

DESIGN & ACCESS STATEMENT

In support of a full planning application for the proposed

DEMOLITION OF EXISTING DWELLING AND ERECTION OF A REPLACEMENT SINGLE DWELLING WITH REAR EXTENSION, LOFT CONVERSION INCLUDING DORMERS, AND ASSOCIATED ALTERATIONS.

at

102 Green Lane Northwood Middlesex HA6 1AJ

Prepared by **DE Architectural Consultancy**

Date: 29-Apr-26

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the demolition of the existing dwelling at 102 Green Lane, Northwood, and the erection of a replacement single-family dwelling. The application site is located within a predominantly residential area characterised by detached and semi-detached dwellings of comparable scale and form, with consistent building lines and private rear gardens. The site benefits from an established residential use and is not subject to any heritage designations or special planning constraints.

The proposed development responds positively to the previously approved scheme, retaining a similar overall scale, form and design approach, while incorporating a number of refinements to improve spatial quality and functionality. These include the omission of the previously approved lower ground floor and minor amendments to the rear extension, roof form and fenestration. The resulting design represents a cohesive and well-considered replacement dwelling that integrates appropriately within its surroundings and enhances the overall quality of the site.



Fig. 1 OS MAP

2. Site Context

2.1. Site Location

The application site relates to No. 102 Green Lane, located within Northwood in the London Borough of Hillingdon. The site occupies a residential plot on the southern side of Green Lane, a well-established suburban road characterised by low-density housing. The property benefits from a generous plot with a clearly defined frontage and a private rear garden, typical of the surrounding area. The site lies approximately 1.5 km south-west of Northwood town centre, which provides a range of local services, shops and community facilities.

2.2. Surrounding Context

The surrounding area is predominantly residential in character, comprising a mix of detached and semi-detached dwellings of similar scale, form and architectural appearance. Properties along Green Lane generally follow a consistent building line and are set within spacious plots with front driveways and rear gardens. To the east of the site lies Cervantes Court, a three-storey flatted development, while to the north are the grounds associated with St Helen's School and its sports facilities. The area is not subject to any conservation area designation, and there are no listed buildings within the immediate vicinity, allowing for a degree of flexibility in design while still requiring sensitivity to local character.

2.3. Public Transport and Highways

The site benefits from good accessibility to public transport and the local highway network. Northwood Underground Station (Metropolitan Line) and Northwood Hills Underground Station are both located

within the wider area, providing connections to central London and surrounding locations. Several bus routes operate along nearby roads, including services along Rickmansworth Road and Joel Street, offering convenient links to neighbouring areas. The site has an existing vehicular access from Green Lane with on-site parking provision, and the proposed development is not expected to generate any significant increase in traffic movements, maintaining compliance with local highway policies.

2.4. Existing Site and Appearance

The existing property comprises a detached two-storey dwelling arranged over ground and first floor levels, with a traditional cellular internal layout. At ground floor level, the accommodation includes a formal living room to the front, a separate kitchen and secondary living space to the rear, together with a garage, WC and ancillary circulation areas. The first floor provides four bedrooms, a study and associated bathroom facilities. The dwelling is of a domestic scale consistent with surrounding properties along Green Lane, comprising two storeys with a pitched roof above. The building follows the established building line and sits comfortably within its plot, with a front driveway and a stepped rear garden.

