

# **House Maroo**

## **Design and Access Statement**

**Dated: 12<sup>th</sup> of December 2022**  
**Oliver Rehm, Baufritz (UK) Ltd, and**  
**Anthony Cooper, The House Designers Ltd (Agent)**

Site address: 28 Nicholas Way, Northwood, HA6 2TT Applicant: Neil and Talisha Maroo  
Description of the works: Replacement dwelling with associated ancillary garage and carport

## Background

The applicants Neil and Talisha Maroo have appointed The House Designers & Baufritz (UK) Ltd to develop a building design for their proposed replacement dwelling, "28 Nicholas Way" in the beautiful setting of Northwood, a unique and private site.

The new dwelling shall be constructed as an off-site manufactured timber construction by eco house manufacturer Baufritz (UK) Ltd.

Baufritz is one of Europe's leading off-site manufacturers of ecological timber buildings and a carbon neutral manufacturer. Every Baufritz building is carbon positive\* (it stores more carbon than it emits during manufacturing, construction and running of the building). Due to the exclusive use of natural building materials, Baufritz buildings have an exceptional indoor air quality and are well suited for people suffering from allergies. The majority of buildings built by Baufritz achieve an energy efficiency rating of A.

The award-winning company was founded in 1896 in Germany and completes around 200 bespoke eco homes that meet the highest environmental standards every year throughout Europe. In 2009 Baufritz was awarded Germany's most sustainable company by former German Chancellor Angela Merkel. Since 2006 Baufritz has a base in Cambridge, UK, and has since then completed successfully more than 100 bespoke eco buildings in the UK. For further information see [www.baufritz.co.uk](http://www.baufritz.co.uk)

## Submission documents

The content of this statement in conjunction with the list of drawings below describes the nature and details of our proposal.

- 375-001 Site Location & Site Plan (various scales)
- 375-002 Basement Plan (1:100 @ A1)
- 375-003 Ground Floor Plan (1:100 @ A1)
- 375-004 First Floor Plan (1:100 @ A1)
- 375-005 Roof Plan (1:200 @ A1)
- 375-006 Elevations – Sheet 1 of 2 (1:100 @ A1)
- 375-007 Elevations – Sheet 2 of 2 (1:100 @ A1)
- 375-008 Sections (1:100 @ A1)
- Arboricultural Survey and Drawing
- Existing House Condition Report
- Ecological Survey
- EPC Certificate
- Title Deeds Certificate
- Existing House Plans and Elevations
- Topographical Plan of Site
- Previous Planning Arboricultural Survey Extracts (x2)

## The site:

- Site area: approx. 0.36 Ha
- Current Use Class: C(3) - Residential
- Existing buildings: Main house, ancillary garage and shed
- Topography: Mixed woodland and lawn, sloping from northwest to the southeast
- Slopes approx. 6.5m over the width of the plot of approx. 60.5m (1 in 9.3 slope)
- Trees: primarily Oak and Hornbeam, with Cypress and Silver Birch.
- Views: restricted to the site itself due to the nature of the wooded site.

