

09/0176

Graham Seabrook Partnership



DESIGN & ACCESS STATEMENT

in support of

PROPOSED REPLACEMENT DWELLING

at

**29 WOLSEY ROAD, MOOR PARK,
NORTHWOOD, HERTS**

RECEIVED
Received In Planning Admin

20 FEB 2009



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PARTNERSHIP**

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OVERVIEW OF PROPOSAL

The site is located on the Moor Park Estate which originally formed the grounds of Moor Park Mansion, located south-east of Rickmansworth Town, a vibrant town on the north-west outskirts of Greater London. The development of the Estate was commenced in 1922 but was interrupted by the war until 1954 when work then continued. The Estate is surrounded on three sides by countryside which is designated Green Belt comprising two Golf Clubs, and also contains Merchant Taylor's and Northwood Preparatory Schools. The Estate also benefits from its own Moor Park rail station together with Main Avenue which contains a small shopping parade and flatted development over and opposite.

Development in the Estate was based upon sub-divided individual plots upon which were constructed detached houses of fairly substantial size for the day. These properties were in the most part constructed from the 1920s through to the 1950s and vary in architectural aesthetic and merit. The Estates benefits from tree-lined roads of varying widths and grass verges back from which the separate dwelling are situated.

In recent years there has been a rise in re-development / substantial alteration of many of the originally constructed properties. Although considered substantial in those days, many of the properties now do not provide the required space and size of accommodation for a modern family home.



The site in question is located close to and south of Main Avenue on the eastern side of Wolsey Road, this road being one of the wider and main routes within and through the Estate. The existing building on the site is positioned well back from the road at a distance of some 18 metres. The site has the benefit of a carriage driveway and an open frontage flanked by two substantial beech trees. The existing building is not of any notable aesthetic with ground floor elements of the elevation in fair-faced brickwork and first floor elements of tile-hanging. The aesthetic is however typical of the Metro land style found in other

properties of the Estate and typical of that era in architecture and housing development. The site is flanked on each side by substantial individual properties, no. 27 to the north of the site being significantly wider and that to the south some 2 or so metres wider. Ridge lines are similar across all three buildings. The two buildings either side of this site are both set slightly further back in each of their own plots by 3-4 metres.

The open frontage area of the site falls gently backwards from the kerb line on Walsey Road towards the existing building by some 650-750mm. As such, one views down on to the buildings from the elevated level of the roadway and footpaths beyond. At the rear of the site however, the levels drop down significantly with an initial patio area some 500mm or so below general ground level to the front and sides of the building, and then by a further 1 metre down to rear lawn level. As such, there is no beneficial direct level access from ground floor level out to the rear garden. The rear garden area is bounded by fairly substantial vegetation and trees with 2 silver birch of some note to the southern area of the lawn.

The site itself measures some 20 metres in width and some 48 metres in length and as such has a physical area of 960m². The existing building measures 14 metres in width and 9 metres at its greatest depth with a total floor area of 210m² gross. The existing building is 2-storey with pitched clay-tiled roof and comprises a living room, small dining room, and kitchen / breakfast / utility area at ground floor level, and 3 bedrooms, 1 'box' room and 2 bathrooms at first floor level.

SOCIAL & ECONOMIC

The redevelopment of this site will have no detrimental impact upon the people and residents of the Estate. It will in fact have a positive contribution to make to the overall socio-economics of other residents. This will be by virtue of the fact that the redevelopment with a new family home on the site will offer an 'upgrade' to the type of accommodation available in the area and as such will enhance values and overall impression given to the general public in the status of the area.

The impact of the proposed replacement building on the site will also not have a detrimental impact upon the local population. As will be shown later, the proposals have been worked up to provide a sympathetic design respectful of the overall aesthetic within the Estate and responding properly and responsibly to the adjoining properties and residents thereof.

PLANNING POLICY

As the Moor Park Estate has its own Conservation Area designation, the LPA publish a Supplementary Planning Guidance booklet for use by Applicants and their Agents in the formulation of design proposals for works in the particular area.

The guidance contained within the SPG, supported by Policy contained within the Three Rivers DC Local Plan is specific and offers specific criteria to adhere to when considering development proposals in Moor Park. The proposals as now submitted adhere to the guidance published. The guidance makes particular reference to building a maximum footprint of development as a 15% ratio of plot area and a maximum building frontage as an 80% ratio of plot width. A minimum flank wall to boundary line distance of 1.5metres is also required.

