

DESIGN STATEMENT

LAND REAR OF 10 EMMANUEL ROAD, NORTHWOOD, MIDDLESEX, HA6 1SF



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.

SUMMARY OF PROPOSAL

Planning approval is sought for the development of one dwelling, which consists of 3 garages and a one bedroom flat in the roof area of the proposed dwelling.

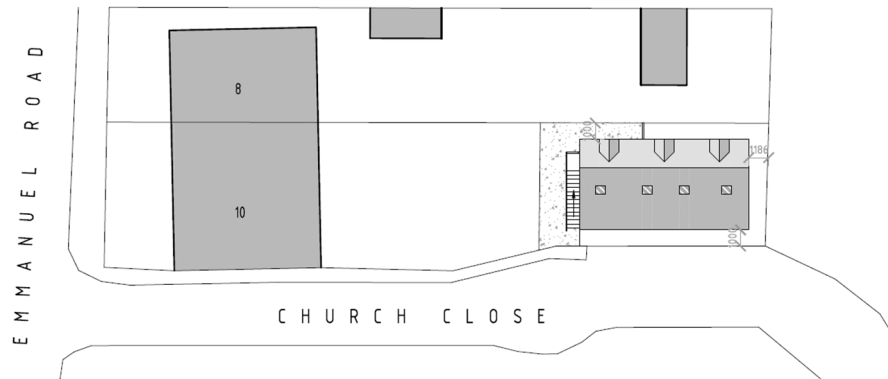


Fig. 1 – Proposed site plan of land at the rear of 10 Emmanuel Road

SITE LOCATION AND DESCRIPTION

The application site is to the rear of 10 Emmanuel Road which currently has access from Church Close. The site is currently un-used, overgrown and unattractive to neighbouring properties.

Rectangular in shape (approx. 14m wide x 7.9m deep). The main topographical feature of this property is the consistent ground level and the overgrown planting. To the front of the site, there is an existing access with low level wire mesh gates. Currently the entire site is overgrown.

The architectural character of the area is mainly traditional in appearance, with dwellings maintaining a consistent Victorian style having features such as corbel dog tooth brick dentiling, tile hanging and brick corbel detailing.

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

VAT REG. NO. 809 9514 00

REGISTERED OFFICE: ENTERPRISE HOUSE, BEESON'S YARD, BURY LANE, RICKMANSWORTH, HERTS, WD3 1DS

All of which have been incorporated into the proposed dwelling to correspond with the character of the area.

The existing site is rather dated in appearance being overgrown and offers no real merit, making it unattractive for the neighbours, some of which directly face the site, and when compared to the neighbouring properties that currently exist within Church Close and the wider area generally, a new dwelling is considered to be acceptable in this location.

USE AND AMOUNT

The NPPF recommends that planning policies and decisions should aim to ensure developments optimise the more effective use of previously developed land.

Constraints imposed by the requirements of Local Plan Policies and Design Guidelines, control design, plot coverage, spacing and siting of new dwellings relative to their side boundaries, and prevent the addition of further dwellings.

In this case, the proposal for a one additional dwelling on this site is considered to be appropriate.

LAYOUT & SITING

The proposal provides a well-spaced and well-proportioned layout that seeks compliance with front/rear building lines, side boundary separation distances, and policy requirements which exist in this area generally.

The front of the proposed dwelling has been positioned 1m off all boundaries and 2.5m off the left boundary to provide amenity space for the one bedroom flat.

The two storey elements of the proposed dwelling sit outside the 45 degree vision splays projected from the neighbouring first floor rear window of No 6 and 8 of Emmanuel Road, this is clearly illustrated on the submitted Site Layout Plan, drawing reference No. 1313/P/2.

Separation distances from the proposed dwelling to the side boundaries have been set at a minimum of 1m to the proposed dwelling. This allows for adequate side access, and maintains the same spacing that currently exists with other properties along Church Close, and the area generally.

With regards to rear garden amenity, we still achieve an area of 22.5m², which is considered to be more than suitable for a flat of this size.

In terms of access, the existing access points from Church Close will be retained, and adequate parking will be maintained.

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

VAT REG. NO. 809 9514 00

REGISTERED OFFICE: ENTERPRISE HOUSE, BEESON'S YARD, BURY LANE, RICKMANSWORTH, HERTS, WD3 1DS

In conclusion, it can be seen that the layout and impact of the proposal in its immediate surroundings is acceptable, protecting the private amenity of the site and adjoining properties, and the character and appearance of the area generally.

SCALE

The site plan provided with this application clearly indicates how the scale and massing of the new garages fits in with the existing character of this road.

The scale of the new dwelling is traditional in appearance, incorporating features and details that are evident within the surrounding area.

In conclusion it is considered that the scale of the new dwelling is in keeping with other houses within the immediate vicinity, and the character of the area generally.

APPEARANCE

The appearance of the house has been developed to simulate a traditional Victorian design that is considered to be suitable for the location of this site.

The design will be enhanced by the use of traditional materials and details, such as timber windows, gable roofs, plain clay roof tiles, corbel brick detailing and rear dormers with tile hanging. These will harmonise with the pleasant appearance of other houses in the locality.

This will not detract from the traditional appearance of the houses that exist within the locality or the character of the area generally.

In conclusion, it is considered that the appearance of the new house is acceptable in terms of its context within the immediate vicinity of Church Close and the wider area such as Emmanuel Road.