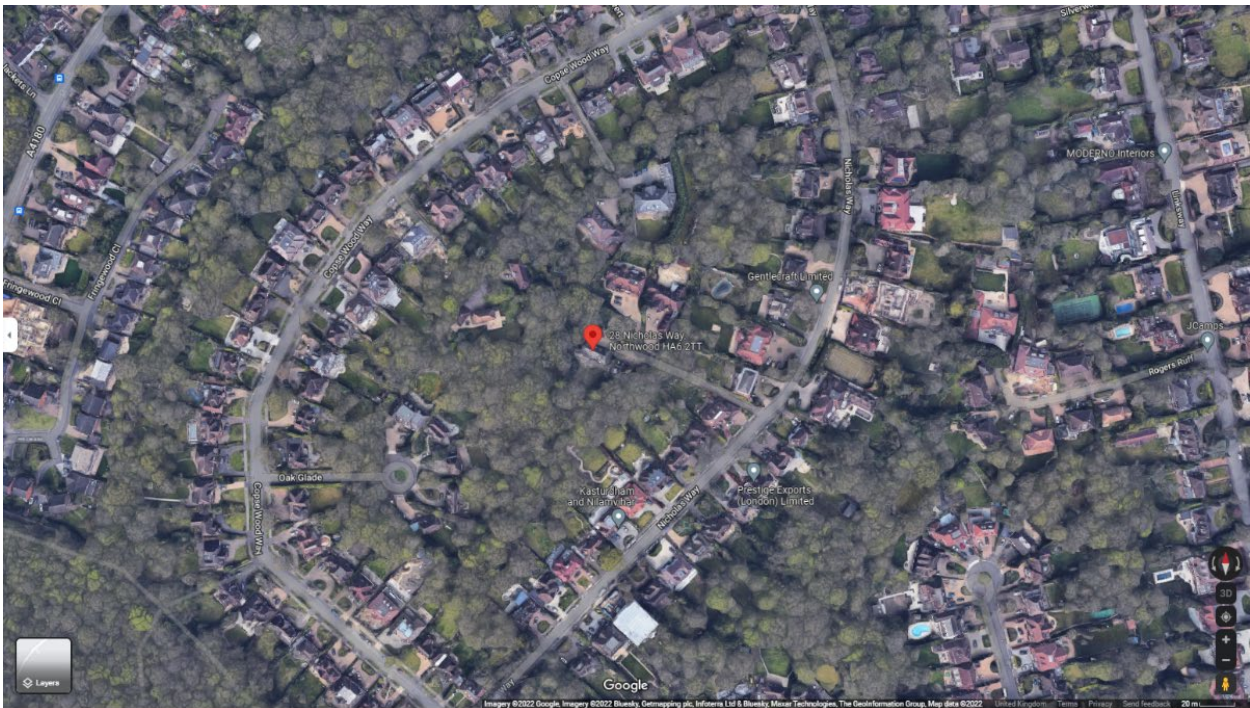
**Site boundary:**

- timber fencing,
- wire mesh,
- hedge

This is existing, but will be repaired and made good, where necessary.

**Neighbouring properties:**

- Mix of styles and finishes, primarily Edwardian and Victorian in style
- Generally large, detached houses on sizeable plots, set close to the road
- Site not visible from road
- 2 large single family detached homes share same drive



The neighbourhood

## **Arboricultural Report:**

Trevor Heaps (BSc, MICFor, RC. Arbor. A) has prepared an Arboricultural Assessment Report as required for this application. We have added, as part of this application, the two previous applications that were consented. As 18 trees and 2 linear groups of trees are proposed to be removed, we have included the two previous primarily for context.

The application numbers are:

- APP-2016-1895, and
- APP-2021-1003

Trevor's conclusions (extract from report) are as follows:

### ***"10.0 Conclusions***

*10.1 The proposals will require the removal of 18 trees and 2 linear groups of trees.*

*10.2 The site is already well-stocked with trees and so replacement planting is not required or feasible.*

*10.3 The retained / third-party trees will be protected using up-to-date methodology and guidance provided by the current British Standards (BS 58378:2012). To this end, a site-specific AMS and TPP have been provided. These are found in Section 11 and Appendix 9 respectively.*

*10.4 Provided the recommendations laid out in this report are followed, the proposals will not detrimentally affect the trees and, with the suggested tree re-planting, will improve and enhance the character and appearance of the local area.*