Other specific requirements refer to ridge line and roof design, inclusion of dormer windows to the rear elevations only, retention of oblique views between individual plots and buildings thereon, and retention of open frontages. The proposals for this site address and satisfy the specific criteria for development in this Conservation Area both in terms of Local Plan Policy and published and adopted SPG.

DESIGN PARAMETERS for Moor Park Conservation Area

As stated above, there are specific requirements and criteria that proposals must meet for development in the Moor Park Estate and as such the SPG published acts as a direct point of reference when working up proposals. Prior to our commencing the design process itself, the Client commissioned a full topographical and measured site survey which will include outline elevations and levels of adjoining buildings in addition to that of the subject property. In addition, the levels across the entire site together with identification of all landscape features, trees, etc. is established so that we have a full and detailed set of information on the physical aspects of the site at the earliest possible stage. This then enables us to prepare the proposals in the knowledge that we are basing the scheme on detailed and accurate information without the potential for any future discrepancies

PLANNING HISTORY

The site has been subject to a previous application for its redevelopment as follows:

08/1572/FUL - withdrawn
08/1573/CAC - withdrawn 01st October 2008

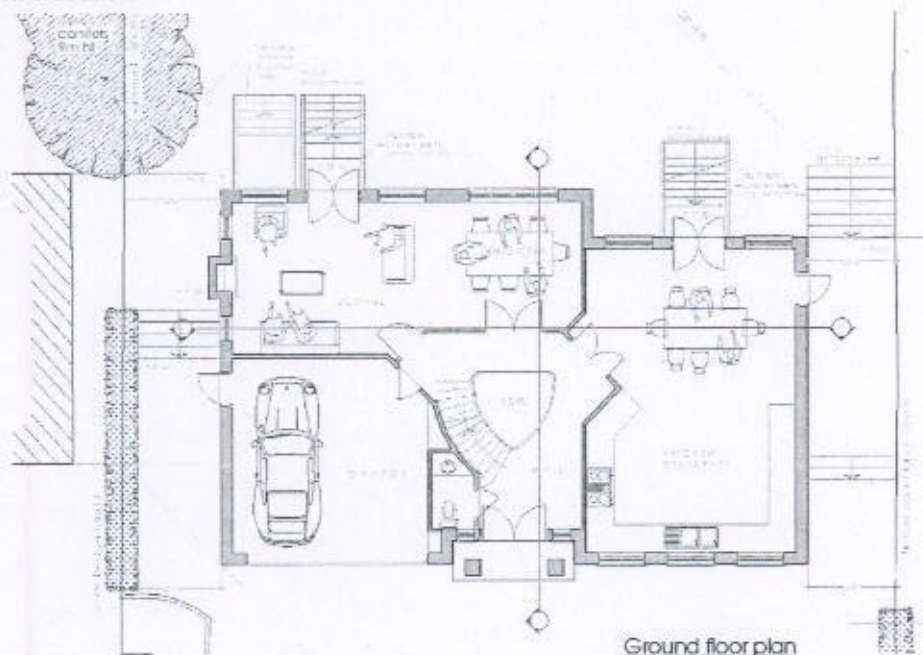
Following our discussions with planning Officer Mr. Chris Brady, the revised application deals with the following.

The Replacement dwelling is proposed to be finished in brick with brick details as band courses and clay tile finish to roof & tile hung to gables in a traditional architecture.

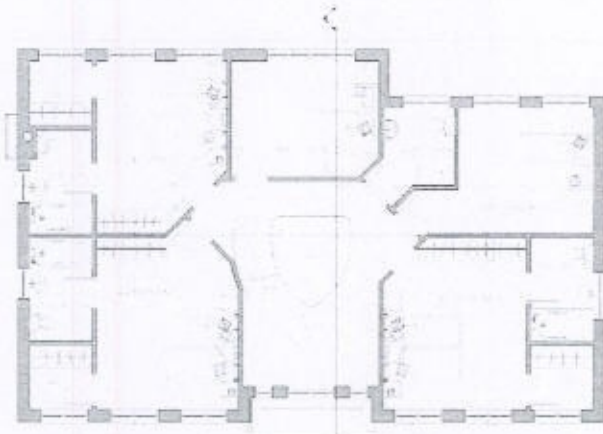
The proposed dwelling is designed to reflect and enhance the character of the existing dwelling and the properties in the locality.

PROPOSAL LAYOUT

The building plan has been designed to properly address the size and shape of the site and the relationship with adjoining buildings, the streetscene, the spaces desired between the new building and its neighbours. The overall width of the proposed building is established by the desire to have the open kitchen / breakfast room orientated to the front and the obvious need to have the garage located on the front elevation.