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

VAT REG. NO. 809 9514 00

REGISTERED OFFICE: ENTERPRISE HOUSE, BEESON'S YARD, BURY LANE, RICKMANSWORTH, HERTS, WD3 1DS

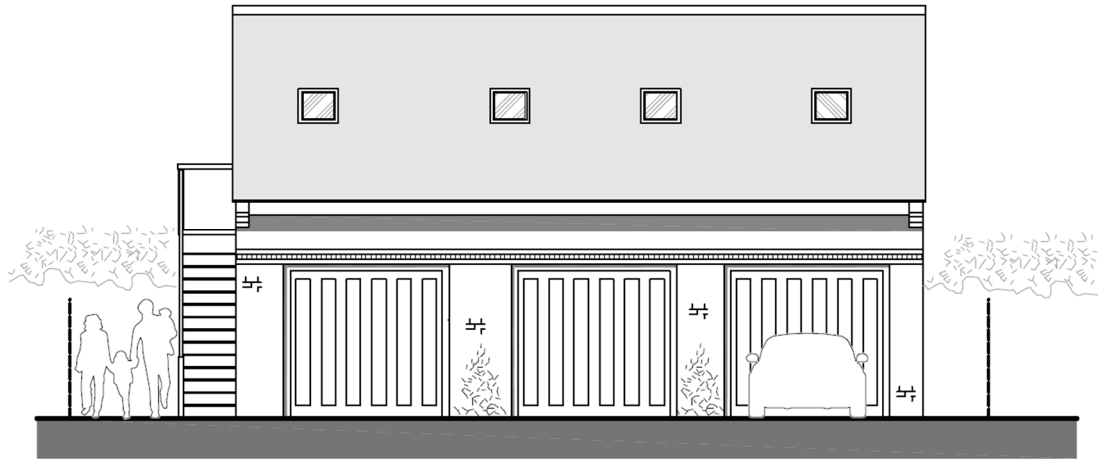


Fig. 2 – Proposed front elevation

LANDSCAPING

To the front of the site, there is an existing access through wire mesh gates. Throughout the site there is low level overgrown planting.

All of the existing overgrown planting is to be cleared as it offers no merit to the site. There are no trees on the site which would be affected. Therefore with only planting on the site being overgrown it is a benefit for it to be cleared and help improve the appearance of the plot.

Proposed high level planting is proposed to the rear and side boundaries, to help provide a well screened site to minimise the effect on surrounding neighbours.

Although the existing access points and driveway will be retained, we do propose for the driveway to be re-surfaced with permeable pavers, with surface water from that area being drained to soft landscaped areas wherever possible.

CONSIDERATIONS (ACCESS)

Access into the new development is gained via the existing access points from Church Close.

Level access will be provided into the garages from all main entrances, with an external staircase providing access to the 1 bedroom flat in the roof area.

With regards to bike storage, wall mounted cycle hangers have been located in all garages which has been indicated on the floor plans.

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

VAT REG. NO. 809 9514 00

REGISTERED OFFICE: ENTERPRISE HOUSE, BEESON'S YARD, BURY LANE, RICKMANSWORTH, HERTS, WD3 1DS

The proposed site is within easy reach of local bus and train transport connections and a local cycle network, and with this in mind, and on the basis that the proposal is only for a one for one replacement, it is considered that the increase in the number of journeys that are outside of the optimal walking distance is nil.

SUSTAINABILITY MEASURES

In order to meet the requirements of Approved Document L1A: Conservation of Fuel and Power, the proposal will incorporate on-site renewable technology. This, depending on a full assessment of its viability together with advice from a suitably qualified SAP assessor prior to construction, may take the form of one / more of the following systems: PV, Solar, or ASHP.

Efficiency within the structure to help minimise heat loss, energy use, water consumption is provided by:

- Highly insulated building fabric (i.e. floor, wall and roofs, double glazing etc.)
- Low energy lighting
- High efficiency boilers
- 'A' rated white goods, with best practice water consumption
- Sanitary ware taps fitted with aerating nozzles and dual flush WC cisterns
- Water consumption not exceeding current Building Regulation requirements
- Rainwater run-off from paths, patios and driveway to run to soft landscaping where possible
- Rainwater harvesting (water butts or underground tanks)
- On site SUDS to deal with all additional surface water.

PLANNING CONTRIBUTIONS

Whilst the applicant is aware of the current policies relating to financial contributions, they are also aware of the change to National CIL policies whereby a self-build project, i.e. a new dwelling constructed by private individuals for their own private use for a minimum of three years, may qualify for exemption. This will be the case in this instance, and the requisite CIL application and Part 1 exemption forms are submitted with the application.

CONCLUSION

As described within this statement, the existing site is rather dated in appearance and offers no real merit to the area.

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

VAT REG. NO. 809 9514 00

REGISTERED OFFICE: ENTERPRISE HOUSE, BEESON'S YARD, BURY LANE, RICKMANSWORTH, HERTS, WD3 1DS

The proposals now submitted for the redevelopment of land off Church Close are considered to meet the controlling requirements of both Local and National Planning Policy to provide sustainable development and the more efficient use of the existing land.

Regard for the character of the area, the individual characteristics of the site and the scale of surrounding properties, are achieved by the high standard of design contained within this application.

Overall, for the reasons set out and justified within this report, it is strongly believed that the submitted scheme should be considered an acceptable and appropriate form of development for the site.

DUSEK DESIGN ASSOCIATES LTD 31/07/2019

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

VAT REG. NO. 809 9514 00

REGISTERED OFFICE: ENTERPRISE HOUSE, BEESON'S YARD, BURY LANE, RICKMANSWORTH, HERTS, WD3 1DS