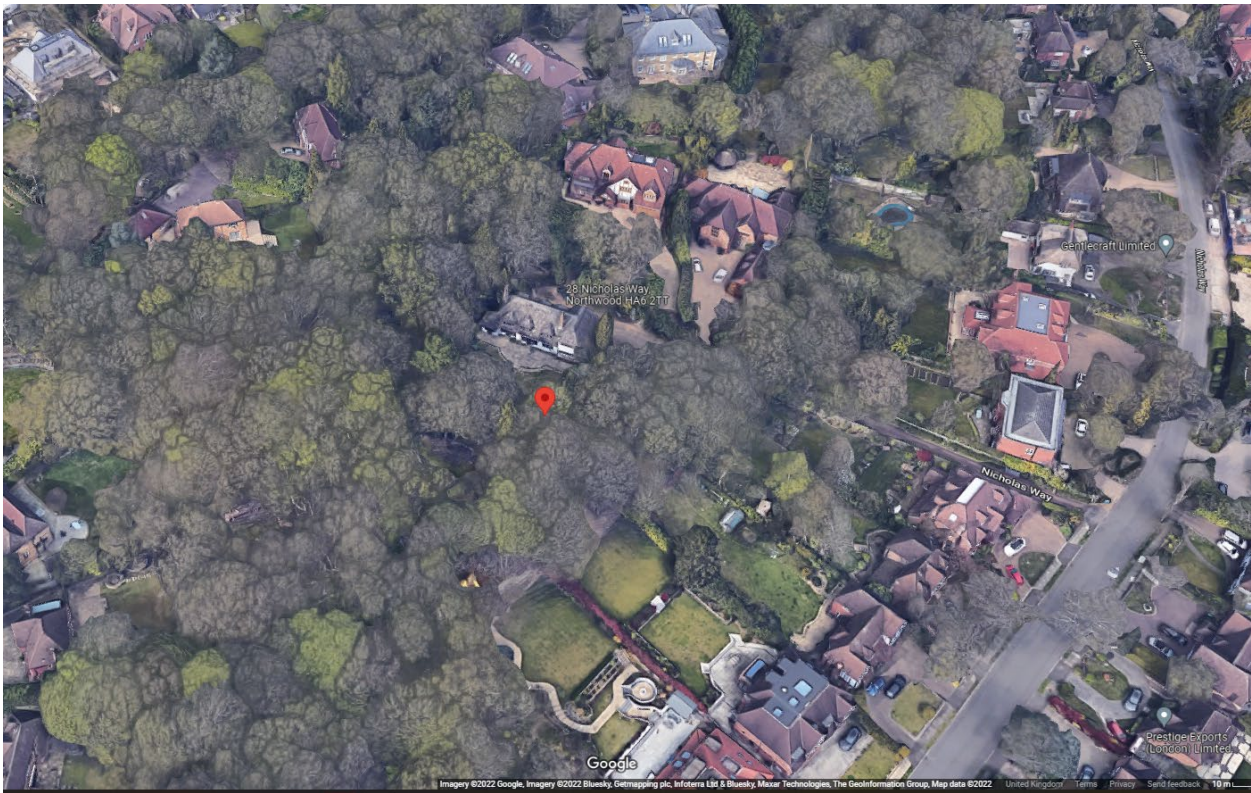
*10.5 The trees do not cause any significant conflicts in terms of construction activities, nor will any significant issues of post-development pressure be likely to emerge that could not be managed with routine, minor tree maintenance.*

### ***11.0 The Arboricultural Method Statement (AMS)***

*11.1 Effective tree protection relies on following a logical sequence of events and arboricultural supervision. This AMS lays down the methodology for all construction works that may influence significant trees and recommendations for arboricultural supervision are provided in Section 12.*

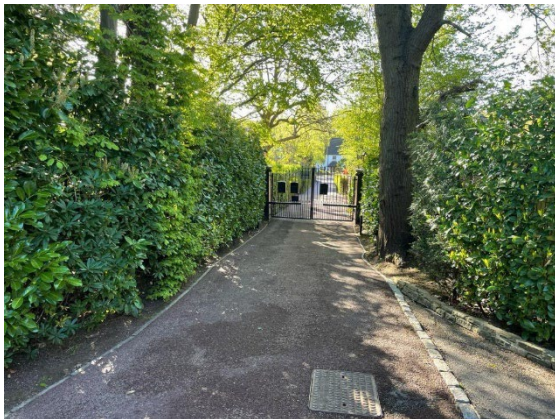
*11.2 It is essential that this AMS is observed and adhered to. Therefore, a copy of this AMS must be issued to the building contractor to be integrated into their work schedule and must also be permanently made available on-site for the duration of development.*

*11.3 This AMS should be read in conjunction with the supporting Tree Protection Plan (TPP), which is found in Appendix 9."*



The site

### Site photography:



Existing entrance approach (from (SE))



Site entrance



View from NW looking towards garage and site entrance



Entrance (NE) facade



SE Corner of existing house



View from rear of house (looking NE)



View from SW corner of garden (SW Façade)



View from rear of house (looking NE)

**Proposed building:****Floor area (gross external area):****House:**

- Ground Floor: 362.6sq.m
- First Floor: 290.3sq.m
- Basement: 125.4sq.m
- **TOTAL: 778.3SQ.M**
- Garage: 45.9sq.m

**No of storeys:**

- 2 full storeys and part basement (house), single (garage),

**Building height:**

- Hipped pitched roof, 10 degrees (house and garage)
- Ridge height (Main House) approx. 7.3m at highest point above FFL of 83.3m ASL
- Ridge height (Annex) approx. 3.9m at highest point above FFL of 83.3m ASL
- Ridge height (Garage) approx. 4m at highest point above FFL of 83.2m ASL

