

Planning, Design & Access Statement

For: 1 CHESTER ROAD, NORTHWOOD, HA6 1BE

**Part two storey, part single storey rear extension, two storey side extension
involving demolition of existing extension and detached garage**

Our Reference: 0146/CHE001/PDASv9



Preamble:

This Statement has been prepared to accompany a planning application for extensions to the side and rear of the above property. It seeks to demonstrate how relevant planning policy, both local and national, and context analysis have informed the development of the proposals. It should be read in conjunction with the other application documents.

In order to consider and explain the principles and concepts that have been applied to specific aspects of the proposal, this Statement is divided into the following sections:

Section 1: Introduction– Outlines the purpose of the document.

Section 2: Assessment – Sets the scene / context for the development proposals and provides a description of the subject site.

Section 3: Planning Context – Sets out the components of the development plan and identifies relevant policy areas.

Section 4: Design Context – Identifying the constraints and opportunities of the site, how the design is informed by the overall development strategy and the subsequent formation of specific design objectives.

Section 5: Design Proposals – Presentation of the design proposals

Section 6: Use & Amount – What buildings and spaces will be used for and how much would be built on the site

Section 7: Scale & Layout – This explains how the spaces will be arranged within the extended building, how big the building and spaces would be including the minimum and maximum sizes and the relevant standards.

Section 8: Landscaping & appearance – This explains the landscaping for the site and the general appearance of the building.

1 Chester Road, Northwood

1. Introduction:

Stewart M&PS has been instructed by the applicants, Mr and Mrs Hibbert, to produce this Statement to accompany the planning application for a scheme of one- and two-storey side and rear extensions to the single-family dwelling at the above site as shown on the accompanying drawings.

The Project:

The project involves:

- part two storey, part single storey rear extension
- two storey side extension incorporating garage
- installation of solar panels, rainwater harvesting and air source heat pump on roof

2. Assessment:

Subject Site:

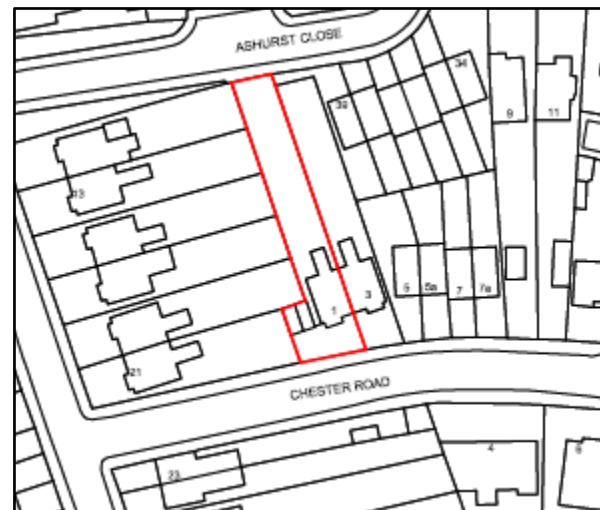
The subject site is located at:

1 Chester Road

Northwood

Middlesex

HA6 1BE



Site Location

The site forms part of an attractive residential area on the south side of Green Lane that is broadly defined by the rear of properties fronting Green Lane, the Metropolitan and Chiltern line railway tracks, the A404 Rickmansworth Road and the A4125 High Street. The area is generally characterised by substantial semi-detached dwellings of similar scale and design, with semi-mature trees and other planting in many front gardens as well as on the footways. The houses were mainly built during the first half of the 20th Century although some were clearly built before this time and others after. The area has a generally well maintained and pleasing suburban character.

Chester Road runs broadly west to east linking Northwood Town Centre with the Northwood High Street local shopping centre. The application site is located on the north side of the road and comprises a three-storey semi-detached dwelling with a projecting front gable feature. Together with a detached double garage, it sits towards the front of a broadly “L”-shaped site that extends north about 56 metres from the Chester Road frontage to the back edge of the pavement in Ashurst Close.

