

29th September 2025

17 Hillside Gardens, HA6 1RN

Alterations to the roof and to the footprint of the building to extend the existing house at ground and 1st floor level.

Design summary

1. The proposed extensions would be barely noticeable from the street level and would not adversely affect the privacy or daylight of the neighbours. Thoughtful design has been applied to maximise the floorspace and practicality of the house while respecting the existing character and scale of the building and the character of the street.
2. The house is currently in poor condition and requires complete renovation including new windows and doors and re-roofing. There are multiple extensions that have been added over the years, also in poor condition. The applicant would like to demolish some of those additions and extend the house in a harmonious way to achieve a cohesive building form and a practical layout. The external materials will match other houses in the area. It is proposed to use white render and brick for the walls, dark grey roof tiles and grey windows and doors.

Outline Fire Safety Strategy

1. The existing building is a detached two storey house in a residential use. The upper floor level is below the 4.5m height when measured from the adjacent surface level, allowing for an alternative escape route from upper floor through suitable egress windows.
2. Fire and rescue service pumping appliances can access the front of the house by driving along Hillside Gardens which is a public highway with unrestricted access.
3. It is expected that, in the event of a house fire, residents would exit the house towards the highway and move away from danger.
4. The house should be fitted with suitable fire alarms, smoke alarms and heat alarms, to be inspected by building control. Building control inspector may require an additional equipment, certification and or a separate fire report – the builder and the applicant should ensure compliance with relevant regulations.
5. Fire retardant materials to be used externally in areas within 1m from the boundaries, as required by building regulations.
6. Suitable egress windows to be provided in habitable rooms at 1st floor or an approved fire warning system to be installed.