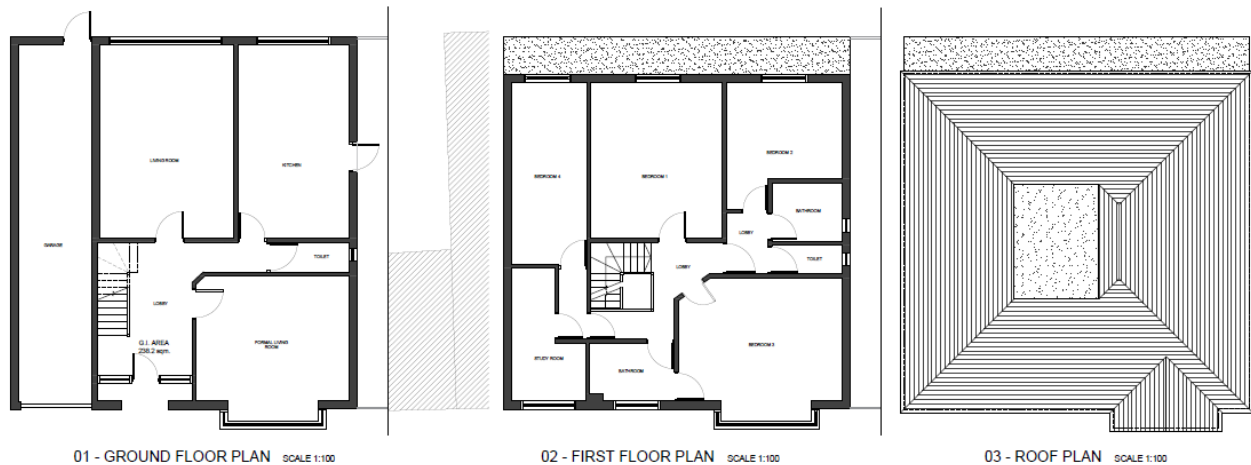


Fig. 2 Existing Plans



Fig. 3 Existing Elevations

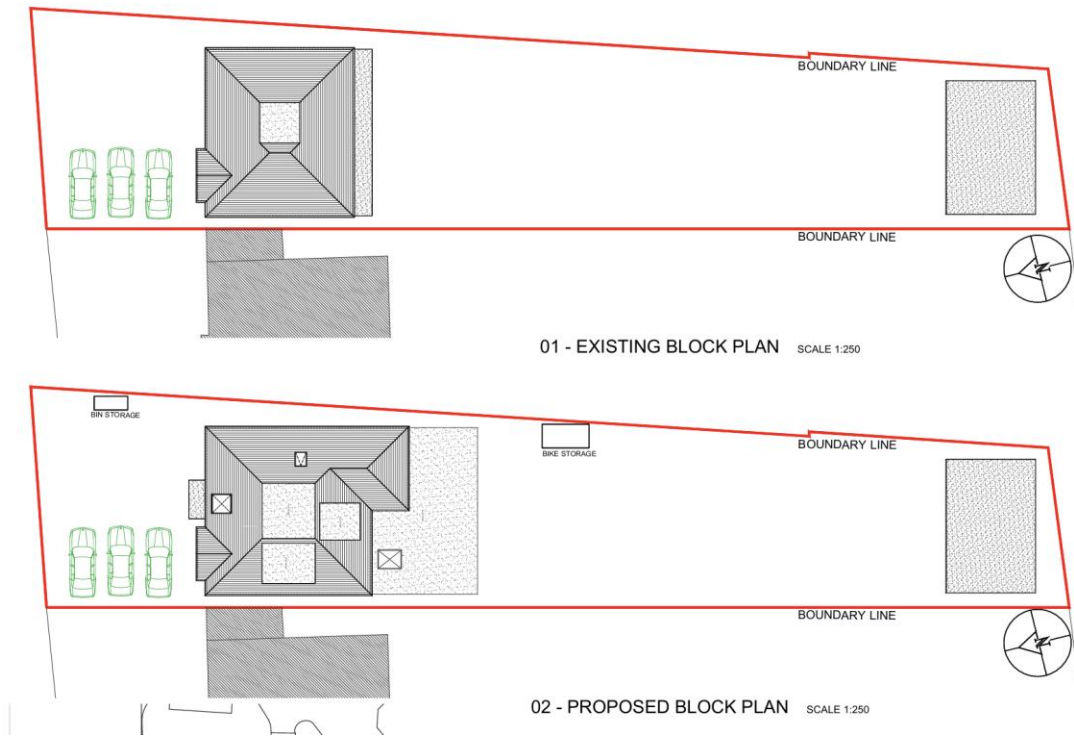


Fig. 4 Block Plans

The existing dwelling displays a typical suburban architectural character, featuring rendered external elevations, a tiled pitched roof, and conventional residential windows and doors. The roof adopts a hipped form, and the choice of materials and finishes reflects those commonly found within the surrounding area, contributing to a consistent streetscape. The property benefits from a private rear garden, while the frontage accommodates a driveway for off-street parking along with an integral garage.

