

DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

PROPERTY ADDRESS

1 Treetops Close HA6 2PL

APPLICATION TYPE

HOUSEHOLDER APPLICATION

DESCRIPTION

PROPOSED ERECTION OF A SINGLE STOREY SIDE AND
REAR WRAPAROUND EXTENSION, INCLUDING EXTENSIONS
TO EXISTING HABITABLE LOFT SPACE AND
AMENDMENTS TO FENESTRATIONS.

Project ref. FL328

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I. INTRODUCTION

This Design and Access Statement has been prepared in support of the householder application for Proposed Erection of a single storey side and rear wraparound extension, including extensions to existing habitable loft space and amendments to fenestrations at 1 Treetops Close, Northwood HA6 2PL.

The objective of this proposal is to enhance the living space of the existing property while ensuring it remains in harmony with the surrounding residential area. This Design and Access Statement has been developed in direct response to the Pre-application advice received under reference 31772/PRC/2025/150, which provided key considerations and recommendations to ensure the proposed design is appropriate for the site and complies with relevant planning policies.

The design respects the character of the site and its context within the local neighbourhood, with a focus on improving functionality, accessibility, and aesthetic appeal. The alterations will not negatively impact neighbouring properties, maintaining privacy, and ensuring the quality of the existing environment. The proposal seeks to create a well-balanced and sustainable living space that contributes positively to the street scene.

In determining the scheme, the following plans and drawings should be considered:

- **A100** - Location plan 1:1250 @A3
- **A101** - Existing & Proposed Block Plans 1:200 @A3
- **A102** - Existing & Proposed Ground Floor Plans 1:100 @A3
- **A103** - Existing & Proposed Loft Plans 1:100 @A3
- **A104** - Existing & Proposed Roof Plans 1:100 @A3
- **A205** - Existing & Proposed Front and Rear Elevation A1:100 @A3
- **A206** - Existing & Proposed Side Elevations B 1:100 @A3
- **A307** - Existing & Proposed Section A-A 1:100 @A3
- **A408** – 3D Images @A3
- **A409** - Site Photographs @A3

The statement should be read in conjunction with the drawings package prepared by F - Line Designs, which forms part of the application.

II. SITE CONTEXT

The site located at 1 Treetops Close, Northwood HA6 2PL is situated within a predominantly residential area in the London Borough of Hillingdon. Northwood is a desirable suburban location characterized by a mix of detached and semi-detached properties, many of which are set within well-established, leafy streets. The area is known for its tranquil residential environment, which is complemented by the proximity to open green spaces, including nearby parks and woodlands, enhancing its appeal as a family-friendly location.

The site is located within the most properties being Use Class C3 – Dwellinghouses. The surrounding environment is primarily made up of detached and semi-detached homes, contributing to the quiet, suburban character of Treetops Close. This residential setting provides a stable and attractive backdrop for the proposed development, ensuring that the alterations align with the established character of the neighbourhood.

Pic.1 Site location



III. HERITAGE SITE CONTEXT



Pic.4 Areal view of the fringes of conservation areas

The application site is situated on the fringes of the Moor Park Estate Conservation Area, as illustrated in the accompanying map. Although the wider designation lies immediately to the north of Batchworth Lane, the site itself falls outside the defined boundary and is not subject to conservation-area controls. Its position on the periphery ensures that the proposed extensions and alterations will not undermine the character, appearance or significance of the designated area.

Furthermore, should the conservation-area boundary be reviewed or extended in the future, the modest, well-designed nature of the proposal together with its use of sympathetic materials and respect for the architectural form of the host dwelling ensures that it would remain visually compatible with the surrounding suburban context and would not detract from the heritage qualities that the designation seeks to protect.

Treetops Close Cul-de-Sac



Pic.2 Areal view of the Cul-de-Sac
FL328_1 Treetops Close HA6 2PL



Pic.3 Existing Building Frontage

Treetops Close is a small, quiet cul-de-sac comprising of three detached residential properties arranged around a closed turning head. The street benefits from a calm, low-traffic environment, creating a sense of privacy and enclosure for residents. The dwellings are set within generous, well-landscaped plots, with mature trees and hedging contributing to the leafy suburban character of the area. The arrangement of the cul-de-sac results in dwellings having varied orientations, although the architectural style remains cohesive and reflective of the wider Northwood residential context. This setting provides a stable and attractive backdrop for modest, well-designed domestic alterations.