The property is considered to be a typical Edwardian house dating back to 1905. For planning purposes, the site is identified as located within an Area of Special Local Character. It has a PTAL rating of 3 and is about 8 minutes’ walk from the transport hub and shops at Northwood where there are approximately 10 trains per hour into central London on the Metropolitan Line.



The house remains largely unaltered on the front elevation. To the rear, somewhat unusually, it features a single storey element that projects about 5 metres into the garden from a central position in the rear elevation of the building. This relatively recent part of the house follows the original footprint, replacing the original single storey store, outhouse etc. The property at number 3 Chester Road has been adapted in a similar fashion.

The applicants have found that this centrally located ground floor projection results in a layout and arrangement of the rooms in the property that are quite inflexible and poorly suited to their changing needs. The applicants have therefore commissioned architects to produce designs for a scheme that

replaces the existing rear extension to enable a better layout and hierarchy of rooms on the ground floor; a first floor rear extension to enable the provision of en-suite facilities for one of the rear-facing bedrooms; and a two storey side extension, to replace the existing free standing garages with a new structure comprising garages of the ground floor and en-suite and dressing facilities on the first floor, linked to the front-facing bedroom.

An initial scheme was submitted for planning approval on 17th April 2019. By decision letter dated 18 June 2019, the Local Planning Authority refused planning permission for reasons related to the design of the proposed extensions and their impacts on the character and appearance of the host property and the area generally. Concerns were also expressed regarding adverse impacts for adjoining residents as a result of the ground floor extension.

The current proposals have been designed as a specific response to these concerns.

In these revised proposals it is still proposed to demolish the existing free-standing garages and the rear extension on the site and build a replacement part 1 and part 2- storey rear extension and a 2-storey side extension. The proposal provides the following accommodation:

Ground Floor	Reception room; combined living, dining and kitchen space; storage; toilet; integral garage
First Floor	3 bedrooms; 2 en-suite bathrooms, dressing room; family bathroom
Loft	1 bedroom with en-suite bathroom and a study area

The scheme has been designed to emulate the Edwardian design of the existing building in the appearance and layout of the front elevation with a more contemporary design for the rear elevation.

Key changes following the refusal of the first proposals include:

- reduction in width of the side extension
- reduction in depth of the rear extension
- articulated frontage introduced in front elevation of side extension

- timber sash windows and doors in front elevation
- modern design on rear extension restricted to ground floor alone.

3. Planning context

Sections 54A and 70(2) of the Town and Country Planning Act 1990 lay down the basic rules for determining planning applications. Section 54(A) states that:

Where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination should be made in accordance with the plan unless material considerations indicate otherwise.

The principle of the plan-led system of development management articulated in section 54(A) of the 1990 Act is carried forward, in slightly modified form, in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

NATIONAL PLANNING CONTEXT

In July 2018 the new National Planning Policy Framework was adopted, replacing the 2012 version which itself replaced all previous Planning Policy Statements and Guidance. The 2018 version was itself updated in February 2019.

At the heart of the NPPF is a presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. For decision-making, Local Planning Authorities are encouraged to approve without delay development proposals that accord with an up-to-date development plan (paragraph 11).

It is a core principle of the NPPF that planning should proactively drive and support sustainable development to deliver the homes, businesses and workspaces, and thriving places that the country needs.

The NPPF recognises that good design is a key aspect of sustainable development and is a key aspect of good planning. Whilst calling for the use of visual tools such as design guides and codes to support high quality standard of design, Paragraph 126 advises that:

... their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety...

Paragraph 127 goes on to advise that planning policies and decisions should ensure that developments:

- Contribute to the overall quality of the area in a sustainable way
- Are visually attractive
- Are sympathetic to local character and history
- Are responsive to established built forms and street patterns
- Optimise site potential
- Create safe, accessible, and inclusive places

In relation to heritage matters, the NPPF advises that the conservation and enhancement of the historic environment is a key purpose of the planning system. Paragraph 193 advises that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more significant the asset the greater the weight should be).