3. Planning Policy Context

Policy Level	Policy Reference	Policy Title	Relevance to Proposal
Hillingdon Local Plan Part 1 (2012)	BE1	Built Environment	Requires development to improve the quality of the built environment and respond positively to local context.
Hillingdon Local Plan Part 2 (2020)	DMHB 11	Design of New Development	Ensures high-quality design that complements the character and appearance of the surrounding area.
Hillingdon Local Plan Part 2 (2020)	DMHB 18	Private Outdoor Amenity Space	Requires adequate and usable private amenity space for residential development.
Hillingdon Local Plan Part 2 (2020)	DMHD 1	Alterations and Extensions to Residential Dwellings	Ensures proposals are proportionate and do not harm the character of the area or neighbouring amenity.
Hillingdon Local Plan Part 2 (2020)	DMT 6	Vehicle Parking	Requires appropriate off-street parking provision in accordance with standards.
London Plan (2021)	D4	Delivering Good Design	Promotes high-quality, contextually appropriate design.
London Plan (2021)	D5	Inclusive Design	Requires developments to be accessible and adaptable for all users.
London Plan (2021)	D6	Housing Quality and Standards	Sets minimum standards for internal space, layout and residential quality.
National Planning Policy Framework (NPPF)	Section 12	Achieving Well-Designed Places	Supports high-quality design and sustainable development principles.

4. Planning History

The application site has been subject to a number of recent planning permissions relating to extensions, alterations and redevelopment of the existing dwelling. The most significant consent is application ref. 17726/APP/2025/1189, which granted permission for a comprehensive scheme including part single-storey and part two-storey rear extensions, a lower ground floor extension with lightwell, loft conversion with dormers and rooflights, and garage conversion. A number of earlier permissions have also been granted for loft conversions, rear extensions and an outbuilding, which may be considered a fallback position for built form on the site. A subsequent application including basement development was withdrawn. The current proposal has been informed by this planning history and broadly reflects the scale and form of the previously approved scheme, with the omission of the lower ground floor and minor design refinements.

The existing dwelling was previously subject to approved extensions and alteration works; however, during the course of implementation, structural deficiencies were identified which raised concerns regarding the stability of the building. As a result, the existing structure was demolished, and the current proposal seeks to construct a replacement dwelling on the site. The proposed development has therefore

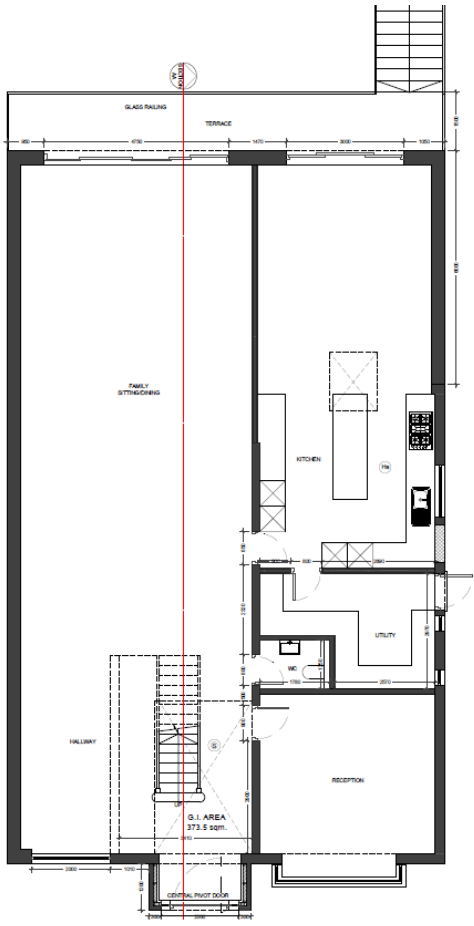
been brought forward as a revised scheme, reflecting the previously approved form while providing a safe, high-quality and coherent replacement dwelling.

