



Juttla
Architects

Design & Access Statement

2 Ducks Hill Grange, Ducks Hill Road, Northwood

October 2020

Rev

2-4 High Street
Ruislip, Middlesex, HA4 7AR
t 01923 840077 | f 01923 840078
juttla-architects.com | info@juttla-architects.com

RIBA 
Chartered Practice

1.The Application

- 1.1. The application is a proposed single storey rear extension and double storey front and side extension with associated internal alterations.

2.Site Location

- 2.1. The application is for a site on 2 Ducks Hill Grange, Ducks Hill Road, HA6 2SW. The plot is approximately 6194m².
- 2.2. The application site is a two storey plus habitable roof space semi detached dwelling on the west side of Ducks Hill Road. The pair of semi detached dwellings were originally one property that have been sub divided in the past. The property is finished in white painted render with mock Tudor timber features and has a pitched roof finished in clay roof tiles, with gables to the front and rear. The property benefits from large garden area to the front, side and rear, which is mainly fenced with close boarded timber panelling and screened off with trees and shrubbery.
- 2.3. The application site is set back approximately 70m from Duck Hill Road.
- 2.4. The site is located within a designated Green Belt Land.

3.Proposal

- 3.1. A previous pre-application for the scheme was submitted in July 2020 with pre-application feedback provided in September 2020. It was deemed that the principle of the development would be acceptable provided that they are in compliance with all other policies and in particular the Green Belt.
- 3.2. **Rear Extension**
The scheme proposes a 3 metre single storey rear extension with a flat roof that has a maximum height of 3m. The rear extension is set back 6 metres from the neighbouring property and is completely clear of the neighbouring 45 degree sight line and as such would have no impact to the neighbouring property.
- 3.3. **Side Extension**
It is important to note that the original dwelling at Ducks Hill Grange was separated at some point in the past to form a semi-detached pair. No. 2 Ducks Hill (the application site) is a much smaller property that 'it's other half.'

The proposed side extension would allow to restore some balance and symmetry between the two properties. It would also allow for the opportunity to provide a more uniform built form and more in keeping with the original, as it would replace previous extensions which have led to a mismatch of a front elevation.

The proposed side extensions would achieve the above whilst being in line with the current ground floor extents and therefore would not increase the overall footprint and ground coverage. Measured from the extents of the existing cat slide roof, the proposed side extensions would be within 50% of the existing dwelling.

As the proposed side extensions would be more of an infill first floor side extension and would not extend beyond the existing side extents, it would not impact the openness of the site, which benefits from over 15m to the boundary to the right.

3.4. Front Extension

The scheme proposes the existing front entrance hall to be extended forward by 1950mm, to make the entrance proud and allow for the internal circulation to function better. The entrance hall would still be set back from the front building line and as such would not impact the front façade.

The double storey front extension would be in line with the main building line and has been designed to be in keeping with the original building. This would allow for the removal of a previous double storey extension with a large flat roof which currently exists and does not complement the original building. As such, the proposed extension allowed for the opportunity to significantly improve the look and aesthetics of the dwelling.

3.5. Height

The scheme proposes to increase the existing ridge of the side extension by 1250mm, however, it would still be over 1350mm below the main ridge height, ensuring that the proposal is subordinate to the main dwelling.

3.6. Summary

The scheme proposes extensions and alterations to the existing dwelling which are needed for the dwelling to serve the needs and requirements of a modern household. The extensions proposed are subordinate to the main dwelling and are largely in line with the current dwelling footprint. To the rear, a single storey extension is proposed but it is set away from the neighbouring property ensuring that there is no impact to the neighbouring sight line.

The existing front elevation has been extended over time and as such has created a cluttered front elevation. The proposal provides an opportunity to provide a more uniform aesthetic which would be more in keeping with the original dwelling whilst also allowing the dwelling to be more symmetrical with the 'other half' – all which would significantly improve the overall look and aesthetics of the property.

4. Greenbelt

4.1. Footprint

It is important to note that the proposed footprint and floor coverage of the proposed is similar to that of the existing. Only the small 3m rear extension alters from the existing footprint. The overall footprint and ground coverage of our proposal would be very similar to that of the existing – with only 36m² added.

The existing floor area is:

- Ground Floor – 168m²
- First Floor – 75m²
- Second Floor – 18m²
- Total – 261m²

The proposed floor area is:

- Ground Floor – 204m²
- First Floor – 137m²
- Second Floor – 51m²
- Total – 392m²

A 50% increase of the existing floor area would be 391.5m² – so we are within the 50% increase based on floor area.

4.2. Height

As previously mentioned, the height of the proposed will still be lower than the main ridge and most of the openness is not impacted by the proposal.

4.3. Volume

We understand that the Greenbelt policy states that any proposal should not increase the volume greater than 50% over the original dwelling.

The existing volume is:

- Ground Floor (2.72m high) – 461m³
- First Floor (2.8m high) – 210m³
- Second Floor (2.35m high) – 42m³
- Total – 713m³

The proposed volume is:

- Ground Floor (2.72m high) – 555m³
- First Floor (2.8m high) – 384m³
- Second Floor (2.35m high) – 99m³
- Total – 1038m³

A 50% increase of the existing volume would be 1070m³ – so we are within the 50% increase based on floor area.

4.4. Openness

The site benefits from large land and open space – the proposed extensions would be within a similar foot print of the existing and therefore would not impact the current openness.

The proposal allows for the opportunity to balance out the two properties – whilst still appearing subordinate to the main dwelling. All materials, style and character are to match the existing.

5. Conclusions

- 5.1. The proposal is seen to be a reasonable development on a plot of this scale.
- 5.2. It allows for the opportunity to extend and enhance the existing property to serve the needs of a modern household whilst significantly improving the overall look and aesthetics of the dwelling – all without having any negative impact to the neighbouring properties, the surrounding or the greenbelt land.
- 5.3. The proposed extensions have been designed to be subordinate to the main dwelling, whilst they have been designed and detailed to be in keeping with the original dwelling. The dwelling has previous extensions carried out historically which has led to a cluttered appearance. As part of this proposal, we are looking to provide a more uniform front elevation which would be more in keeping with the original dwelling. Furthermore, it would allow the opportunity to provide a more balance and symmetrical look to the neighbouring property which would be a significant improvement to the existing.
- 5.4. In terms of greenbelt, we have ensured that the proposal only has a minor increase to the existing footprint, the height is below the main ridge and the volume is less than 50% increase of the existing. Furthermore, we have ensured that the current openness is maintained.
- 5.5. Thus it is felt that the proposal at 2 Ducks Hill is of an acceptable standard and we look forward to working with the planners on this scheme to facilitate a favourable decision.