



DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

COOKS GARAGE FORGE LANE NORTHWOOD HA6 1BA

Planning Application Submission

JUNE 2022



COOKS GARAGE FORGE LANE NORTHWOOD HA6 1BA

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Introduction

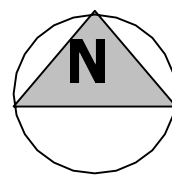
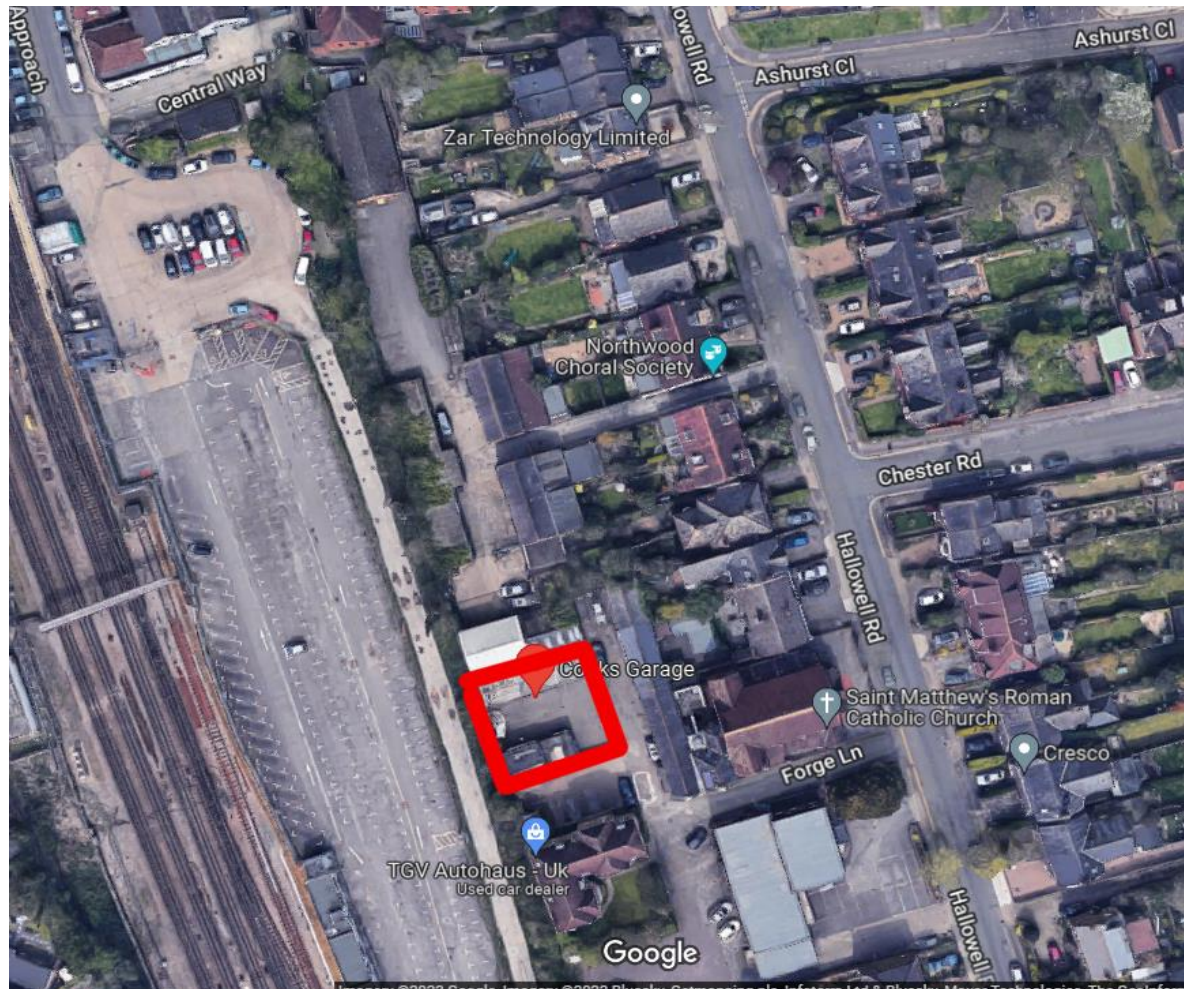
The application site is a square shaped plot of land, 366sq.m in area, which is located to the north west of Forge Lane, at the rear of St Matthew's Church and comprises of single storey lock up garages in two blocks with a courtyard between. Immediately abutting the site to the north is a single storey vehicle workshop, to the east, beyond the vehicle access is a two storey Victorian terrace in use as the offices for a development company, the Presbytery and residential accommodation (No. 32 Hallowell Road) for the church. Northwood station car park and the Metropolitan railway line beyond adjoin to the west and a new three storey flatted development (Nos. 1 to 6 St Matthews Court, Forge Lane) to the south.

