510/W/19/322269 Redevelopment of the site 5 & 6 Firs Walk for 6 units. Status: Dismissed.

3.4 NEIGHBOURING RESERVED MATTERS APPLICATION (30837/APP/2021/2577)

The appeal for 5-6 Firs Walk was granted planning permission on 6th April 2021 for the replacement of existing building (No.5 Firs Walk) with 3 x 2.5 storey houses and associated access and parking and the installation of vehicular crossover onto Foxdell, Northwood HA6 2BZ in accordance with the terms of the application, Ref APP/R5510/W/20/3253781; Appeal ref LPA ref- 30837/APP/2019/3096. This is now under construction and this proposal seeks to compliment this scheme with the addition of 2 detached dwellings replacing



6 FIRS WALK

3.5 NO.5 FIRS WALK SCHEME STREET SCENE AND FRONT ELEVATION

