Design and Access Statement
5 Northolt Avenue

The Proposal

Rebuild existing deteriorated structures and propose a single-story side extension

Site background

5 Northolt Avenue is a detached house in South Ruislip, situated within the borough of Hillingdon. The property is located on a residential street with a combination of detached, semi-detached double-storey homes and multi-storey new built homes. The property has a 2 storey semi-detached house to the left (3 Northolt Avenue) with a roof conversion, and a 3 storey semi-detached house with a roof conversion to the right (7 Northolt Avenue). A three-storey building comprising a dental surgery and 6 residential units is now completed at the corner of the street.
The photo shows the existing site conditions. This is clear in the site plan (outlined in red), emphasizing that the scale of other properties surpasses the site.

Reasons for the Proposal

- To demolish separate, deteriorated, single-skinned structures
- One-time rebuild of all dilapidated structures and integrate them with the approved infill extension into a unified space with distinct functional areas
- Use high thermal efficiency and waterproof materials for roofing and facade
- Enhances comfort, safety, and convenience for the owner's family
- Improves the rear façade to match the appearance and character of surrounding dwellings
- To demolish existing structure on the south side, replace with new single-storey side extension
- The future total extension area including all previous and proposed extensions, will not exceed the 50% limit

Neighbour planning history

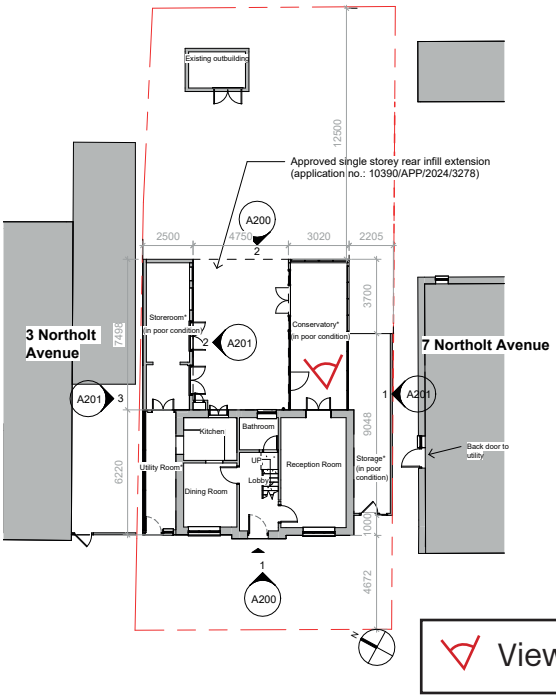
Site condition

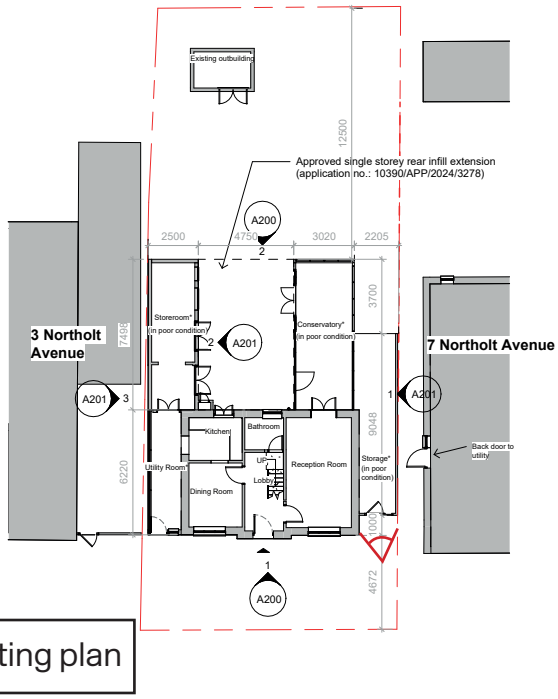
Front Garden

Rear Garden

Worn out structure of existing conservatory

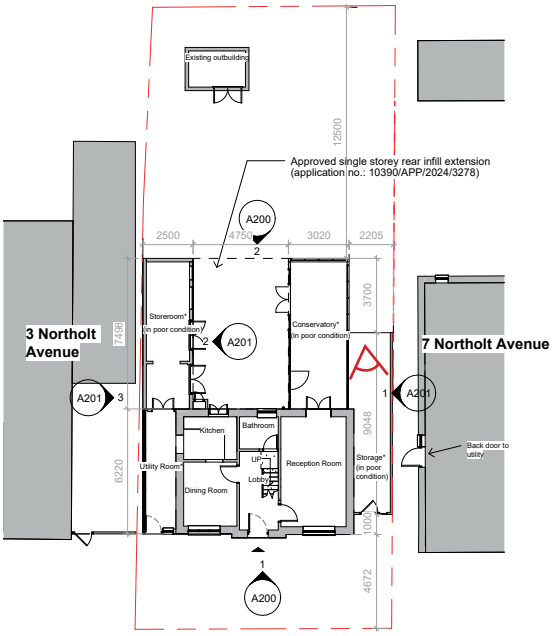
Recessed setback corner at front elevation creates security issue

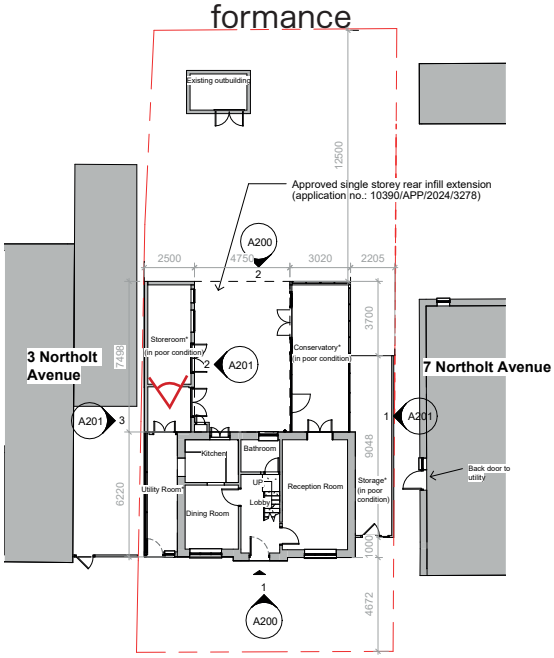




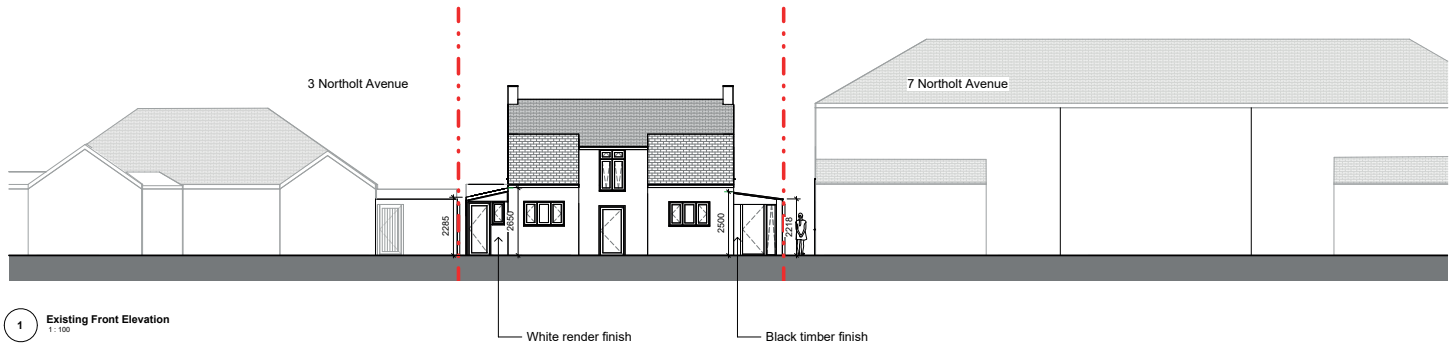
Dilapidated structure along the boundary with 7 Northolt Avenue

Existing single skinned store room with poor insulation and waterproofing performance