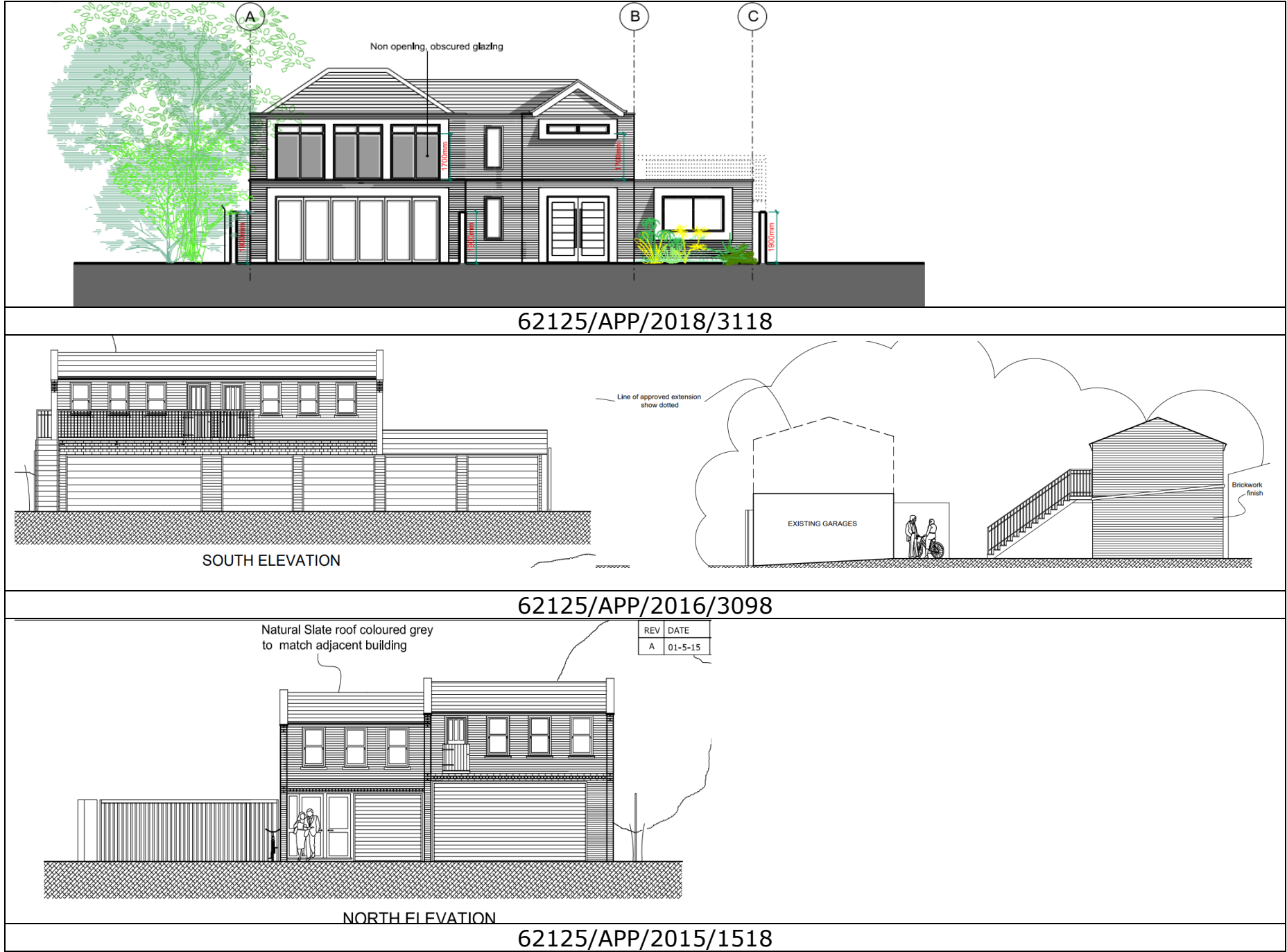
The site is situated in the Old Northwood, Area of Special Local Character and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