Existing Landscaping and Boundary Features

The property benefits from a well-maintained landscaped setting that contributes positively to the character of Treetops Close. The front garden comprises a neatly trimmed lawn with established shrub beds, low ornamental planting, and a small feature tree positioned near the pathway. Mature hedging defines much of the site boundary, offering both privacy and a soft, green edge to the plot. These hedges are particularly prominent along the side boundary, creating a natural buffer between the dwelling and the roadway. Additional planting around the front entrance and beneath the bay window further softens the built form and reinforces the verdant suburban character typical of the surrounding cul-de-sac. The landscaping is simple, cohesive, and visually consistent with neighbouring properties.

IV. PLANNING HISTORY

Following Planning Applications have been submitted related to the property of 1 Treetops Close, Northwood, HA6 2PL.

- PRE APP. REF 31772/PRC/2025/150 - Erection of a single storey side and rear wraparound extension, including extensions to existing habitable loft space and amendments to fenestrations.
- APP. REF 31772/APP/2025/1671 - Erection of a single storey front & side extension and erection of rear and front dormers
Date: 16/06/2025 – Rejected.

V. PLANNING POLICY

DESIGN POLICIES COMPLIANCE

The proposed alterations fully accord with the National Planning Policy Framework, the London Plan (2021) and the Hillingdon Local Plan. Together, these policy frameworks promote high-quality design, sustainable development, and the careful enhancement of existing residential properties. The scheme reflects these principles by delivering a sensitive and proportionate extension that improves the functionality of the dwelling, respects the established character of Treetops Close, and preserves the amenity, scale and rhythm of the surrounding suburban setting. The proposal achieves a well-considered balance between modernising the home and maintaining the distinctive qualities of the Northwood neighbourhood.

Policy	Compliance Summary
National Planning Policy Framework (2024)	Supports proposals that foster social interaction, meet community needs, and promote safe, inclusive, and accessible environments. Further, all development to deliver high-quality design that responds to local character and contributes positively to the built environment.
London Plan D4	Ensures that buildings are high-quality, attractive, and functional. The proposal improves the dwelling's usability without overdevelopment. Materials match the existing house, and the extensions are integrated coherently into the architectural form.
London Plan D6	Development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions Internal alterations and loft conversion deliver improved internal layouts and effective use of space. The design ensures adequate daylight, ventilation, and amenity standards consistent with modern living requirements.
Hillingdon Local Plan: Part 1 – BE1	The development enhances the quality of the built environment through a sensitive extension that respects the existing building's scale, form, and

	materials. The character of Treetops Close is preserved.
Hillingdon Local Plan: Part 2 – DMHB 11	The proposal harmonises with the local context, retains the existing roofscape rhythm, and avoids harm to daylight, sunlight or amenity of adjacent properties. It delivers high-quality design consistent with the suburban character.
Hillingdon Local Plan- DMHD 1	The extensions remain subordinate to the main dwelling, retain adequate spacing and garden area, respect neighbours' privacy and outlook, and use matching materials. The design addresses specific officer feedback regarding massing, roof design, and dormer proportions.
DMHB 4	New development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness
Hillingdon Local Plan: Part 2 – DMHB 12	The development retains the visual continuity provided by landscaping, boundary hedging, and setbacks. The wrap-around extension is positioned to maintain the open character of the cul-de-sac entrance.
Hillingdon Local Plan: Part 2 – DMHB 18	Adequate private amenity space is retained at the side and rear of the property following the proposed extensions, consistent with local standards.
Hillingdon Local Plan: Part 2 – DMT 6	The proposal retains compliant on-site parking provision, with potential space near the relocated front entrance. The development does not intensify parking demand or harm highway safety within the cul-de-sac.
DMHB 18 – Private Outdoor Amenity Space	The proposal retains ample and usable private garden space that exceeds borough standards. The extensions do not diminish the quality, function, or character of the outdoor amenity area, ensuring full compliance with DMHB 18.