**Access:**

- Via shared private access road
- Proposed new entrance SUDs paving drive to garage and house
- 2 No.car parking spaces are provided in the double garage, which also provides sufficient space for cycle storage. Additionally, space for 6 cars has been maintained on site
- The carparking spaces on the entrance drive leave adequate space for vehicle turning.
- A bin/recycling area is positioned next to the garage.
- Steps to entrance door, level access into the house via double garage
- Built with Lifetime Homes standards in mind with GF ensuite

**Position:**

- Mainly same position as existing house. Double garage position has been relocated to the top of the site.
- Orientation NE – SW and NW – SE for 2 main “wings” of the home
- Fenestration of habitable rooms mainly SW facing looking into the private garden area.

**Distance to neighbours:**

- Approx 35m to nearest house, and 40m to second house.
- Mature trees and established hedges screen the house from these neighbours.
- Their private gardens are on the NE façade
- The 3 houses have a shared drive- all facing inwards towards the entrance drives and parking areas.

**Landscaping:**

- Existing site levels to be primarily retained with a 6.5m drop from NW-SE over 60.5m.
- 18 trees TO BE REMOVED
- all others (60+) to be retained and protected during construction.
- See Arboricultural Report as part of application.

**Drainage:**

- Foul drainage and excess surface water will be connected to the public sewer in the main road.
- Green water will be collected in a rainwater harvesting tank and used for garden irrigation, any excess will be discharged on site in a soakaway or into the main sewer.
- Apart from the footprint of the buildings (house and garage) all other surface areas are permeable, i.e. grass, meadow, and permeable paving.

**External materials:**

- Walls: Render and stone cladding to GF, timber cladding to FF, and stone cladding to exposed basement areas and columns (see drawings)
- Windows: composite timber aluminium, powder coated, colour: grey
- Roof: 10 degrees standing seam metal roof with 900mm overhang
- Rainwater goods: powder coated aluminium to suit window frames



Existing home showing similar style, finishes and setting as proposed new home.



Further images showing similar finishes and style of proposed new home

### **Replacement Dwelling:**

Simon Hands, Director of Simon Hands Associates (MRICS) concluded in their report (attached as part of planning application documents:

*“As can be seen from viewing this report the property Netherby Cottage, 28 Nicholas Way, Northwood, HA6 2TT has been unoccupied for several years.*

*The property whilst appearing to suffer no major structural defects is in poor condition and requires a considerable work to return it to habitable condition.*

*Given the level of repair which is required; the poor energy efficiency of the existing building and given the poor condition of utility service we feel it would be desirable (as has happened at other adjoining plots) for the property to be redeveloped.*

*This economic decision is also probably influenced given present tax arrangements.*

*We trust the above has been of assistance to you but if you require any further information, or if any points raised during the course of this report need clarification, then please do not hesitate to contact us.*

*Finally, it should be appreciated that this report is carried out on the basis that we have not carried out any tests on the drains or other services or other parts of the structure that were not accessible, covered or unexposed at the time of our inspection. We are therefore unable to report that such parts are free from rot, beetle attack or insect infestation or other defects.*

*This report has been prepared solely for your use and whilst it may be referred to in negotiations with third parties, the contents and detail of such report may not be disclosed to any third party without the prior consent of Simon Hands & Associates in writing”.*

**Method of construction:**

- Highly insulated prefabricated timber kit on ground and first floor
- Foundations: highly insulated in-situ concrete slab
- Basement: highly insulated prefabricated concrete basement

**Sustainability:**

- Very low energy eco timber house
- Prefabricated building system with a 80% timber content
- Heating system: air source heat pump with underfloor heating
- Central MVHR
- PV panels approx. 30m<sup>2</sup>
- 2 electric car charging points in garage

**Summary:**

- Please see attached surveyor’s condition report – the existing house is in a bad state of disrepair.
- We are proposing a new dwelling with low impact on the neighbourhood and environment which will blend in with the wooded site and immediate surroundings.
- We have carefully considered the following aspects when designing the home, noting its secluded setting:
  - Position (same as existing)
  - Shape, size and height similar to surrounding neighbourhood
  - External finishes (render and timber cladding with stone-clad basement)
  - Fenestration
- Landscaping – keeping the setting as close to as existing as possible with the removal of only 4 trees (previously consented in earlier consented Planning Applications). See Arboricultural Statement for details.
- Energy efficiency/carbon emissions