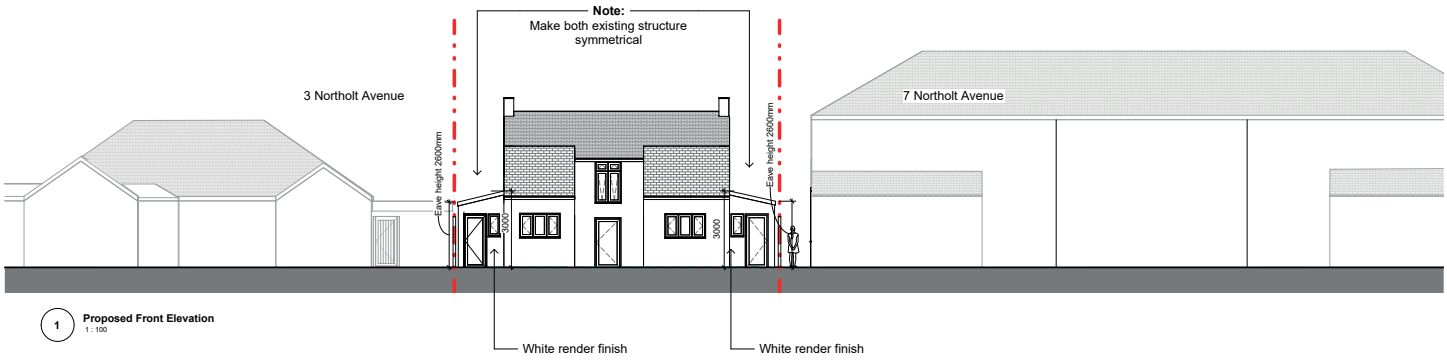




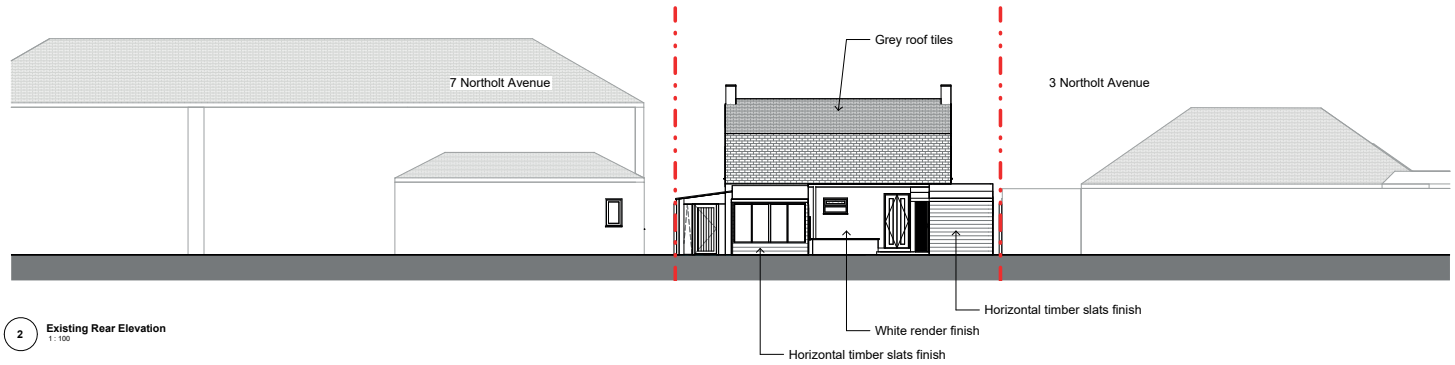
View angle on existing plan



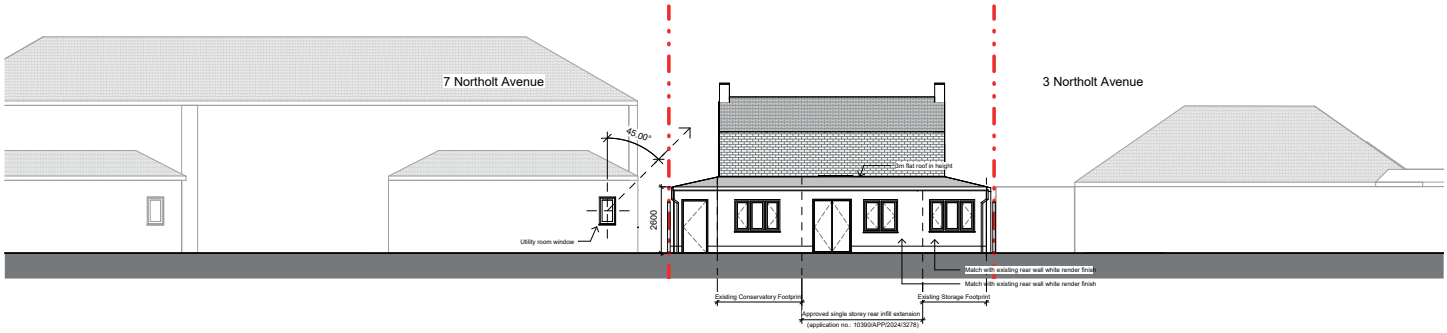
Existing front elevation - untidy front elevation