Application Ref.	Description	Decision	Date
17726/APP/2025/1189	Erection of part single-storey and part two-storey rear extension, lower ground floor extension with lightwell and patio, loft conversion with dormers and rooflights, and garage conversion	Approved	07/10/2025
17726/APP/2025/1521	Similar proposal including rear extensions, loft conversion and basement development	Withdrawn	2025
17726/APP/2025/143	Loft conversion with dormers and garage conversion	Approved	28/03/2025
17726/APP/2024/2968	Ground floor and lower ground floor rear extension with lightwell and patio	Approved	24/10/2024
17726/APP/2024/2336	Loft conversion (Certificate of Lawful Development)	Withdrawn	2024
17726/APP/2024/2279	Erection of rear outbuilding (Certificate of Lawful Development)	Approved	18/10/2024
17726/A/73/2359	Residential extension	Approved	22/02/1974

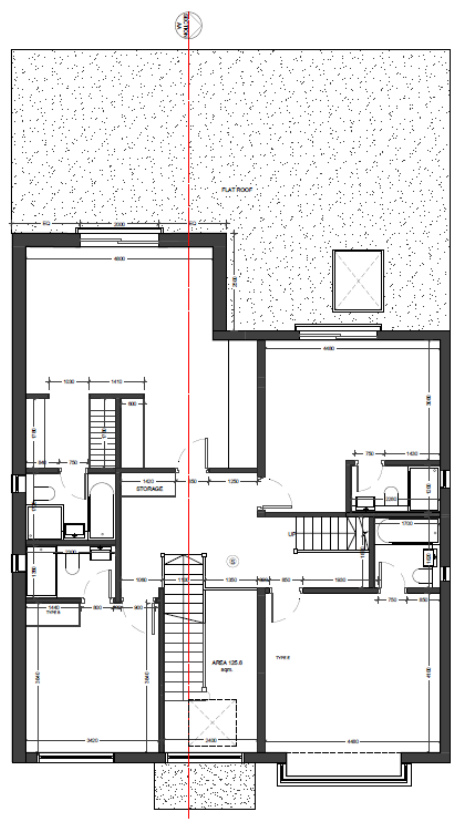
5. Proposal

5.1. Amount of Development

The application seeks full planning permission for the demolition of the existing dwelling and the erection of a replacement single-family dwelling at 102 Green Lane, Northwood. The proposed development has been designed to broadly reflect the scale, form and massing of the previously approved scheme, while incorporating a number of refinements to improve internal layout, functionality and overall design cohesion. The proposal includes a rear extension at ground and first floor level, a loft conversion incorporating a rear dormer and a side dormer, and associated external alterations.