VI. PLANING CONSIDERATIONS

The development is designed to be in line with local and national planning policies, responding to the guidance provided during the Pre-application consultation (31772/PRC/2025/150).

The existing chalet bungalow has limited internal space and functionality. The proposed alterations aim to create a high-quality family home that aligns with London and local plan space standards, while contributing positively to the character of Treetops Close and the surrounding suburban environment. There are no significant concerns regarding the impact on local heritage, as the property is located on the fringes of the nearby Moor Park Estate Conservation Area rather than within its designated boundary, ensuring that the proposed works do not affect the significance or character of the protected area.

The proposal addresses the following key points in accordance with the Pre-application comments:

- **Optimal Internal Layout and Space Efficiency:** The design ensures the internal space is fully optimized to meet modern family needs, including adequate light, ventilation, and circulation space.
- **Sustainable and High-Quality Living Environment:** The proposal introduces sustainable design principles, ensuring energy efficiency and long-term usability of the space. High-quality materials have been selected to match the existing character of the property.
- **Respect for Local Character and Aesthetic Consistency:** The extension has been designed to harmonize with the existing dwelling and its context. The roofline and massing of the proposed extension remain subordinate to the original building, while the front elevation treatment, including the relocated front door, reflects the character of the street.
- **Impact on Residential Amenity:** The proposed development ensures that there will be no unacceptable impact on the amenity of neighbouring properties, including privacy, daylight, and sunlight. The design is considerate of the site's positioning at the entrance of Treetops Close.