The two elements are similar in width and this makes for a symmetrical proposal with a front entrance door etc. between acting as a 'feature' element internally. The remaining dining and lounge accommodation is orientated to the rear garden all benefiting from the private views out of windows. Security to the frontage area is however still maintained due to the location of the kitchen looking out on to the carriage driveway areas.



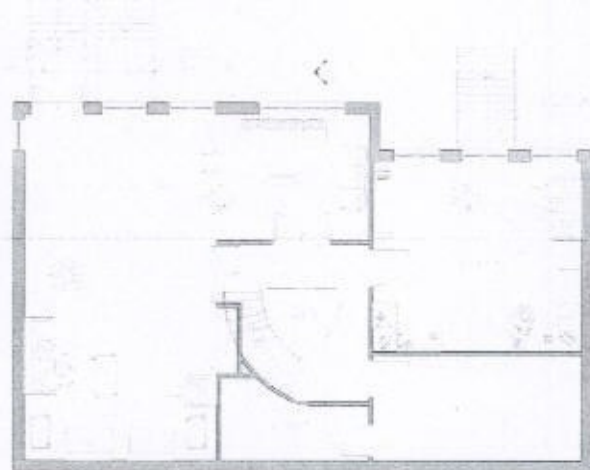
The bedroom accommodation at first floor level is split to each 'corner' of the plan and with ensuite and dressing room located to the edges for three bedrooms, while other two bedrooms share a common toilet. This enables windows to be provided in all rooms, even to the flank walls serving the bathrooms even though these will be opaque glazed.

First floor plan

The loft space is to be utilised as a further bedroom and play room accommodation, again, orientated rearwards over the rear garden area. Both the first floor and loft levels are served by a feature curved staircase set to one side of a feature double-height void space through the landing levels.

A basement level is proposed in order to complete the provision of accommodation required under the brief which is not visible in any way from the front elevation or street scene. The basement level accommodation is however able to benefit from natural day lighting from a part-lower rear elevation. This has been allowed by virtue of the difference in ground levels between front and rear areas of the site of 1.5 metres and the utilisation of what would otherwise be, and is currently, a blank brickwork facing wall.

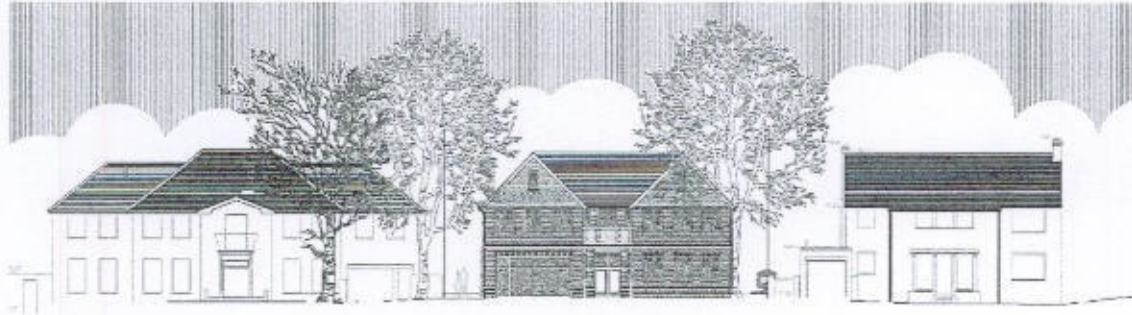
Basement floor plan



It is also important to note that the introduction of the basement has not altered any floor levels and the perceived building height from that which currently exists remains as a 2-storey building, with now the incorporation of loft space accommodation. In fact taking in to account the level of vegetation and landscaping at 3 metres high at the rear of the rear garden, views from beyond the rear boundary line are all hidden.

SCALE

As may be seen from the street scene, the overall scale of the new building is acceptable and congruous with its neighbours and general urban scale in the vicinity. The ridge height of the proposed roof matches that at no. 31 Wolsey Road and significant space is provided between flank walls of the new building and the site boundary lines.



The new building is two-storey in scale and sits well and is comfortable in its' context. The proportions are in scale with those of other buildings adjoining or in the vicinity and gables are used in conjunction with a main hipped pitched roof to give a varied broken-up but integrated overall roof design.

APPEARANCE

The appearance now comprises a fully faced brickwork elevation with brick on edge feature band detailing, splayed window head and brick eaves detail. The roof will be clay tiled and the gable roof elements are to be tile hung in a traditional architecture. The proposed building is intended to offer an improvement to that which currently exists on the site by incorporating a higher quality of detailing than is evident at the present.