Paragraph 194 goes on to advise that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

However, a proportional approach is advised in the consideration of heritage matters and developments that might impact on the significance of heritage assets: in particular, such justification would need wholly exceptional, in the case of assets of the highest significance and exceptional in the case of Grade II listed buildings , registered parks or gardens. Paragraph 195 advises that where development leads to substantial harm or loss of significance of a heritage asset, planning permission should be refused. Paragraph 196 goes on to advise that where development would lead to less than substantial harm a more balance approach should be taken.

Specific advice concerning development in Conservation Areas is set out in Paragraph 201 which states:

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation area or world Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole

DEVELOPMENT PLAN

This Statement has been prepared having regard to the planning framework against which the application falls to be assessed. The Development Plan for the area comprises the London Plan (2016); the Hillingdon Local Plan or Core Strategy, which was adopted in November 2012 and the Hillingdon Local Plan Part 2, adopted September 2014. Hillingdon's Residential Extensions, Supplementary Planning Document, adopted December 2008, is also a part of the local policy context.

Regional Planning Guidance - The London Plan

In March 2016, the Mayor published the Consolidated London Plan. The FALP were prepared primarily to bring the London Plan in line with new requirements of planning law and Government planning policy and guidance, in particular, new national housing standards and the Government's approach to car parking policy.

General advice on design is set out in Chapter 7 of the Plan. Policy 7.1, for instance, advise, *inter alia*, that:

The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability, and accessibility of the neighbourhood.

Policy 7.4 sets out a criterion-based approach for responding to local character in the design of new developments and Policy 7.4 calls on developments to have proper regard to the character of their surroundings and the pattern, grain and scale of existing surrounding developments.

Policy 7.6, which is specifically concerned with architecture, advises that:

Buildings and structures should (*inter alia*):

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character ...

Further, policy 7.8 of the London Plan (2016) seeks for development to conserve heritage significance by being sympathetic to form, scale, materials and archaeological details.

Local Planning Guidance – The Hillingdon Local Plan

Chapter 3 of the Local Plan, Part 1: Strategic Policies sets out a range of challenges for the borough if it is to plan positively for growth as advised by the NPPF. In relation to the built and historic environment, one of these is the potential for loss of local characteristics through unsympathetic design. Chapter 7 has therefore been drafted to ensure that all new development is of a high design quality.

Policy BE1 in Chapter 7 of the Plan is a strategic policy that seeks to ensure an appropriate standard of design and layout in all developments requiring planning permission. The explanatory text makes it clear that not only should schemes be designed to a high standard, they should also be designed having regard to the characteristics of the surrounding area and their wider urban design context so that they can be properly integrated with their surroundings.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires that new extensions, by virtue of their siting, bulk and proximity, should not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

Policy HE1: Heritage, sets out an aspiration to “conserve and enhance Hillingdon’s distinct and varied environment, its settings and wider historic landscape....”. As well as designated heritage assets this would include Areas of Special Local Character

Local Planning Guidance – The Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008)

The Council's Adopted SPD on residential extensions contains design guidance for all types of extensions which are aimed at making extensions appear subordinate in scale to the host building.

Paragraph 3.0 Single Storey Rear Extensions of the Supplementary Planning Document HDAS: Residential Extensions states careful thought must be given to size, depth, location of the single storey extension to ensure it appears subordinate and does not block daylight and sunlight received by neighbouring properties. For semi-detached houses, extensions up to 3.6 m deep will be acceptable, in addition, flat roofs and pitch roof can be acceptable however, it must not exceed 3 m and 3.4 m at its highest point respectively.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. In order to appear subordinate, the width and height should be considerably less than that of the main house and be between half and two thirds of the original house. In addition, flat roofs and pitch roof can be acceptable, however, it must not exceed 3 m and 3.4 m at its highest point respectively.

