

DESIGN STATEMENT

SILVER BIRCHES, TILE KILN LANE, HAREFIELD, MIDDLESEX, UB9 6LU



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 appropriate for this specific context.

SUMMARY OF PROPOSAL

Planning approval is sought for the demolition and replacement of the existing detached house with a new detached dwelling. Both existing access and crossover points will be retained together with all associated ancillary works.



Fig. 1 – Proposed front elevation of Silver Birches – CGI

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SITE LOCATION AND DESCRIPTION

The application site is located on the western side of Tile Kiln Lane and currently supports one detached house, linked garage, swimming pool and private amenity area.

Recent planning consent was granted at appeal under ref no. 75438/APP/2020/727 for a single storey rear extension, a first floor side extension and conversion of the loft space. Please note the application site still benefits from permitted development rights.

Our new-build proposal seeks approval for a property almost identical in footprint and height. The width of the proposed dwelling is narrower than the approved scheme, and has been positioned on the same building line as the existing garage. As the overall width is smaller, the separation distance from the side flank to the boundary has increased.

The site fronts Tile Kiln Lane which is a quiet no-through road, and provides access to a small number of properties which all consist of an Arts & Crafts Hamlet style. The location of the properties all benefit from stunning front and rear views looking over open fields. The site is screened to the side and rear boundaries with existing mature trees, hedgerows and high level brick walls.

Rectangular in shape (approx. 32m wide x 38m deep), the site extends to an area of 0.119 hectares, with ground levels predominantly flat.

The architectural character of the area is traditional in appearance and, in keeping with the character of the road and the area in general, our proposal is to put forward a traditional "Arts & Crafts" style dwelling that is evident within the road and wider area.

Many of the large neighbouring detached dwellings that currently exist within Tile Kiln Lane have been extended over time, however many still retain a Hamlet style.

Currently Silver Birches is of late 1960's/cusp of 1970 design and has limited architectural merit or sympathy to surrounding Arts & Crafts houses.

So, with this in mind and the recent approval on this site, we know a replacement property in this location is deemed to be acceptable.

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USE AND AMOUNT

The application maintains the existing residential use on this site, therefore the principle of development is considered to be acceptable.

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, limits the addition of further dwellings, and in this case, the proposal for a one for one replacement dwelling on this site is therefore appropriate.

LAYOUT & SITING

The proposal submitted provides a well-spaced and well-proportioned layout that seeks compliance with front and rear building lines, side boundary separation distances, 45-degree vision splays and policy requirements which exist in the area generally.

Our proposal has been positioned on an almost identical footprint to the approved extension scheme and this is clearly illustrated on our comparison drawing submitted with this application.

As such impact to neighbouring properties remain the same.

In terms of access, we still propose to use the existing points of access from Tile Kiln Lane and the driveway, however we do propose a new permeable finish.

In conclusion it can be seen that the layout and impact of the proposal on its immediate surroundings, and its relationship with the side boundaries is acceptable. This will not threaten the amenities of the site, the adjoining properties, or the character of the area generally.

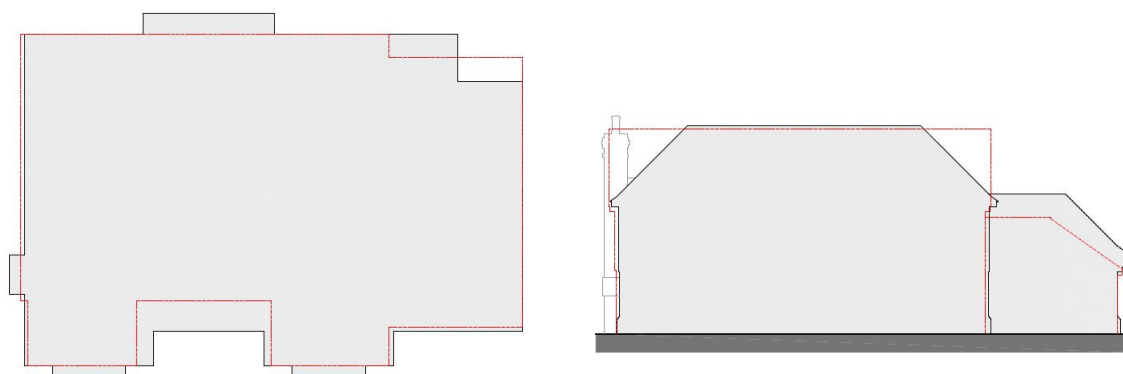


Fig. 2 – Ground floor and front elevation comparisons

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SCALE

The street scene provided within this application clearly indicates how the scale and massing of the new house fits in with the existing character of the road.

The scale of the new dwelling is traditional and essentially two storey in appearance, with the height, bulk and massing segmented and articulated by the use of gable projections and other features like timber boarding and render, detailed brickwork, casement windows and decorative ridge tiles.

In conclusion it is considered that the scale of the new house is equivalent in width and height to the previously approved scheme, our proposal is in keeping with other houses within the immediate vicinity and the character of the area generally.



Fig. 3 – Proposed site section through Silver Birches

APPEARANCE

The appearance of the house has been developed to simulate a traditional “Arts & Crafts” 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 aluminium windows, a high-quality rendered finish, detailed leadwork, timber boarding, stock brickwork and plain clay decorative roof tiles.

These materials will harmonise with the pleasant appearance within the road and will not detract from the hamlet appearance of other 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 and the wider area.

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Fig. 4 – Proposed rear elevation of Silver Birches – CGI

LANDSCAPING

To the front of the plot the existing driveway has a concrete finish with areas surrounding the hardstanding laid to lawn. The frontage is open to Tile Kiln Lane with views over open fields. The site is screened to the side and rear boundaries with existing mature trees, hedgerows and high level brick walls.

New low-level planting is proposed to the front of the house, however due to the well screened site no additional trees or planting are required, and all existing trees will be retained and protected.

The existing access points and driveway will be retained, however the driveway is to be finished in new permeable resin bound gravel. Please note surface water from that area will be drained to soft landscaped areas wherever possible.

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CONSIDERATIONS (ACCESS)

The existing access points from Tile Kiln Lane will be retained and re-used.

Level access will be provided into the house on all doors, and the carefully planned internal layout of the new dwelling will comply with the requirements of Part M of the Building Regulations and allow full mobility access throughout the ground floor of the new dwelling.

With regards to cycle storage, bikes will be wall mounted within the garage, with easy external access to and from the property.

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 dwelling, 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 or 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
- Photovoltaic panels on the inverted flat roof to provide a sustainable energy source
- Air Source Heat Pump
- Electric car charging points

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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 this application.

CONCLUSION

As described within this statement, the appearance of the house has been developed to simulate a traditional hamlet "Arts & Crafts" design that is considered to be suitable for the location of this site, harmonising with the street scene and is comparable in size to the recently approved extension scheme.

The proposals are considered to meet the controlling requirements of both Local and National Planning Policy to provide sustainable development and the more efficient use of previously developed 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 and the plans provided, 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 - 09/04/2021



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