



PLANNING AND HERITAGE STATEMENT

PROPOSED EXTENSION AND NEW DORMER
12 HALLOWELL RD, NORTHWOOD
HA6 1DW

Ref: 24008

February 2024

1. Note

This Design and Access Statement should be read in conjunction with the following documents:

- 24008/1: Site and Location plan
- 24008/2: Existing Layout
- 24008/3: Proposed Layout

2. Location

The site area is 266 square meters with access at the front from Hallowell Road. The property is a semi detached dwelling linked to 14 Hallowell Road. To the rear of the site are storage buildings which have planning permission to be converted to dwellings.

3. Site Analysis and Evaluation

The site consists of a 2.5 storey semi-detached dwelling with off road parking in the front and garden at the rear.

The area is characterised by similar two storey semi-detached dwellings. The property is not a listed building but is located within the conservation area.

4. Proposal

The proposal is to demolish the existing extension and construct a single storey flat roof extension, in line with the existing neighbours extension. It is also proposed to remove the existing chimney on the rear slope and construct a new dormer to match the existing. Some additional alterations will be carried out within the house to form additional bathrooms and ensuites.

5. Layout

The current rear extension will be demolished and the rear wall of the house will be taken down to provide a large open kitchen/family area with bi-fold doors onto the rear garden.

The internal layout will provide 5 bedrooms with new bathrooms and ensuites.

A new dormer will be provided on the rear slope to match the existing to create a large family bathroom.

The house is in poor condition and part of the work will be a full upgrade to modern standards.

The extension will comply with the Building Regulations requirements for new developments.

6. Design

The extension will match the existing house in design and will be finished in render with white upvc windows.

The new dormer will match the existing with a flat roof and lead cladding to the sides.

The windows in the property have already been replaced with white upvc windows

7. Size

The extension is 6.35m wide and projects 3.42m which is in line with the neighbours extension. The flat roof height is 3.2m with 3.54m to the top of the side parapet wall.

These heights are in keeping with the adjacent extension and similar extensions in the locality

8. Access

The front door is off Hallowell Road but a new side door into the utility room will be created.

The level threshold to the rear doors will afford wheel chair access to the private amenity space in rear garden.

The new internal doors to the ground floor will have a minimum 800mm wide clear opening to comply with Lifetime Homes standards.

9. Parking

There is space for at least 2 cars on the front drive with existing dropped kerbs.

10. Cycle and refuge storage

A new bin and cycle store will be provided in the rear garden with access via the side passage

11. Private Amenity Space

The existing rear garden will remain and the existing patio reformed to suit the extension.

The existing boundary fences will remain

12. Heritage Statement

The area is almost wholly residential in character comprising mainly detached or semi-detached houses.

The significances of the property is its setting within the local area and the attractive architectural style with rich detailing such as brick lintel, stone cills, projecting gables, barge boards, timber frame and render panels, crested ridge tiles and open eaves.

The front elevation to the property with the project bay, chimney and roof dormer will stay the same. However the rear elevation has already had significant changes with upvc windows and a modern extension.

The rear dormer will stay the same but with a new matching dormer adjacent in the same style. This will be in keeping with No14 which has a double dormer.

We do not consider that the extension and new dormer will have a significant detrimental effect on the heritage asset.

13. Impact

The building work will carried out during normal working hours which will restrict noisy construction operations to between 8am and 6pm during weekdays, and 8am to 1pm on Saturdays and not at all on Sundays and Bank Holidays. The work will be carried out to comply with the Construction (Design and Management) Regulations 2015 and Sections 60 and 61 of the Control of Pollution act 1974.

The visual impact on the surroundings will be minimal and in keeping with minor building activities in a residential area.

14. Conclusion

The proposed extension has been carefully considered to suite the location and to not to have any detrimental effect on either neighbour

The LPA is therefore requested to consider the application favourably; however we would appreciate the opportunity to make any further amendments considered necessary for approval before the application is decided.

Existing Site Photos