Section 5.0 Side and First Floor Side Extensions: Two Storey states that all residential extensions of two or more storeys should be set back a minimum of 1 metre from the side boundary and the main front building line to prevent the creation of a visual terracing effect that could adversely affect the character and appearance of the street scene. However, Paragraph 5.3 recognises that, in end of terrace, corner and cul-de-sac locations, it is appropriate to relax this requirement where building lines and openness are maintained.

IMPLICATIONS OF POLICY

The approved Development Plan for the London Borough of Hillingdon contains a number of policies that are of relevance to the proposal. Therefore, the proposal should be determined in accordance with these policies unless material considerations indicate otherwise. We have considered the circumstances of this application and, having regard to the advice contained in the NPPF on material considerations, we are of the view that there are no material considerations that would apply in this instance to override the requirements of the development plan.

The application scheme has been carefully prepared to comply with the requirements of the development plan. It specifically seeks to extend and improve the accommodation on the site in a way that optimises rather than maximises the potential of the site to ensure that there are no adverse implications for the amenity of the area, which is acknowledged to be of high townscape value. The proposals similarly seek to minimise any impacts on the amenities of adjoining and nearby occupiers and users. These are matters to which the London Plan refers as well as the Hillingdon Local Plan.

The site is located within a residential area and therefore a presumption in favour of residential development would apply pursuant to the above-mentioned policies. However, this presumption is tempered by the Area of Special Local Character designation that also applies to this area. Specifically, Policy BE5 advises:

Within areas of special local character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area.

In the absence of a character appraisal for the area, we have accepted Policy BE5 as the key driver for the detailed design of the proposals which is discussed below.

4. Design context:

In view of the Area of Special Local Character designation, our design philosophy has been to interpret the context of the site in a traditional design approach that would preserve and enhance the character and appearance of the area.

The aim is to extend the property and improve the thermal and environmental performance of the fabric. The scheme seeks to retain the character and quality of the original building whilst at the same time extending it to provide flexible family space on the ground floor, including a modern wine cellar and additional or improved sanitary facilities on all levels. Ground floor extensions are proposed to optimise the space created to enhance rather than constrain normal family life. In all respects the scheme has been designed to respect the architectural character and conventions of the original building, and to be subordinate thereto, without seeking to ape them.

The proposals include facilities for air-source heating, enhanced insulation, double glazing and rainwater harvesting aimed at improving the environmental performance of the building.

5. Design proposals:

In elevation terms, the proposed front/side extensions to the dwelling emulate the pitched and gable end roof profiles presented to the street by the existing property as well as its Edwardian detailing. In particular, the paired window openings found on the existing property and the next-door house have been reproduced directly at first floor level and, figuratively, at ground floor level in the form of traditional garage doors with glazed lights.

The ridge line of the proposed transverse roof will be set 2.25 metres lower than that of the main roof and the front elevation is set back 1.0 metre from the front elevation of the adjacent three storey gable feature on the front elevation of the original house. As this is linked to the corresponding

feature on the next door property by a consistent projecting porch feature at ground floor level, we would submit that this represents a 1.0 metre set-back from the front elevation , as required by the council's SPD on residential extensions. The side extension would extend to the western boundary at ground floor level but would be inset by also be inset from the boundary by 1.6 metres at first floor level. This, together with progressive small set-backs from the front elevation and a significant set-down from the ridge line, is a specific design feature to help ensure that the proposed side extension will appear as a genuinely subordinate feature on the front elevation. The proposed side extension fully respects the front building line in Chester Road and its relationship to the return or flank elevation of 80 Hallowell Road. As the two properties are separated by a distance of almost 29 metres, there is no prospect of a terracing effect being created. Similarly, the openness of the corner will be maintained.