The property is currently vacant. The surrounding properties are in mixed use and comprise, a church, residential and commercial uses, including car servicing and repairs. The property is not listed and is not located within a Conservation Area.

The site is located in an area where controlled parking measures are in place. The site is located within a PTAL 2 area but the site is located close to Norwood underground station.

The site is located in a low flood risk zone (flood risk zone 1).





Relevant Planning History

The design thinking behind the redevelopment of this site will allow the building to sit comfortably within its environs.

62125/APP/2016/3098 APPROVED Raising of roof to create additional floor above 3 garages to provide additional storage and new external staircase

62125/APP/2015/1518 APPROVED Raising of roof to create additional floor above 2 garages to provide storage, involving alteration to side elevation

62125/APP/2018/3118 APPROVED Single storey front extension, creation of first floor level and change of use from storage/distribution (Use Class B8) to day care facility (Use Class D1)

14671/H/97/0958 APPROVED Erection of a single storey extension to garage for use as repair shop (involving demolition of existing building)

The proposed scheme

This application seeks full planning permission for an conversion to the existing southern block garage, construction of part single/part double storey to the northern block of garages and the change of use of the site from storage to form a children's day nursery. It is considered that the proposal would be in keeping with the streetscene and would not adversely impact on the residential amenities of nearby properties.

The proposed dwelling would have a broadly rectangular footprint and would be 18.7m wide and max 19.3m deep for the main part. The extension would be set in at least 1m from the side boundaries,

The dwelling would have a gable roof with a ridge 7.25m high when viewed from the front and the rear. There would be glazing provided to all elevations of the dwelling and the submitted details indicate that the dwelling would be finished in bricks with a tiled roof to match the approved planning application(62125/APP/2018/3118).

The front of the building is block paved hardstanding providing parking for three vehicles and an area laid to lawn partly. The drive access kept as existing.

The proposal reflects the extension and scale, form and importance of adjacent buildings while complying with the minimum requirement of 45 degrees set by the Hillingdon Council.

The position, orientation & mass of the building has been designed to minimise any potential overshadowing onto neighboring gardens while at the same time being respectful of neighbours interests and promoting an attractive street scene. The proposed building will not be visible from the main road(Hallowell Road).



Layout

• Accommodation:

The proposal provides provides the following internal area:

	Area m ₂		
	Existing	Approved application (62125/APP/2018/3118)	Proposed
G. F.	140	124	180
1. F	-	64	75
TOTAL	140	188	255

• Amenity Space:

	Area	
	Approved application (62125/APP/2018/3118)	Proposed
TOTAL PLAY AREA AND INTERNAL AMENITY	66 m ₂	117 m ₂
FRONT GARDEN	6 m ₂	15.5 m ₂

• Appearance:

The properties along Hallowell Road are constructed from a mixture of either red multi-stock brick or London stock brick. The downpipes and guttering on the residential properties within the area tend to be black uPVC and the windows being glazed uPVC casements.

The proposed extension and building would be constructed with a London stock brick to match the properties around. The windows completed in glazed uPVC casements. The rainwater and down pipes would be constructed from a black uPVC.

Given the visual context of the wider area, the proposed appearance of the development would appear harmonious with visual characteristics of the area. The proposal would therefore comply with the National Planning Policy Framework 2019 and the Hillingdon Local Plan.

