

# DESIGN STATEMENT

61 COPSE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 2TZ



## 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 1no detached dwelling with use of roof space, together with the retention of the existing access points and associated ancillary works.



*Fig. 1 – Proposed front elevation of 61 Copse Wood Way, Northwood.*

## SITE LOCATION AND DESCRIPTION

The application site is located on the eastern side of Copse Wood Way, and incorporates the land that currently supports one detached dwelling and private amenity area.

Although reasonably quiet and unclassified, Copse Wood Way is one of the main distributor roads within the Copse Wood Estate, and consists predominantly of large detached residential properties set back from the fronting road.

Rectangular in shape (approx. 18.7m wide x 67.4m deep), the site extends to an area of 0.118 hectares. The existing ground levels within the site fall gradually from front to back by approximately 6.2m,

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and this exists on other properties on the eastern side of Copse Wood Way within close proximity of the application site.

To the front of the plot, the frontage consists mainly of a paved driveway, with a small area of trees and hedging lining the side boundary.

Towards the rear of the site, the majority of the garden is laid to lawn, with all boundaries lined with trees and hedging. There is an area of hardstanding to the rear of the house that accommodates a raised patio, with steps leading down to the garden.

The architectural character of the area is mixed, so in keeping with the character of the road our proposal is to put forward a traditional Georgian replacement dwelling on the plot.

Many of the neighbouring detached dwellings that exist within Copse Wood Way have been extended, refurbished or demolished over time, 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.

## **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 located slightly further forward than the existing dwelling, sitting evenly between both adjoining properties.

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

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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, if not greater than other properties along Copse Wood Way.

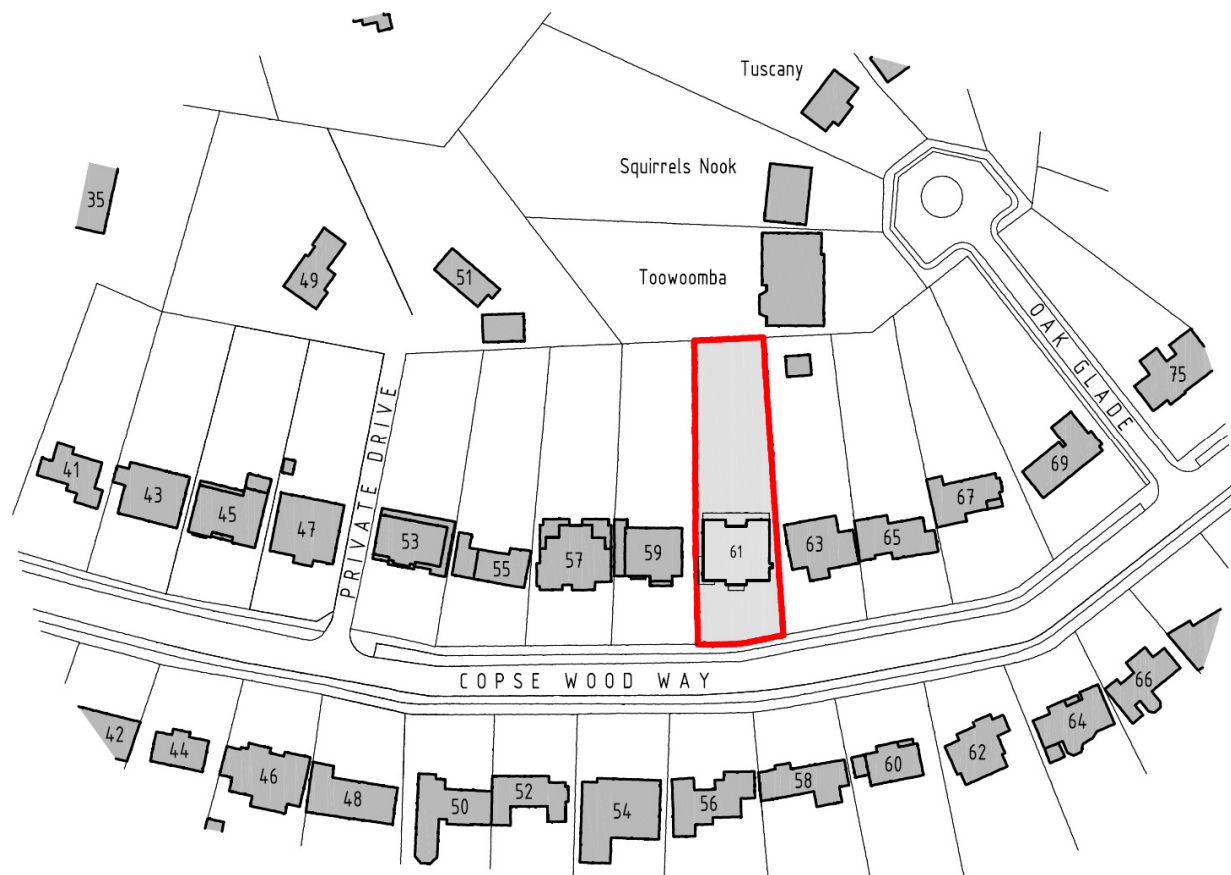
From two storey level, our proposal achieves a distance of 4.5m to neighbouring dwelling No 59, and 4.7m to No 63, which is considered to be more than acceptable and is comparable, if not greater than what exists on other plots within the road.

With regards to rear garden amenity we still achieve an area of 582 sq.m, which is more than suitable for a house of this size.

In terms of access, the existing access point will be retained but improved, and the driveway finish re-surfaced 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 Wood Way.

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.



*Fig. 2 – Location plan illustrating footprint of proposed dwelling.*

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## **SCALE**

The street scenes provided within this application clearly indicates how the scale and massing of the new house fits in with the existing character of the road, which consists of large detached properties.

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. 3 – Proposed street scene when viewed from Copse Wood Way.*

## **APPEARANCE**

The appearance of the house has been developed to simulate a traditional Georgian 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 sash windows and doors, simulated Portland stone to window & door surrounds, red brickwork, simulated stone band course and plain clay roof tiles, all of which are evident on a typical Georgian property.

These materials will harmonise with the pleasant appearance within the road and will not detract from the traditional appearance of other houses within Copse Wood Way or 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.

## **LANDSCAPING**

To the front of the plot, the frontage consists mainly of a paved driveway, with an area of trees and hedging lining the side boundary.

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Towards the rear of the site, the majority of the garden is laid to lawn, with all boundaries lined with trees and hedging. There is an area of hardstanding to the rear of the house that accommodates a raised patio, with steps leading down to the garden.

Low level planting is proposed to the front boundaries and the front of the house, and to the rear within the planters either side of the patio steps, however due to the amount existing boundary screening, no further planting is required.

In terms of access, the existing access point will be retained but improved, 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 all entrances, and the carefully planned internal layouts 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 kept within an outbuilding within the rear garden.

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, GSHP 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

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- '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 or Ground 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.

## **CONCLUSION**

As described within this statement, the appearance of the house has been developed to simulate a traditional Georgian 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 – 28/01/2025**



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