Figure 1. Proposed rear extensions

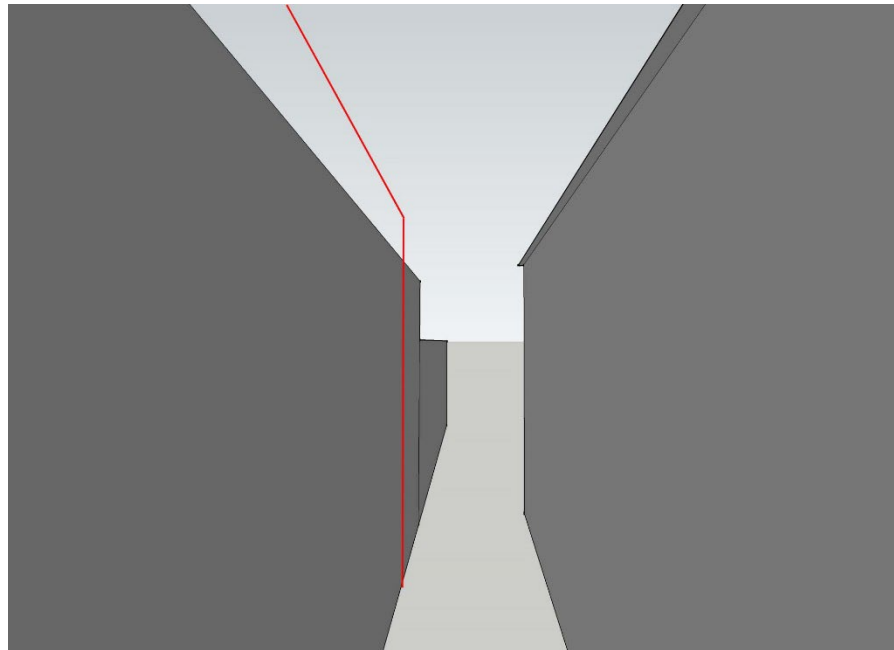


Figure 2. View from ground floor neighbouring window of proposed extension - red line shows relative outline of compliant extension

To the rear, the complex modern approach adopted in the previously refused proposals is replaced with a smaller and more traditional approach which features a full width single story extension of reduced depth and with an asymmetrical roof pitch at ground floor level. A sedum roof is proposed in the west facing roofslope as a rainfall attenuation and capture feature. In addition, a two-storey element with a traditional gable-end profile and centrally located sliding sash window is proposed. The height and depth of the proposed extensions have been specifically designed to safeguard the horizontal and vertical 45° line from the relevant neighbouring windows at first floor level to ensure that there are no significant adverse impacts for the occupiers of the next door property as a result of these proposals in terms of sunlight and daylight or outlook.