• Car Parking:

The proposed parking area would allow for the parking of 3 off-street parking spaces as approved plan previously (62125/APP/2018/3118). All staff would receive a 'Welcome Pack' to promote sustainable travel by suitable means such as public transport, walking and cycling.

• Bicycle Storage:

Cycle parking area

• Refuse Collection:

The bin storage has provided next to the entrance door.



- **Access:**

The main access is via a level threshold under a covered entrance.

- **Trees & Landscaping:**

There are no existing trees on the site.
The children's external and internal play area may rearrange the play equipment shown on plan due to the safety margins required for the different items of equipment. - This layout will be subject inspection / guidance from ROSPA.

- **Sustainability:**

The proposed application will meet through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralised, and renewable of low carbon energy supply. However, full details of the proposed renewable technologies have not been provided; additional documents would be attached to any permission requiring full details of such works.

This document along with the accompanying information aims to respond to policies and advice laid out by Watford Borough Council. It is considered that the parameters set by this design statement and illustrative plans allow for a high quality development creating a well-integrated development which respects the existing built and natural form of the area. This scheme shows that the currently vacant site can contribute positively to the overall character of the area.

Design and Impact

(a) Impact on the residential amenities of neighbouring properties

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The existing block of garages sit along the northern boundary and measure 18.35 m in width and 4.85 m in depth with a maximum height of 2.85 m.

The site is situated adjacent to Northwood Station car park to the west and the existing commercial premises to the north. To the east is a terrace of two storey properties with the northern half forming offices and the southern half residential. To the south is an existing block of flats.

The resultant two storey building measures 13.75 m in width and 8.5 m in depth with a maximum height of 7.2 m. To the side of this is a further single storey element of 4.2 m wide to the eastern boundary of the site and the depth is same as the approved planning application(62125/APP/2018/3118), with a pitched roof of 3.95 m in height. On the south side of the site there is an existing single storey garage at a depth of 5.5 m. This existing garage will be 4.08m high and will be replaced with a pitched roof to match the character of the garage site and previous consents for first floor additions have been approved(62125/APP/2015/1518). This included an appeal decision (APP/R5510/W/14/3001336) for an extension above the southern block of garages, which is set back between 10.5 m - 11.5 m from the flatted development at St Matthews Court. In consideration of this proposal the Inspector advised that whilst the proposal would have an effect upon the outlook for the occupiers of the adjoining dwellings, given the separation distances involved he was not persuaded that the proposed extension would be of a scale as to become visually intrusive for neighbouring residents.

The main building of proposed development would be further away from the adjacent residential units; it would therefore be unreasonable to refuse the proposal on this basis. The proposal would therefore comply with the objectives of Policies B19 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours. The proposed terrace will face the Northwood Station car park only and will be installed obscured glass panels at the side elevations. Also, the proposed obscured windows serving the upper floor would face towards St Matthews Court, separated by more than 21m. Therefore given the degree of separation it is considered the proposal would not result in a significant loss of privacy for the neighbouring properties.



The proposal therefore complies with the objectives of Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). In the previous application(62125/APP/2018/3118), the Environmental Protection Officer has advised that the measures to mitigate undue noise from the development are acceptable and they have no objections to the proposal.

(b) Impact on the character and appearance of the area

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy BE4 expects new development to preserve or enhance the architectural and visual amenity of the area. Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance.

Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

The proposed building is designed with a hipped roof, which respects the form, height and roof pitch of the existing roof. The proposed building is modest in width and would appear subordinate to the existing area. As such, it is considered that the proposed extension would integrate satisfactorily with the dwelling. the proposed building will have a similar roof form, pitch and angle that respects that of the local property. As such the proposal would comply with the requirements of Policies BE5, BE13, BE15 and B19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Appendix A: Planning Drawings

The following drawings form the formal planning submission drawings:

EXISTING

- 01 Site Location Plan
- 02 Existing Floor Plan / Roof Plan
- 03 Existing Front & Rear Elevations

PROPOSED

- 04 Proposed Floor Plan / Roof Plan
- 05 Proposed Front & Rear Elevations