01 - GROUND FLOOR PLAN



02 - FIRST FLOOR PLAN

Fig. 5 Proposed Plans, ground and first floors

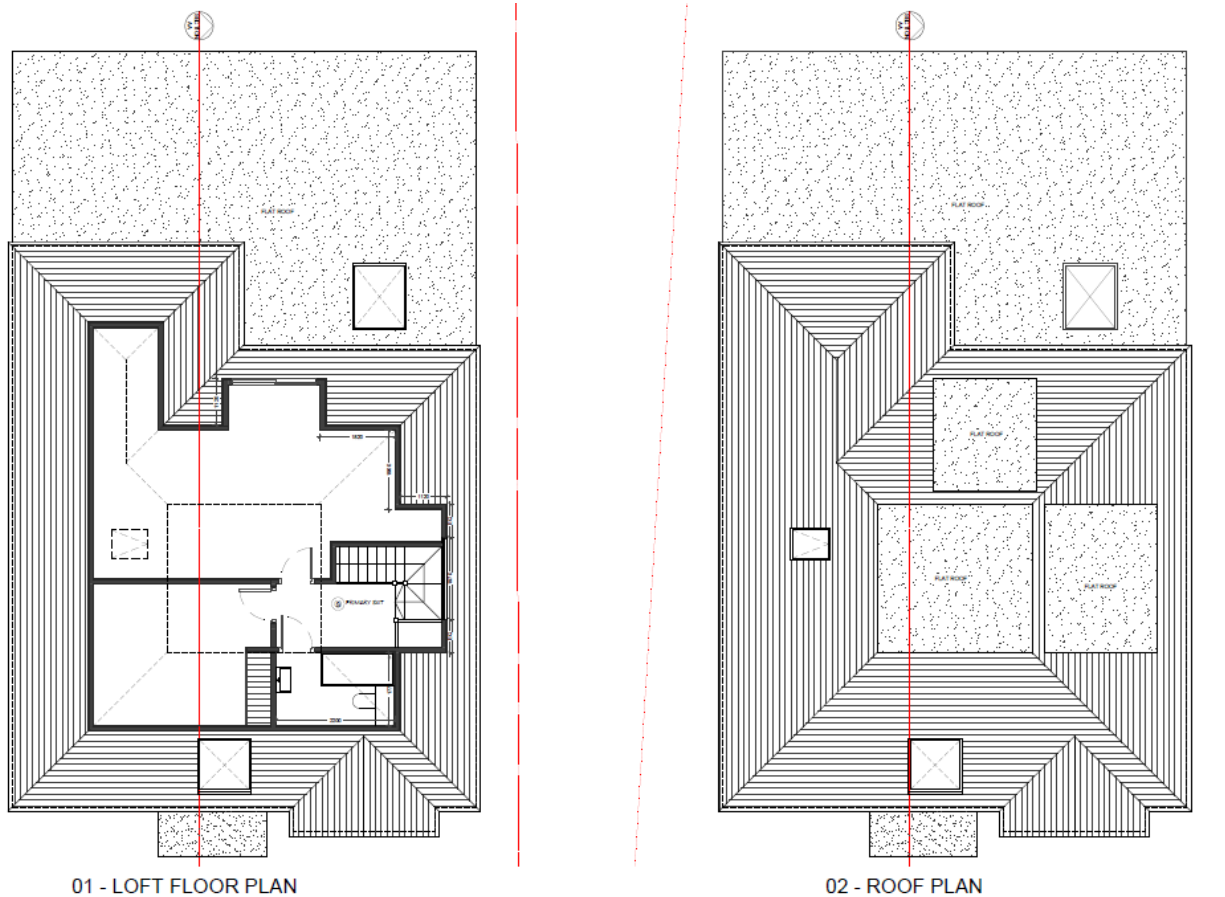


Fig. 6 Proposed loft floor plans

The proposed gross internal area of approximately 373.5 sq.m represents an increase compared to the existing dwelling, which provides approximately 238 sq.m of internal accommodation. This represents a reduction compared to the previously approved scheme, primarily due to the omission of the lower ground floor. Off-street parking is provided within the front curtilage of the property, consistent with the existing arrangement. Cycle storage can be accommodated within the dwelling or site curtilage, while refuse and recycling storage can be accommodated within the curtilage in a location suitable for collection. The development retains the existing private rear garden, including the stepped levels, providing usable outdoor amenity space to the rear of the dwelling.

An outbuilding within the rear garden has been approved under a separate planning permission (Ref: 17726/APP/2024/2279). This structure is not part of the current application and remains incidental to the main dwelling.

5.2. Layout

The proposed dwelling has been designed to provide a clear and efficient internal layout, with a strong emphasis on functional family living and spatial quality. At ground floor level, the layout is arranged around a large open-plan kitchen, dining and family area located to the rear of the property, directly

connected to the garden. This space forms the primary living hub of the dwelling and is supported by additional accommodation including a separate reception room to the front, utility space, WC and circulation areas. The internal arrangement improves connectivity, natural light penetration and usability compared to the existing cellular layout.

At first floor level, the dwelling accommodates multiple bedrooms arranged around a central landing, with associated en-suite and bathroom facilities. The loft level provides additional bedroom accommodation, resulting in a total of 5 bedrooms across the dwelling. The proposed layout ensures good separation between private and communal spaces, while maintaining efficient circulation and access throughout the property.