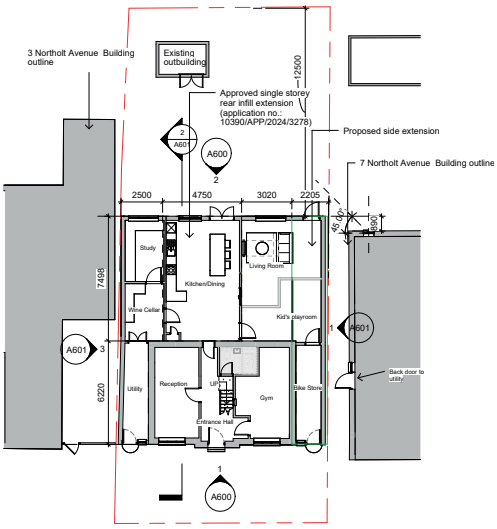
Proposed front elevation - aim to make both existing structures symmetrical to create positive impact of visual appearance of original dwelling.
Eave height is reduced to 2.6m along site boundary, to respect the scale of street frontage.



Existing rear elevation - various roof forms and finishes



Proposed rear elevation - respecting roof form of neighbouring dwellings.



Note:
All proposed materials to match existing materials.
All existing fencing to be maintained.

Proposed ground floor plan

Building footprint

Curtilage area of 5 Northolt Avenue is around 332 m^2 and the total extension area including all previous and proposed extension is 123 m^2. The extension area accounts for 37% of the curtilage, staying below the 50% limit under permitted development rights, which reduces the risk of over development. Width of the side extension is less than half of the width of original house.

Impact of side extension on Neighbouring Properties

We have carefully developed the design proposal to safeguard the amenities of neighbouring residents at 3 and 7 Northolt Avenue.

<u>7 Northolt Avenue</u>

Outlook

The proposed single-storey side extension will align the rear elevation of the existing structure at 5 Northolt Avenue and the approved infill extension. In fact, it will extend less than 1m beyond the rear elevation of 7 Northolt Avenue. The single-storey side extension will not encroach into the 45-degree visibility zone of any rear-facing windows at 7 Northolt Avenue.

At the front, the proposed side extension will extend slightly from the existing structure to align with the front elevation of the host building. This is intended to eliminate the recessed setback, prevent people from hiding, and enhance security.