Rear / Garden Elevation

LANDSCAPE

The frontage area of the site is not intended to be altered in any significant way nor is the rear garden area affected by the proposal. This area is made up of raised hard patio areas and steps down to the lower garden level and it is intended that the remainder of the lawn, vegetation, and trees to the rear garden are retained as existing. The Landscape Officer has confirmed tree protection requirements to the two mature beech trees at the very front of the site and this will be dealt with by Condition.



ACCESS AND TRANSPORT

Access to the Site

Public Transport

The site is located very close, some 3 minute walk, and to Moor Park rail station which services the Metropolitan Line from Amersham through to Baker Street in London where access to the wider London Underground network is very easy. Bus routes are available some 15 minutes walk away although it is perhaps easier to take the train one stop on in to Northwood where many shopping facilities are available and many bus routes frequently stop to serve the wider parts of the District and Boroughs beyond.

Private Transport

The Estate is served by a very satisfactory and well maintained network of roads, the majority of which are owned by Moor Park (1958) Ltd and, as such, are designated private roads. This particular site is served by Main Avenue, one of the main routes through and in to the Estate. Main Avenue intersects Walsey road which meets Balch worth Lane, a busy route crossing between the Northwood / Ducks Hill Road areas to the west and the Watford / Pinner areas to the east. The existing driveway and cross-overs in and out of the site are to be retained.

Pedestrian / Cycle Links

The Estate is served by an equally well-maintained network of footpaths and as such pedestrian access around the Estate to and from the site is easy on foot. A small parade of shops on Main Avenue, a very short walking distance away, serves the site very well, and pedestrian access to the rail station is easy. There are no cycle paths specifically designated in the vicinity of the site, however, in the event of cycling the road used are wide and safe for such mode of transport. Main Avenue itself is provided with speed humps to assist in keeping vehicle speeds low.

Access within the Site / Proposed Building

Boundary to Main Entrance

The main entrance door to the proposed dwelling is accessed over a paved carriage drive arrangement as existing which will remain unaltered. Although this drive falls gently towards the main entrance point, it is of a very shallow gradient. It is also flat and even. Access in to the new building will be made available in compliance with Part M of the Building Regulations.

Within the Site

Access through to the rear of the site externally will be made available by pathways laid to provide flat and even surfaces and through the natural fall of the land along the flanks. These will be identified on the landscape proposals to be submitted under Conditions attached to the approval. Access to the rear garden from inside the new building is provided by way of external steps down from ground floor level, or up from basement level. These new steps will be subject to compliance with the Building Regulations and directly serve the habitable accommodation.

Within the Building

All floor levels are served by a wide shallow pitch curved feature staircase located in the central section of the building. Ample landing areas are provided at each floor level and balustrades provided to all areas. The staircase rise and tread, together with all balustrades, will be constructed in compliance with the Building Regulations.

REFUSE

The bin store has been designed to accommodate the bins as recommended by the Council's Code for domestic buildings

SUSTAINABILITY

Central Government recommendations relating to sustainability could be incorporated into the proposals wherever possible. These could include the following:-

- 1. Use of timber throughout the proposal sourced from renewable forests with the appropriate certificates.*
- 2. Modern methods of construction utilised to minimise the use of energy during the construction process and to provide efficient and quick construction. Timber frame construction considered for sustainability at construction phase and onward running costs.*
- 3. The use of rainwater plus recycled grey water for irrigation and flushing purposes.*
- 4. The incorporation of high levels of insulation to the external walls, roofs and floors plus double-glazing, to achieve high levels of insulation above the current Part L requirements of the Building Regulations.*
- 5. The use of low energy light fittings and equipment throughout wherever possible, with LED's as the main source of light to circulation areas and together with zoned central heating controls, again resulting in an energy efficient mechanical and electrical installation.*

CONCLUSION

This Statement, together with the accompanying proposal drawings form a full planning application for the Demolition of existing property and erection of New Replacement dwelling to meet the needs of a modern growing family.

The proposal as now submitted comply with all the published and adopted design guidance and as such Local plan Policy for development of this type in this particular location and through the assistance and pre application feedback given by Three Rivers District Council Planning Department, an acceptable form of proposal for a replacement dwelling on the site is now submitted for formal consideration. We very much look forward to receiving your favourable decision on the application and look forward to producing a building of greater quality and merit than the existing all to the benefit of the occupier of the property and the wider community beyond.