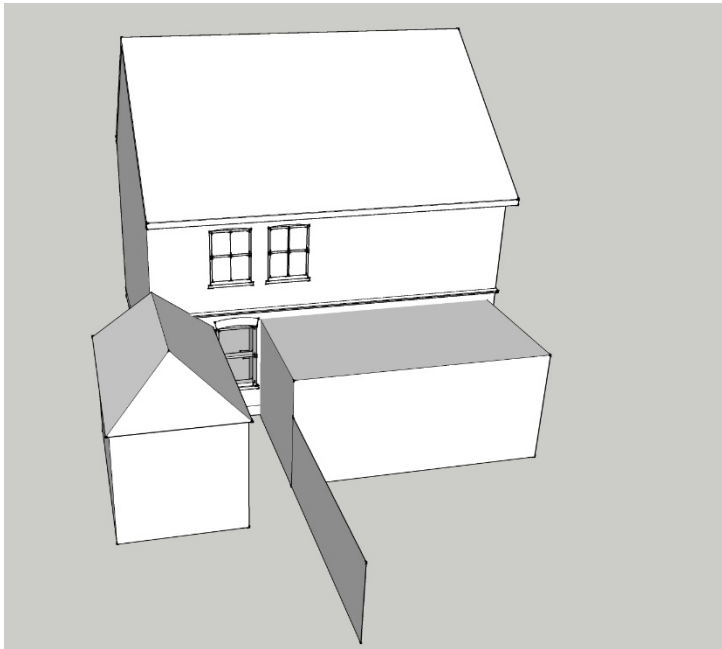


Figure 3. Paragraph 3.3 compliant rear extension

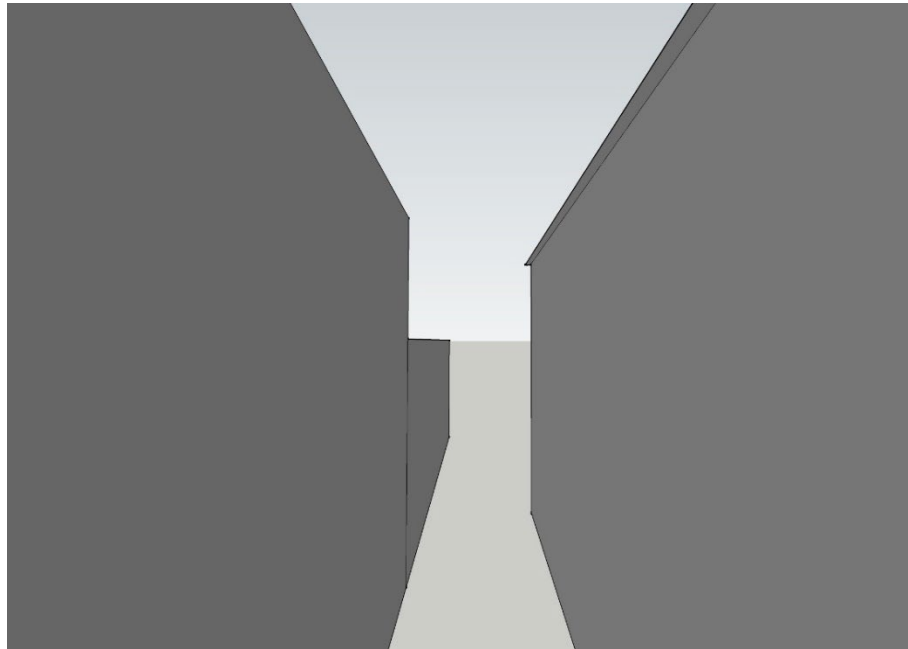


Figure 4. View from ground floor neighbouring window of compliant extension

Whilst there would clearly be some impact at ground floor level, it is considered that this would be significantly better than would be produced by a 3.6 metre depth extension as promoted in paragraph 3.3 of the Council's own guidance on residential extensions which is considered to be the benchmark against which to measure these impacts. The comparative impact of the proposals compared to a policy compliant single storey extension is shown in the illustrations above in *Figures 1 to 4*. Figure shows the silhouette of the proposed extensions, viewed from the relevant window, with the outline of a policy compliant scheme outlined in red. The difference in impact on the visible sky component is clearly evident as is the impact on outlook.

Traditional materials are proposed throughout the proposed development to match those used in the original building. In particular, red facing bricks with pebbledash render panels on the walls; grey slates with terracotta finials and ridge tiles on the roof; and painted timber windows and doors.

In our opinion the proposed design is of the required high standard to meet all the objectives of policy in relation to safeguarding the character and appearance of the host property and the surrounding area.

6. Use & Amount:

The scheme proposes the demolition of the existing garages to the side of the existing property and the centrally located rear extension. In their place a replacement integral garage is proposed together with a larger replacement extension at ground floor level. At first floor level there would be a 19 m² and a 7m² rear extension both of which are primarily to enable provision of en suite facilities for two of the three bedrooms on that level.