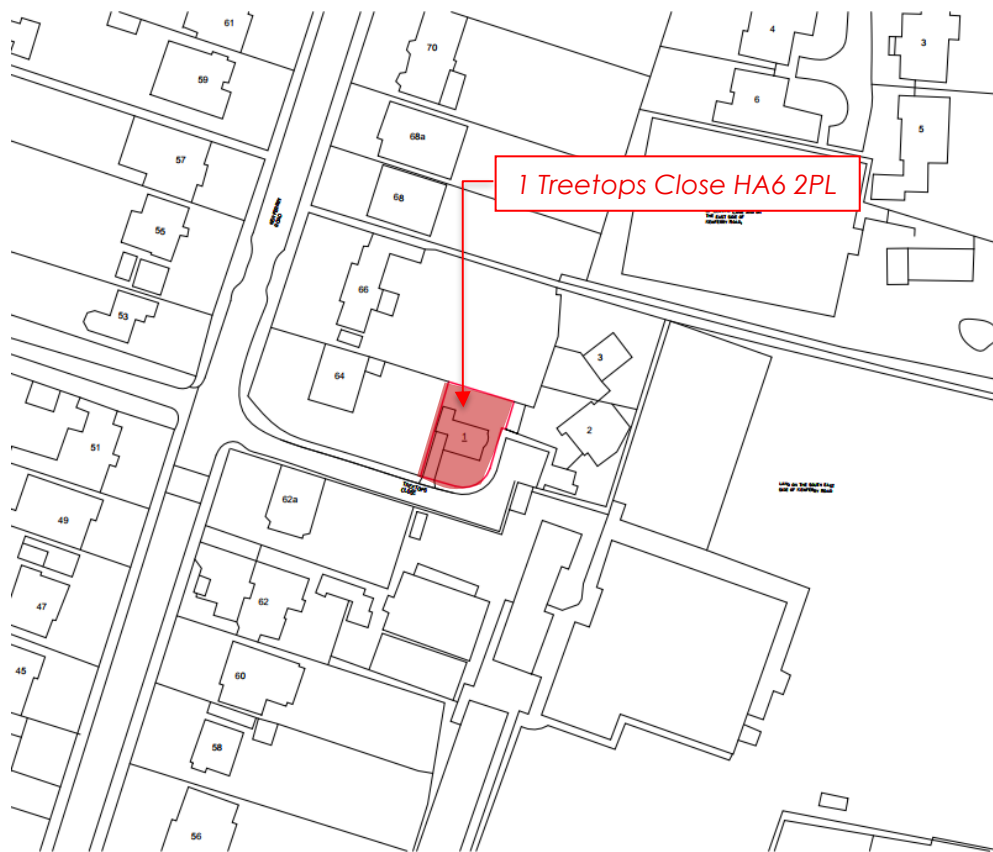
VII. THE PROPOSAL

DESIGN

The proposed development involves a series of carefully considered alterations and extensions to improve the functionality, appearance, and long-term usability of the existing dwelling at 1 Treetops Close, Northwood HA6 2PL. The design reflects the recommendations made in the Pre-application advice (Ref: 31772/PRC/2025/150), focusing on ensuring the extensions remain subordinate, visually cohesive, and sensitive to the architectural character of the site. The scheme includes an Erection of a single storey side and rear wraparound extension, including extensions to existing habitable loft space and amendments to fenestrations. These alterations are designed to enhance the dwelling's usability for contemporary family living while maintaining harmony with the surrounding context.

The proposal reflects a genuine need to improve the home's suitability for modern family living while remaining consistent with the character of Treetops Close. Many neighbouring properties have undergone similar modest extensions to provide better-quality internal space, and the existing dwelling no longer meets the functional needs of its occupants. The scheme therefore offers a proportionate and contextually appropriate enhancement that allows the family to remain in the home, improving usability without altering the established suburban rhythm of the area.

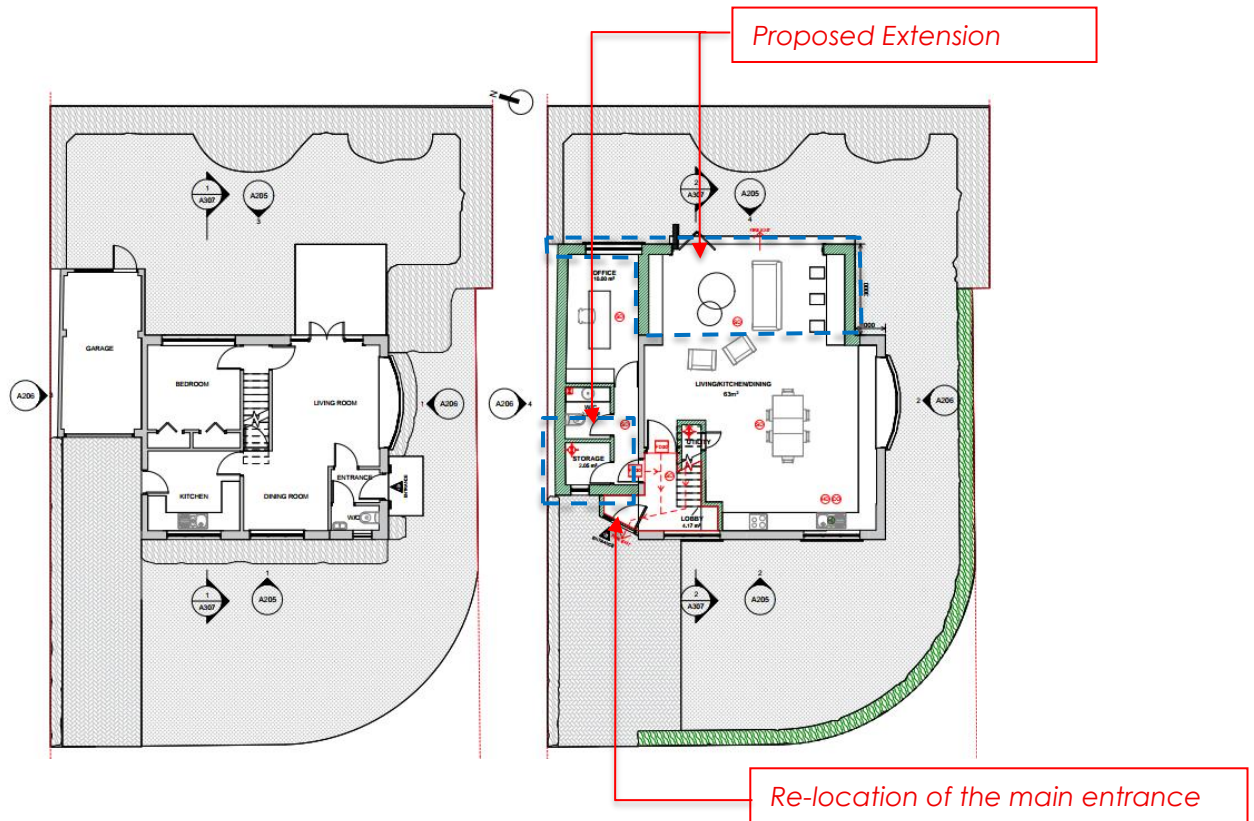
The proposal fully complies with key policies outlined in the Hillingdon Local Plan and London Plan, including DMHB 11, DMHB 12, DMHB 18, and London Plan Policies D3 and D4. These policies emphasize the need for high-quality design, the efficient use of space, and the maintenance of local character. The proposal ensures compliance by retaining key features of the existing structure, optimising space, and introducing subtle modern enhancements that respect the established suburban character of Treetops Close. Additionally, DMHD 1 and DMHB 18 ensure that the proposal does not compromise residential amenity or reduce the quality of private outdoor space, while London Plan D6 supports the improvements to internal living conditions.