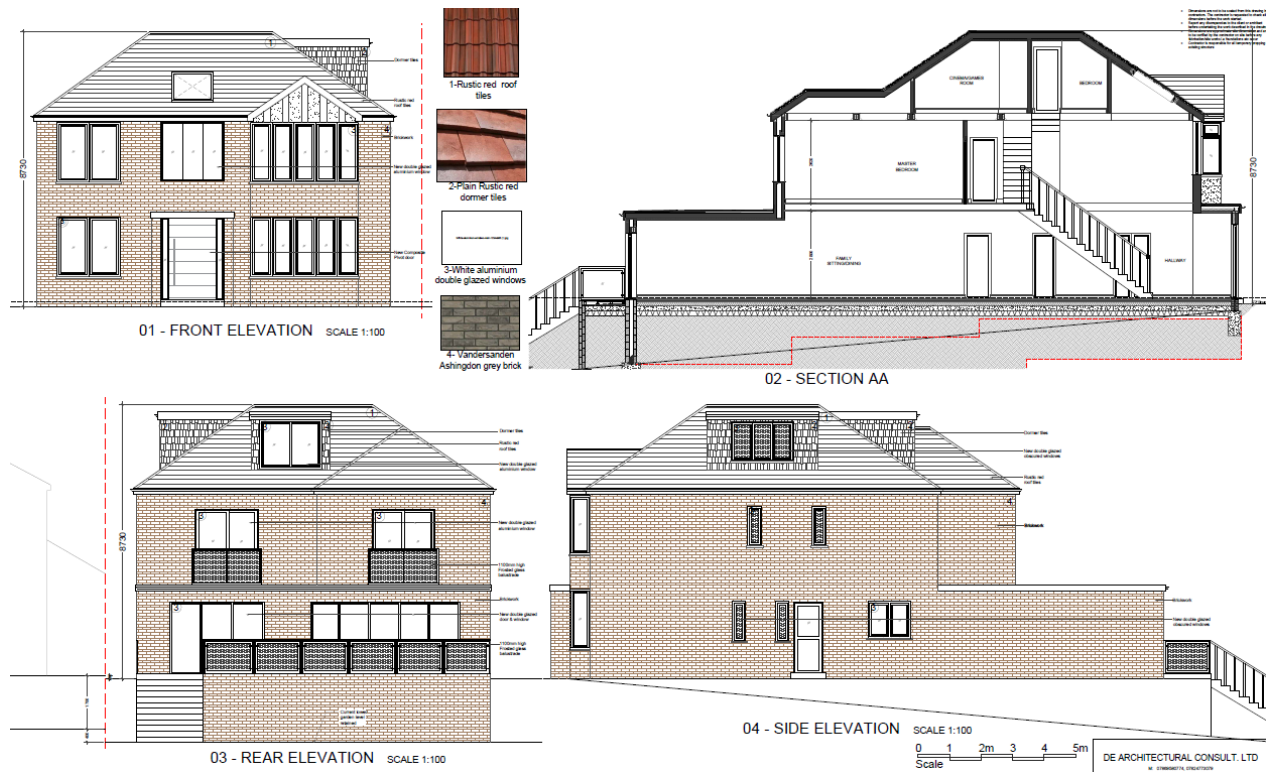


Fig. 7 Proposed elevation drawings

In terms of internal space standards, the proposed dwelling significantly exceeds the minimum requirements set out within the London Plan (Policy D6 – Housing Quality and Standards). For example, a 5-bedroom, 2-storey dwelling for 6–8 persons typically require a minimum gross internal area of approximately 128–149 sq.m, whereas the proposed dwelling provides approximately 373.5 sq.m, offering a substantially higher level of internal space. Individual habitable rooms are also generously proportioned, with primary living areas well in excess of the recommended minimum 27 sq.m for combined kitchen/living/dining spaces, and bedrooms exceeding the minimum 11.5 sq.m (double) and 7.5 sq.m (single) standards. The layout therefore delivers a high-quality residential environment that comfortably meets and exceeds policy requirements.

Room	Area (sq.m)	London Plan Standard	Compliance
Family / Sitting / Dining	104.6	≥ 27 sq.m (combined)	✓
Kitchen	46.1	—	✓
Front Reception	18.4	—	✓
Bedroom 1	13.1	≥ 11.5 sq.m	✓
Bedroom 2	18.4	≥ 11.5 sq.m	✓
Bedroom 3	16.6	≥ 11.5 sq.m	✓
Bedroom 4	25.4	≥ 11.5 sq.m	✓
Bedroom 5 (Loft)	32.0	≥ 11.5 sq.m	✓

5.3. Scale, Design and Appearance

The proposed development has been carefully designed to reflect the established scale, height and proportions of surrounding residential properties along Green Lane, in accordance with Policy BE1 of the Hillingdon Local Plan Part 1 (2012) and Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020). The replacement dwelling maintains a two-storey form with additional accommodation within the roof space, ensuring that the overall ridge height and bulk remain consistent with the prevailing character of the street. Although modest increases in depth are proposed at the rear, the overall scale and massing remain comparable to the previously approved scheme and are proportionate to the plot size, thereby avoiding any overdevelopment or undue visual prominence within the street scene.