Excluding the garage, the proposed extensions would provide a net increase of about 45 m² spread over two floors. This represents an overall increase of about 25%. This is not considered to be excessive having regard to the configuration of the site and the proposals which make better and more efficient use of the portion of the site that is currently occupied by two incongruous garages, which by virtue of their inadequate width, are unable to accommodate most modern cars.

7. Scale & Layout:

The scheme has been designed to echo the characteristics of the existing property, as far as is possible, in the elevations. As mentioned earlier, the site has two incongruous garages at the front and whilst we have been unable to locate a character appraisal for the Area of Special Character, we are sure that these garages would be considered to be negative contributors to the character of the area.

The property would provide approximately 170m² space internally thereby making it suitable for comfortable but not excessive occupation by 6 persons or more, having regard to the Nationally Described room size standards. Whilst it is recognised that a number of smaller dwellings could have been provided within the floorspace and volume of the proposed building, it is considered that a flatted form of development would be less consistent with the character of the area.

The applicants' keen objective has been to create a comfortable home for their family that is adaptable for multi-generation living that respects the need for a degree of privacy and independence within the household. The scheme has therefore been designed with the Lifetime Homes Standard in mind although full compliance is not possible due to the constraints of the form of the original building.

8. Landscaping & Appearance:

The site has well managed landscaped gardens to the front and the rear. The application proposals would result in the loss of a small amount of landscaping to the rear of the property to accommodate the replacement rear extension. This would have minimal impact on the character and appearance of the site or the area. No tree losses are proposed.

With regard to the external appearance of the building and the elevational detailing, it is proposed to use materials to match the look and texture of those that make up the current palette of materials in the area.

The proposed development will be designed to achieve the highest standards of sustainability with regard to materials, energy, and water use. Low energy building techniques, methods and practices are an essential part of the applicants' approach. The new windows and door will be constructed using high performance sustainably sourced timber and fitted with low "E" and argon filled double glazed units to maximise thermal efficiency.

The applicant proposes to use techniques such as increased insulation, and an air source heat pump to reduce carbon dioxide emissions. Lighting will be provided by low energy fittings throughout the new build and selectively in the remainder of the house.

Existing bricks will be reclaimed and reused wherever appropriate.

The scheme also entails a detailed system for rainwater harvesting and re-use through a new non-potable pumped water system that will be run throughout the extended dwelling from an underground storage tank in the proposed garage area to each of the bathrooms and toilets. Air source heating is also proposed to service the extended dwelling.

All of these features will help to ensure that the proposals will help minimise CO₂ and greenhouse gas generation and significantly reduce total energy demand. A sedum mat green roof is also proposed for the rear extension which will provide a modest contribution to climate change mitigation in the borough.

Conclusions

The statement demonstrates the background and design approach adopted in the preparation of the details of the proposed development scheme and considers the planning policy and design implications of the scheme.

The statement demonstrates that the scheme would be well designed to correspond with the character of the existing property and the surrounding area. Internally, the scheme would provide a high standard of accommodation and would meet Local Plan standards and the detailed requirements of the Nationally Described Space Standards. No adverse implications are anticipated with regard to the character of the area or the amenities of adjoining and nearby residents.

The scheme is a direct response to the refusal of the previous development scheme proposed for the site and has been redesigned to reduce the amount of extensions and to incorporate a more traditional design approach that better reflects and responds to the design context presented by the existing site and its surroundings which are acknowledged to have some heritage status. As a result, the scheme now presents the high design standards required to justify development in an area of heritage value. It also incorporates a series of design features and components to address climate change.

The National Planning Policy Framework advises that all planning decisions should be made in accordance with the requirements of the development plan; in this case, the Hillingdon Local Plan and the guidance in force thereunder. As advised above, the scheme meets the requirements of both these elements of the development plan.

We would therefore submit that the scheme is worthy of support from a planning point of view and that planning permission should be granted, subject to suitably worded planning conditions.

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