Pic 5. Location plan

The reconfiguration of the ground floor responds directly to modern living needs, providing a more efficient and adaptable layout that supports contemporary family routines. The garage, which currently serves as a small utility area, is proposed to be converted into additional habitable space, including a home office, storage. Larger kitchen/living area has been proposed along with the rear extension to create more space and to utilise full use of the existing footprint while maintaining the overall scale and form of the dwelling.

The new open plan living, kitchen, and dining area forms the central hub of the home, offering a generous and flexible space that enhances family interaction and everyday functionality. Proposed lobby space further improves circulation and clarity within the internal layout. Together, these amendments provide a meaningful uplift in accommodation quality, delivering a modern, well-organised ground floor that remains fully sensitive to the character and proportions of the original property.



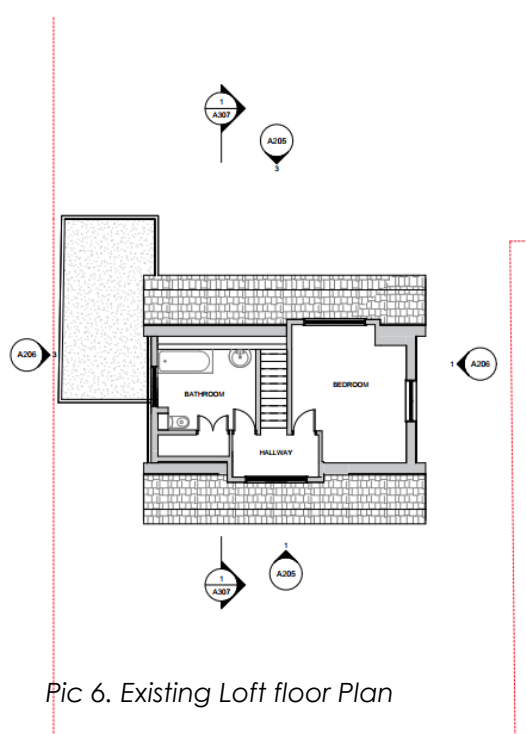
Pic 6. Existing ground Floor Plan

Pic 7. Proposed ground Floor Plan

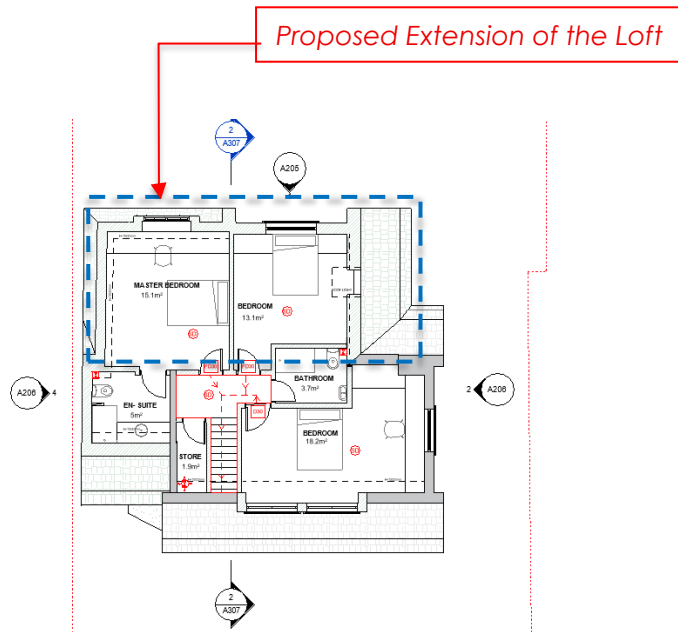
Relocating the main entrance and adding a small porch improves internal circulation and strengthens the connection between the entrance and the new open-plan core. proposed ground floor extension has been carefully designed to incorporate the recommended 1-metre setback from the front elevation, ensuring that the new side and rear elements remain visually subordinate to the host dwelling in accordance with Policy DMHD 1.

