

42 The Drive, Northwood, HA6 1HP

*DRIVE DAS*

*May 2025*

**Design and Access Statement to accompany a planning application for extensions and alterations**

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**1. Location and Property Description**



*Front of the property as seen from The Drive*

- 1.1. The property is a c 20<sup>th</sup> dwelling house, of traditional style with rendered facades and tiled roofs. The house is set back from 'The Drive', a wide suburban road lined with large, detached properties and is neither listed nor within a Conservation Area.



*Front of house and garden*

- 1.2. In addition to a long rear garden, the property has a substantial front garden. The original house has been altered with extensions built on both sides and an enlarged entrance porch.

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*Access road to Nos. 42b and 42c*



*Side passage and No. 42a*

- 1.3. On the south side of the property there is a driveway providing access to Nos. 42b and 42c and, on the north side, there is a passage leading to the rear garden of the house.



*Rear of house and main garden*

- 1.4. The property has also been extended at the rear with stepped enclosures which have a complicated series of pitched roofs that distract from the simple form of the original house

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**2. Proposal**

- 2.1. The scheme proposes altering the existing layout and extending the property to provide additional living accommodation, whilst rationalizing the overly complicated roof forms.
- 2.2. A previous planning application (Ref. 29969/APP/2016/4417) for extending the property at the side and rear, together with a new crown roof (creating an additional level), was refused on the grounds that it was an '*intrusive and incongruous form of development*'. The planning application was also considered unacceptable as it would '*cause an unacceptable loss of daylight to No.42a and would be overbearing*'.
- 2.3. Following this, pre-application advice (**Ref: 29969/PRC/2024/179**) was sought from Hillingdon Council in 2024 and this proposal has been revised accordingly.
- 2.4. Additional accommodation is provided in a new basement together with alteration of the existing rear extension and side extensions on the first floor.



*Sketch view of the front showing the new garage and first floor side extensions.*

- 2.5. The front entrance porch is to be adapted to give a simpler design in the style of the original house and the ground floor extension on the south will incorporate a garage (as previously approved Ref. 29969/APP/2007/3593) set in line. The recent pre-application confirmed that:-*'The replacement front porch and front garage extension would not result in any harm to the character or appearance to the house or wider street scene.'*

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- 2.6. The first floor side extensions will be set back from the front façade to retain the proportions of the original house and will also have a rendered finish together with 'Georgian' style windows. Following pre-application advice the extensions are set back further (one metre) and narrower to ensure their combined width remains less than half that of the main façade.
- 2.7. The side extensions will have hipped roofs which, following the pre-application, are set lower than the original main roof. A previously proposed glazed bay at the front of the side extension has also been omitted.



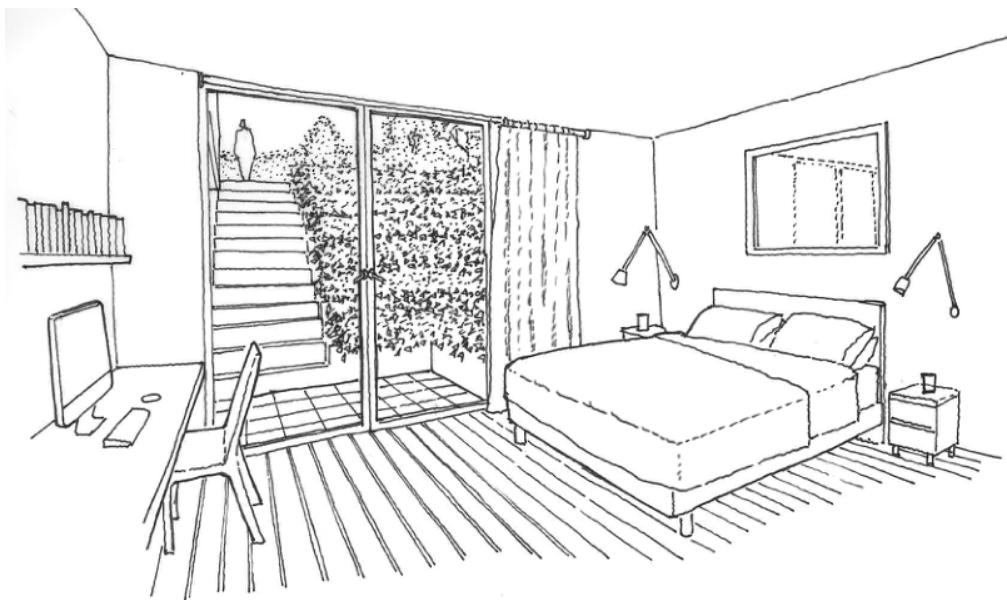
*Sketch view of the rear with proposed extensions.*

- 2.8. The first floor side extensions will be set in line with the rear of the main house so as not to impact on the bathroom windows of the adjoining property No.42c. The recent pre-application supported this stating '*Sited to the rear only, this part of the proposal would not be visible from the street scene along The Drive and would therefore not be considered to result in any harm to the character or appearance of the area.*'
- 2.9. The first floor extension on the south side will incorporate a glazed bay with fenestration to match the existing windows.
- 2.10. To link the house better with the garden, the existing ground floor rear extension is to be remodeled with a more unified façade incorporating a wide glazed bay with a sliding door replacing the existing curved doors. The recent pre-application supported this stating '*...given the replacement nature of this proposal, the existing rear extension and the site context, the rear extension would likely be considered acceptable in this instance.*'

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- 2.11. Careful consideration has been given to light and outlook of the bedrooms in the new basement. The glazed bay of the rear extension will extend to basement level providing generous daylight to the bedrooms. A Daylight / Sunlight Assessment has been prepared which confirms that the bedrooms will receive adequate light.



Sketch view of a bedroom in the new basement looking towards the garden.

- 2.12. The bedrooms will have external terraces and an attractive aspect provided by stepped planters connected to the main garden.
- 2.13. Following the pre-application advice, kitchenettes that were proposed for the new bedrooms have been omitted to ensure that the basement remains ancillary to the main house.
- 2.14. The basement has also been reduced in area from 156m<sup>2</sup> to 100m<sup>2</sup>, specifically omitted from under the side extensions, to minimize the impact on neighbouring properties.
- 2.15. The basement has been designed to ensure structural stability and address drainage, flooding, and groundwater concerns. A Basement Impact Assessment, alongside Hydrological and Geotechnical Reports, have been prepared to support the application.
- 2.16. The site contains two protected trees (T9 and T10) in the front garden, covered by a Tree Preservation Order. An Arboricultural Impact Assessment has been conducted to assess and mitigate any potential impact and has confirmed that the protected trees will not be affected by the alterations.

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**3.0 Conclusion**

- 3.1 The proposed alterations are intended to provide much needed additional accommodation for the family that have adult children living at home. The proposals are designed to be sympathetic to both the original property and surrounding area, and not to impact on adjoining properties.
- 3.2 Access to the property will not be affected by the alterations. For future proofing, a bedroom will be provided on the ground floor level, together with an accessible WC.

*DSP Architecture May 2025*