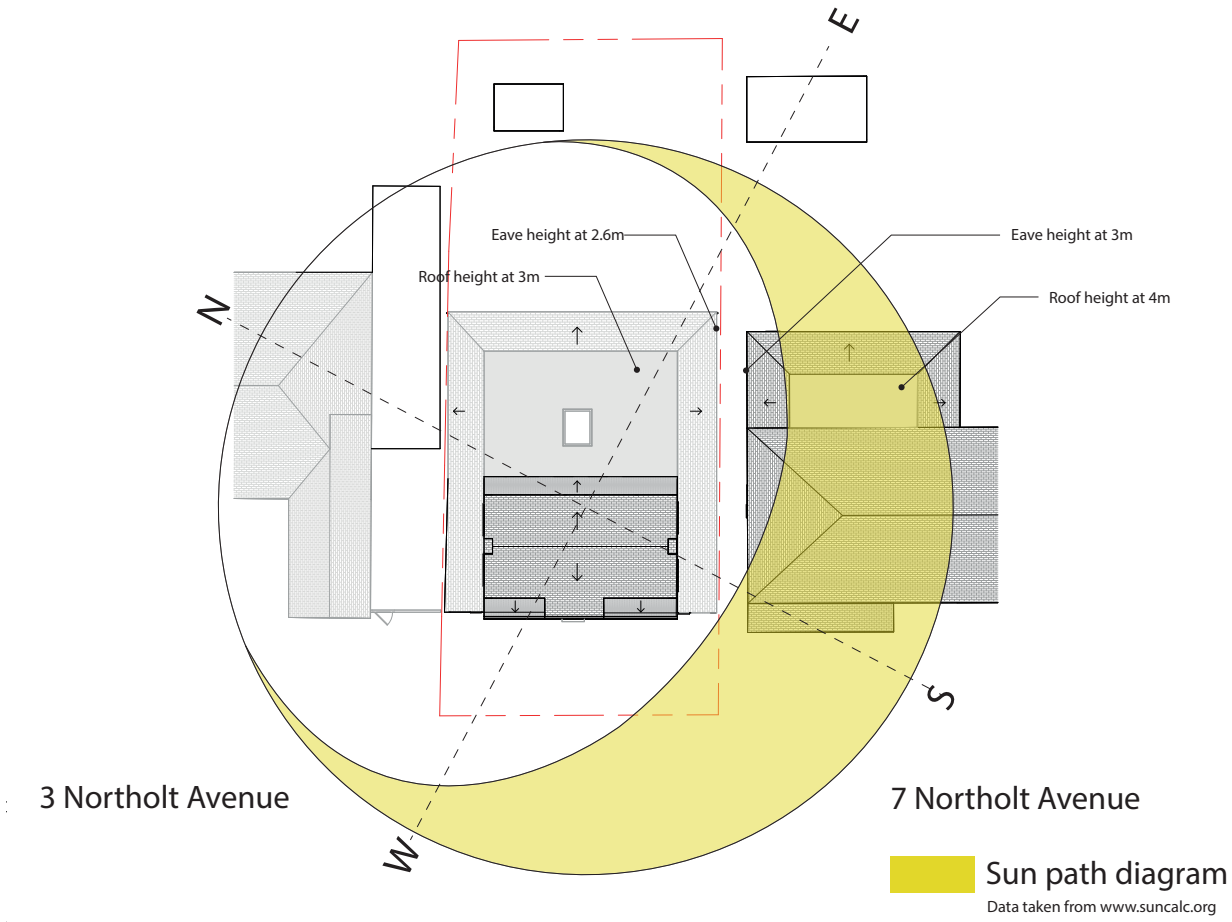
No windows from 7 Northolt Avenue are observed adjacent to the extension section at the above front and rear end.

Daylight

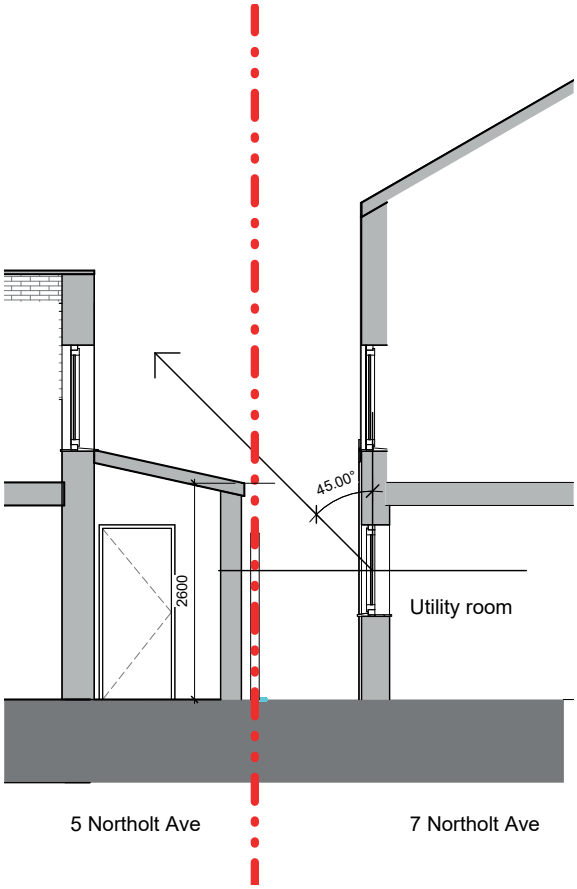
The maximum eaves height of the mono-pitched roof will not exceed 2.6m, which complies with the 45-degree rule, ensuring no loss of daylight to a ground floor utility room window at the side wall of 7 Northolt Avenue.

Besides, We have done the sunlight study, the orientation of sunlight from morning to evening will not cause any overshadowing on 7 Northolt Avenue with our proposed side extension.

This design fully safeguards 7 Northolt Avenue's natural light and outlook while preventing any loss of privacy or overbearing effect. These measures align with good neighborly practice and comply with established planning principles, ensuring a considerate and harmonious development.