Strategically positioned glazing and enlarged openings along the extension allow generous natural daylight to flow deep into the interior, improving comfort and amenity in accordance with London Plan Policy D6. The wrap-around extension also strengthens the dwelling's connection to the garden, while retaining ample external space to ensure full compliance with DMHB 18 regarding private outdoor amenity.

These changes collectively reflect key principles of the Council guidelines by prioritising openness, natural light, usability, wellbeing and respond to the existing location while maintain the character of the area.



Pic 6. Existing Loft floor Plan

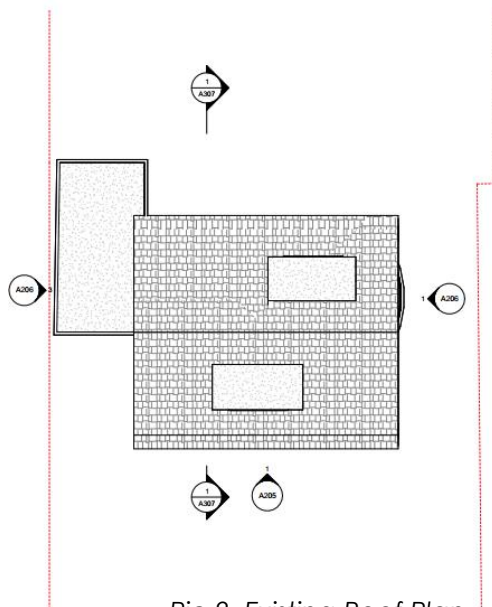


Pic 7. Proposed Loft floor Plan

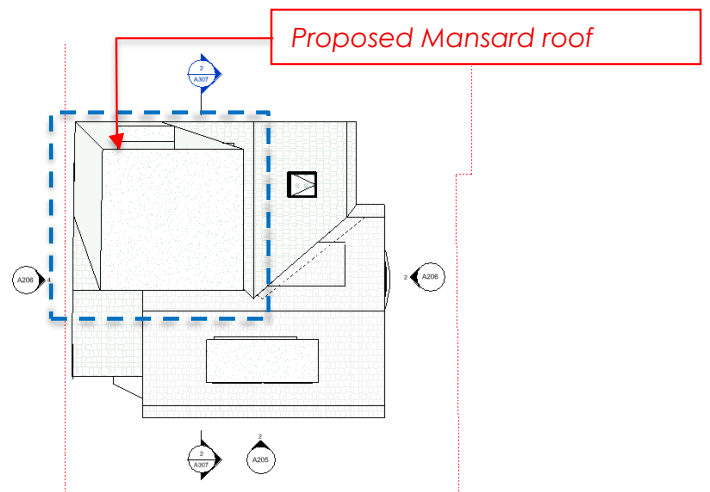
The existing loft floor comprises a modest arrangement consisting of a small landing, one bedroom and a bathroom. The space is heavily constrained by the original roof form, limiting usable head height, natural daylight and overall functionality. As a result, the current layout provides only minimal accommodation and does not meet modern expectations for family living or efficient use of the property's footprint. The existing arrangement reflects the limitations identified in the Pre-application consultation (Ref: 31772/PRC/2025/150), which highlighted the need for a more functional upper-level layout.

In contrast, the proposed loft floor introduces a fully optimised arrangement achieved through a carefully designed roof extension and dormer configuration. The proposed layout provides three well-proportioned bedrooms, along with an improved family bathroom, en-suite, and a dedicated storage space positioned adjacent to the staircase.

