

DESIGN STATEMENT

1 COPSE CLOSE, NORTHWOOD, MIDDLESEX, HA6 2XG



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 demolition and replacement of the existing detached two storey dwelling with use of roof space, with 1no detached dwelling with use of roof space, together with the retention of both existing access points and associated ancillary works.



Fig. 1 – Proposed front elevation of 1 Copse Close (CGI)

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SITE LOCATION AND DESCRIPTION

The application site is located on the western side of Copse Close and incorporates the land that currently supports one detached dwelling and private amenity area.

Copse Close is a quiet cul-de-sac that is accessed from The Broadwalk, and consists predominantly of large detached residential properties set back from the fronting road.

Irregular in shape (approx. 23.0m wide x 69.7m deep), the site extends to an area of 0.168 hectares. The existing ground levels within the site rise gradually from front to back by approximately 1.3m, and this exists on other properties within Copse Close.

To the front of the plot, the frontage consists mainly of a paved driveway, with low level planting and mature hedging and trees lining the boundaries.

Towards the rear of the site, all boundaries are screened by either hedging or mature trees, with the majority of the garden laid to lawn. There is an area of hardstanding to the rear of the house that accommodates a large patio, swimming pool and pool house, with a large area of lawn thereafter.

The architectural character of the area is mainly 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' replacement dwelling replicating details on other properties within the close.

Many of the large neighbouring detached dwellings that currently exist within the estate have been extended, refurbished or demolished over time, with many new-build replacement properties evident, so with this in mind a replacement dwelling in this location is deemed to be acceptable and in keeping with the character of the road.

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, and prevent the addition of further dwellings.

In this case, the proposal for a one for one replacement dwelling on this site is appropriate.

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LAYOUT & SITING

The proposal 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.

The front of the proposed dwelling has been purposefully located on the front build line as the existing house, with the proposed single storey garage located in almost an identical location as the existing.

To the rear, the proposed two storey elements are deeper than the existing dwelling, however we are clear of the 45 degree vision splays projected from the neighbouring property.

Separation distances from the proposed dwelling to the neighbouring properties and side boundaries have been illustrated on the site layout plan submitted within this application.

This allows for adequate side access, and provides similar spacing to other properties within Copse Close.

From two storey level, our proposal achieves a distance of 4.9m and 11.6m to neighbouring dwelling No 2, and 39.2m to No 26 The Broadwalk.

This is considered to be more than acceptable and is comparable to what exists on other plots within the road.

With regards to rear garden amenity we still achieve an area of 974 sq.m, which is more than suitable for a house of this size.

In terms of access, the existing access points will be retained and re-used, and the driveway finish improved with new permeable resin bound gravel.

Within the site, adequate parking will be maintained, with sufficient turning areas and easy access to and from Copse Close.

The position of the new house has been carefully considered to protect existing trees, and this has been demonstrated on GHA's arboricultural details.

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.

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SCALE

The street scenes provided within this application clearly indicates how the scale and massing of the new house is comparable to the existing dwelling.

The scale of the new dwelling is traditional and essentially three storey in appearance. Its height, bulk and massing are segmented and articulated by the use of gable projections, single storey additions, and high quality materials.

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



Fig. 2 – Proposed rear elevation of 1 Copse Close (CGI)

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APPEARANCE

The appearance of the house has been developed to simulate a traditional 'Arts & Crafts' design, with features that exist on other properties within the close.

The design will be enhanced by the use of traditional materials and details, such as slim profile aluminium windows and doors, simulated portland stone to window heads and cills, red brick with cream mortar joints and brown plain clay roof tiles.

These materials will harmonise with the pleasant appearance of the area, and will not detract from the traditional style of other houses within Copse Close.

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.

LANDSCAPING

To the front of the plot, the frontage consists mainly of a paved driveway, with low level planting and mature hedging and trees lining the boundaries.

Towards the rear of the site, all boundaries are screened by either hedging or mature trees, with the majority of the garden laid to lawn. There is an area of hardstanding to the rear of the house that accommodates a large patio, swimming pool and pool house, with a large area of lawn thereafter.

The position of the new house has been carefully considered to protect the existing trees within and surrounding the site, and sits within the footprint of the existing dwelling and hardstanding areas, and this has been demonstrated on GHA's arboricultural details.

Low level planting is proposed to the front of the house, along with the side and front boundaries.

In terms of access, the existing access points will be retained and re-used, with the driveway finish improved with permeable resin bound gravel. Surface water from this area will be drained to soft landscaped areas wherever possible.

CONSIDERATIONS (ACCESS)

Level access will be provided into the house via the main entrance, 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.

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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 / 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.)
- Timber frame structure
- Locally sourced materials
- 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
- Electric car charging points
- Air source heat pumps

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.

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CONCLUSION

As described within this statement, 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 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 - 03/10/2023



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