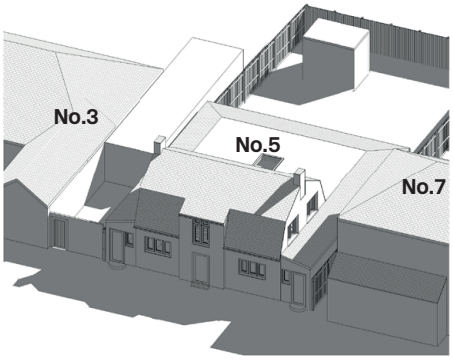
Sunlight Study - The side extension will not cause negative impact to 7 Northolt Avenue.



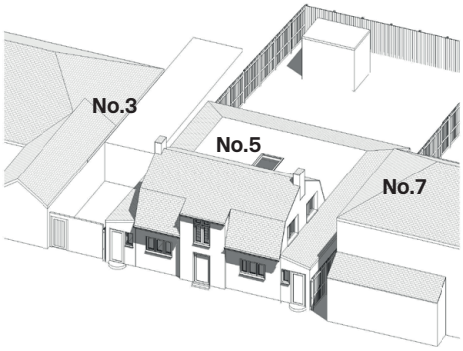
Section Study - The maximum eaves height of the mono-pitched roof will not exceed 2.6m, which complies with the 45-degree rule, ensuring no loss of daylight to a ground floor utility room window at the side wall of 7 Northolt Avenue.

3 Northolt Avenue

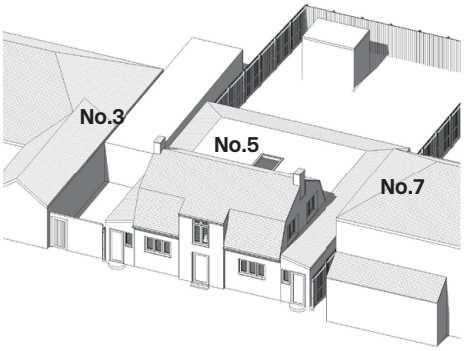
The proposed single-storey side extension will be located on the opposite side of the application property from 3 Northolt Avenue. The rear building line of the extension, which aligns with the current building line, will not extend beyond the building line of 3 Northolt Avenue. Notably, the side extension of 3 Northolt Avenue along the common boundary has no window facing our application site. As such, the proposal will not have an impact on 3 Northolt Avenue.



8am - Existing side extension of 3 Northolt Avenue causes overshadowing in its own property



12 noon - No impact is casued by the side extension of 5 Northolt Avenue to 3 Northolt Avenue



3pm - No impact is casued by the side extension of 5 Northolt Avenue to 3 Northolt Avenue

The proposal is therefore not considered to cause any unacceptable harm to the daylight of these neighbouring properties.

Sustainability and Energy Efficiency

The proposed side extension and those worn-out structures as highlighted in the existing ground floor plan (A100) will be constructed/rebuilt with modern levels of insulation, thereby increasing the thermal efficiency of the building and reducing energy consumption.

Amenity Space & Access

The remaining area of rear garden is 147 m^2. The depth of the rear garden is 12.5m. This is a combination of patio area and grass, and the remaining rear garden is considered spacious for the enjoyment of residents in 5 Northolt Avenue.

Cycle and Bin Stores

We have provided cycle storage in the side extension with access through the side door.
Bin stores are located in the front of ease of access both to the occupants and for waste collection.

Parking

The minor increase in floor area due to proposed side extension for a bigger family would not add pressure on on-street parking because of the plentiful parking space at 5 Northolt Avenue's front garden.

Conclusion

The application proposes adding a single-storey side extension and rebuilding all worn-out structures to enhance thermal insulation and watertightness. This proposal seeks to transform 5 Northolt Avenue into a more comfortable living environment, thereby improving residents' health and well-being. The side extension is carefully designed to prevent any loss of light or privacy to neighboring properties. Through thoughtful design and upgrades, the expanded building avoids creating an overbearing effect on neighbors while harmonizing with the architectural character of surrounding homes, incorporating features such as a grey pitched roof. The side extension will align with the front elevation of the application site, preserving its original design aesthetic. The modest increase in floor area from the side extension is intended primarily to optimize the layout and complies with the 50% limit for overdevelopment concerns.
We believe this application is well-suited to this type of development within the London Borough of Hillingdon, and we look forward to collaborating with you.