The introduction of dormer increases usable head height and delivers substantially better natural daylight and ventilation throughout the upper floor. These enhancements align with London Plan Policies, Hillingdon policies and the SPD's which promote high-quality internal environments, optimised site capacity and liveable, well-designed homes. The proposal also supports the National Design Guide (2019) principles by delivering improved comfort, functionality, and adaptability for future family needs.



Pic 8. Existing Roof Plan



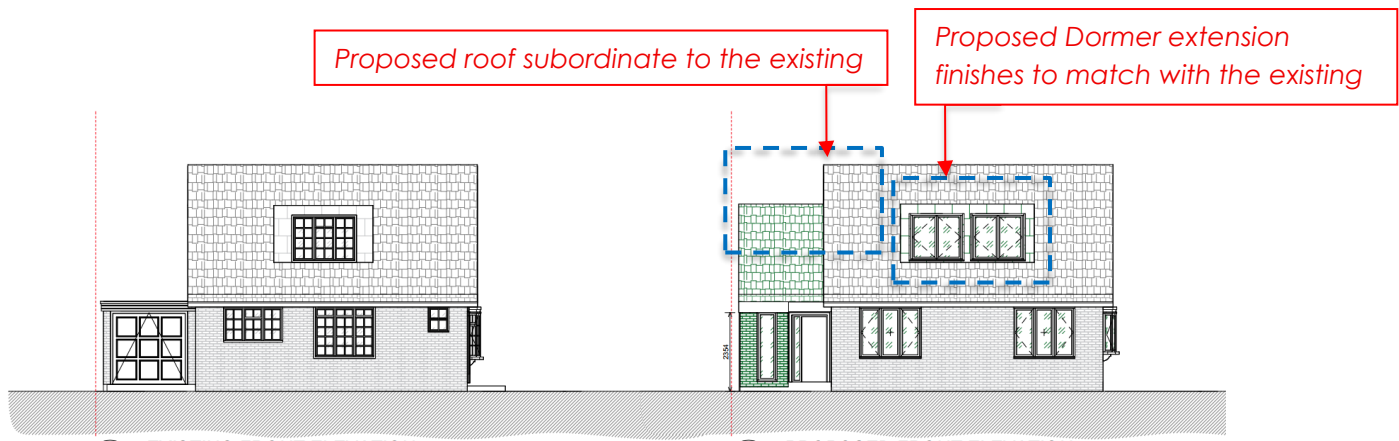
Pic 9. Proposed Roof Plan

The existing roof features a simple pitched roof typical of chalet-style properties in Northwood, with limited articulation and modest dormers positioned on opposing slopes.

The proposed roof design follows the Pre-application advice, addressing the need for subordinate roof forms, sensitive dormer placement, and a clear hierarchy between existing and extended roof elements. The mansard section is discreetly integrated within the roof envelope, minimizing visibility to the neighbourhood and nearby treetops close, while preserving the original roof slope. This design ensures compliance with Policy DMHD 1, maintaining visual subordination and avoiding excessive massing. The dormer features have been redesigned to ensure they do not exceed two-thirds of the original roof profile and remain subordinate to the main slope.