The external appearance is defined by a coherent and high-quality brickwork to all elevations, tiled pitched roofing, and aluminium-framed double-glazed windows. Dormer elements, including a rear dormer and a single side dormer, are sensitively integrated within the roof slope to minimise their visual impact. The proposed development is therefore considered to accord with Policies BE1 and DMHB 11, as well as Policy D4 of the London Plan, delivering a well-designed replacement dwelling that enhances the visual quality of the site and integrates appropriately within its context.

5.4. Car, Cycle Parking & Refuse Storage

The proposed development retains the existing vehicular and pedestrian access from Green Lane, with on-site car parking provided within the front curtilage of the property. The arrangement reflects the prevailing pattern of development along the street, where off-street parking is typically accommodated within front driveways, and is considered sufficient for a single-family dwelling in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020).

Cycle storage can be recommended within the site to ensure secure and convenient storage in accordance with sustainable transport objectives set out in Policy T5 of the London Plan (2021).

Similarly, refuse and recycling storage can be accommodated within the curtilage of the site in a location accessible for collection, consistent with standard residential arrangements.

5.5. Amenity Space

The proposed development provides a high-quality and functional level of private amenity space in the form of a rear garden, directly accessible from the main living areas of the dwelling. The garden is positioned to the rear of the property, consistent with the prevailing pattern of development along Green Lane, and benefits from a south-westerly aspect, allowing for good levels of sunlight throughout the day.

The existing stepped garden levels are retained as part of the proposal, and the relationship between the internal living spaces and the garden is improved compared to the existing arrangement, with direct access from the principal kitchen, dining and family areas.

The size and usability of the private rear garden are considered sufficient for a single-family dwelling of this scale and accord with the requirements of Policy DMHB 18 of the Hillingdon Local Plan Part 2 (2020). The garden provides a combination of patio and soft landscaped areas, supporting a range of domestic activities including sitting, recreation and family use, while maintaining appropriate separation distances from neighbouring properties.

5.6. Impact on Neighbouring Amenity

The proposed development has been designed to ensure that it does not result in any unacceptable impact on the amenity of neighbouring occupiers, in accordance with Policies BE1 and DMHB 11. The replacement dwelling broadly reflects the scale, siting and massing of the previously approved scheme, maintaining the established relationship with adjoining properties, including No.100 Green Lane to the west and neighbouring development to the east. The depth and height of the rear extensions are comparable to those previously assessed and accepted by the Local Planning Authority and, when considered alongside separation distances and retained stepped garden levels, are not expected to result in any undue loss of outlook, light or sense of enclosure. The design and positioning of openings have been carefully considered to minimise overlooking, including the use of appropriately placed windows and, where necessary, obscure glazing to side-facing elevations.

5.7. Access

The proposed development retains the existing pedestrian and vehicular access from Green Lane, with no alterations proposed. The access arrangement is well-established and provides safe and convenient entry to the site, ensuring that the development integrates appropriately with the surrounding highway network and does not give rise to any adverse impacts on highway safety, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020). The dwelling is designed to provide safe and convenient access for all users, with a clearly defined entrance accessible from the front driveway and internal layouts that allow ease of movement, particularly at ground floor level where the principal living spaces are located. The proposal therefore accords with the principles of inclusive design set out in Policy D5 of the London Plan (2021).

6. Conclusion

The proposed development seeks full planning permission for the demolition of the existing dwelling and the erection of a high-quality replacement single-family dwelling at 102 Green Lane, Northwood. The scheme has been carefully designed with regard to the site context, surrounding character and relevant planning history, resulting in a form of development that is both appropriate and proportionate. The proposal reflects the scale, massing and general arrangement of the previously approved scheme, while incorporating design refinements to improve internal functionality, spatial quality and overall architectural coherence.

The development has been assessed against the relevant policies of the Hillingdon Local Plan (Parts 1 and 2) and the London Plan (2021), and is considered to comply with key objectives relating to design quality, residential amenity, transport and accessibility. The proposed dwelling integrates well within the established streetscape, safeguards the amenity of neighbouring occupiers, and provides a high standard of accommodation for future residents, including adequate parking, private amenity space and accessibility.