

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 erection of a single-storey ancillary outbuilding within the rear garden of Silver Birches.

The proposed building will function as a pool house incorporating gym space, plant/storage and changing facilities, serving the existing dwelling and swimming pool.

The development is intended solely for purposes incidental to the enjoyment of the dwellinghouse and is not capable of independent residential occupation.

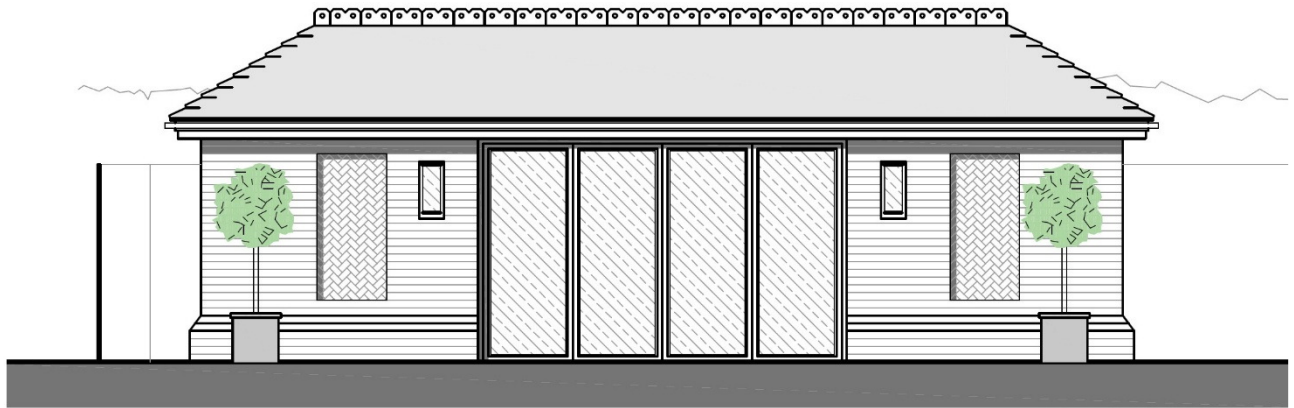


Fig. 1 – Proposed front elevation of Silver Birches pool house

SITE LOCATION AND DESCRIPTION

The application site is located on the western side of Tile Kiln Lane and currently supports one detached house, integrated garage, swimming pool and private amenity area. This is set within a large and well-proportioned residential plot.

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As established under the approved scheme, the site benefits from a generous rear garden, mature boundary treatments and a high degree of screening, providing a strong sense of enclosure and privacy.

The surrounding area is characterised by low-density development, consisting predominantly of large detached houses set within spacious plots, many of which exhibit a traditional Arts & Crafts architectural style.

The site is rectangular in form and benefits from an established swimming pool and terrace area, which form part of the existing residential use.

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 land or meadow opposite is privately owned and not open to the public or has any public right of way.

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.

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.

The proposal maintains the existing residential use of the site, with the addition of an ancillary structure to support the enjoyment of the dwelling.

The building will provide:

- Pool plant and equipment storage
- Shower and WC facilities
- Changing space
- Ancillary gym and leisure area

The use is considered entirely incidental to the host dwelling and does not introduce any independent or separate residential function.

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LAYOUT & SITING

The proposed outbuilding is located within the rear part of the garden in a discreet position, ensuring minimal visual impact when viewed from the main dwelling and surrounding properties.

The siting has been carefully considered to:

- Maintain a clear and legible hierarchy within the site
- Retain a large central garden area
- Avoid proximity to neighbouring boundaries
- Integrate with the existing pool and terrace

The proposal ensures that the main dwelling remains the dominant feature within the plot, with the outbuilding reading as a subordinate addition.

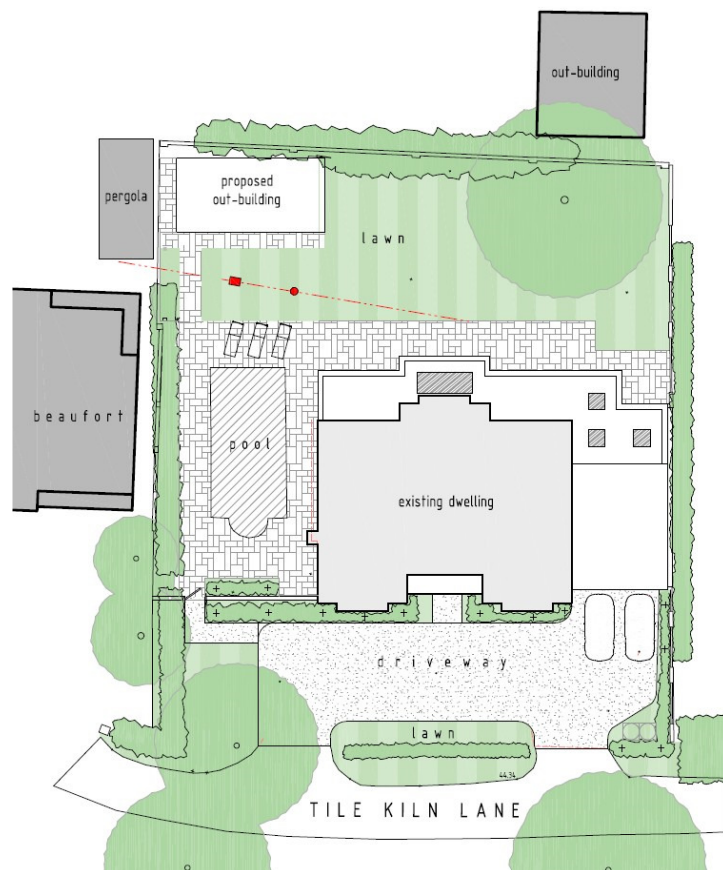


Fig. 2 – site layout

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SCALE

The proposed building is single storey in form, with an approximate footprint of 9.0m x 4.5m.

The footprint of the outbuilding is considered appropriate given:

- The overall size of the plot
- The depth of the rear garden
- The subordinate relationship to the host dwelling

The height and massing have been carefully controlled to ensure the building remains visually recessive and proportionate within its setting.

APPEARANCE

The appearance of the outbuilding has been developed to simulate a traditional “Arts & Crafts” design in keeping with the existing house.

The design will be enhanced by the use of traditional materials and details, such as aluminium windows, stock brickwork and plain clay decorative roof tiles to match the existing property.

These materials and features have been selected to ensure a cohesive relationship with the main dwelling and the wider character of the area. These materials will also 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.

The overall appearance is sympathetic and appropriate to the setting.

In conclusion, it is considered that the appearance of the garden room is acceptable in terms of its context within the immediate vicinity and the wider area.

LANDSCAPING

The proposal does not materially alter the existing landscaping strategy.

The outbuilding is positioned within an area of the garden that allows for the retention of most of the existing lawn and planting.

Existing boundary treatments and mature vegetation will be retained, ensuring the site continues to benefit from a high level of screening.

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No additional hardstanding or external structures are proposed beyond what is necessary to facilitate the building.

CONCLUSION

As described within this statement, the appearance of the garden room has been developed to simulate a traditional hamlet "Arts & Crafts" design that is suitable for the location of this site, harmonising with the surrounding properties.

The proposed ancillary outbuilding represents a well-considered addition to the property. The design reflects the architectural character of the approved dwelling and has been carefully developed to ensure it remains subordinate in both scale and function.

The proposal maintains the quality of the site, preserves amenity, and provides a functional enhancement to the existing residential use.

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.

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 - 30/04/2026

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