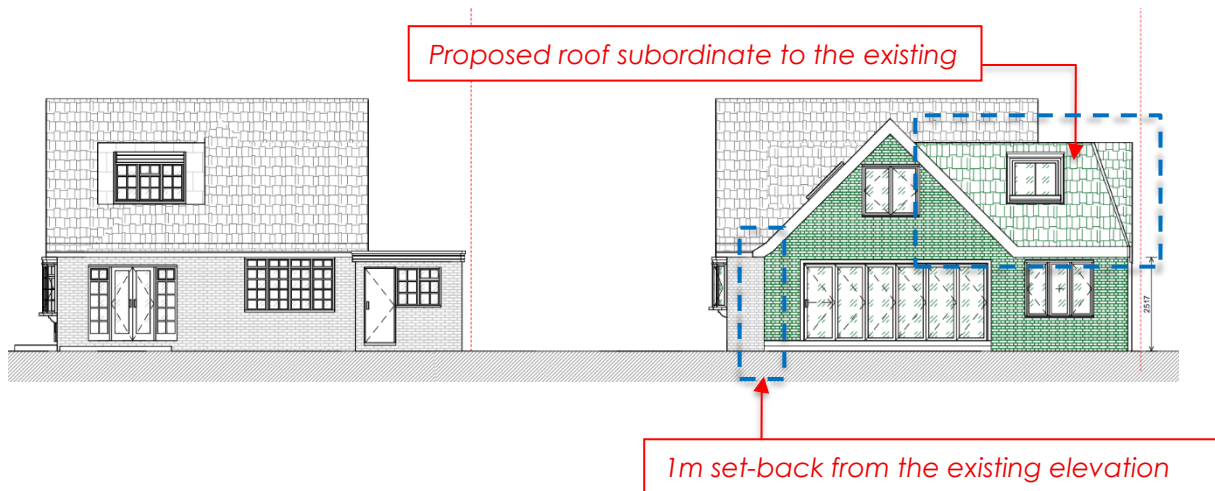
rooflights incorporated into the redesigned roof and these rooflights are modest in scale and flush-fitted to reduce visual impact when viewed from surrounding properties and the cul-de-sac. In keeping with the pre app advice regarding design consistency, all new roof elements are proposed to be finished in matching clay roof tiles match with the context, with the existing roof also upgraded to ensure a coherent and unified material palette across the entire dwelling. This reinforces a harmonious appearance and strengthens the architectural continuity of the property.

The set-downs between the existing roof and new extensions clearly define the original massing, ensuring the additions read as sympathetic, secondary elements as required under Policies DMHD 1 and DMHB 11. Overall, the revised roof design achieves a sensitive and policy-compliant solution that enhances the dwelling's functionality while preserving the character and visual rhythm of Treetops Close.



Pic 10. Existing Front Elevation

Pic 11. Proposed Front Elevation



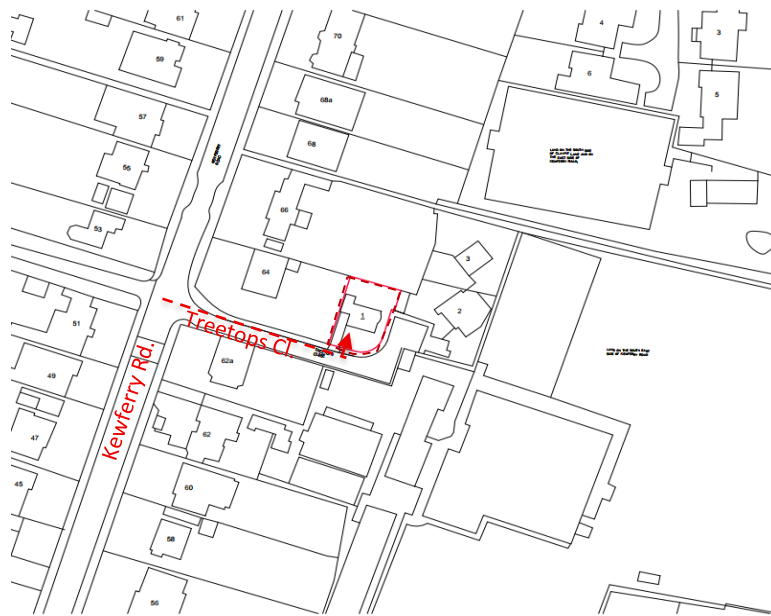
Pic 12. Existing Rear Elevation

Pic 13. Proposed Rear Elevation

The proposed elevations designed to respect the architectural character of the existing dwelling while incorporating the amendments recommended during the Pre-application process. Each elevation has been carefully rebalanced to ensure that the new additions remain subordinate to the host structure, retaining the prominence of the original chalet-style form. Material continuity plays an essential role in preserving the visual coherence of the elevations. All new walls are finished in materials matching the original dwelling, and the upgraded black clay roof tiles provide a unified appearance across the revised roofscape.

The proposal has been designed in accordance with the recommendations set out in the pre-application advice, ensuring the extensions remain subordinate and respectful of the dwelling's prominent position within the cul-de-sac. The design incorporates the advised 1-metre setback, refined roof alterations, reduced dormer bulk, and matching materials, all of which align with the Council's guidance on scale, massing, and character. Overall, the scheme responds positively to the comments, delivering a well-balanced and policy-compliant enhancement to the property.

ACCESS



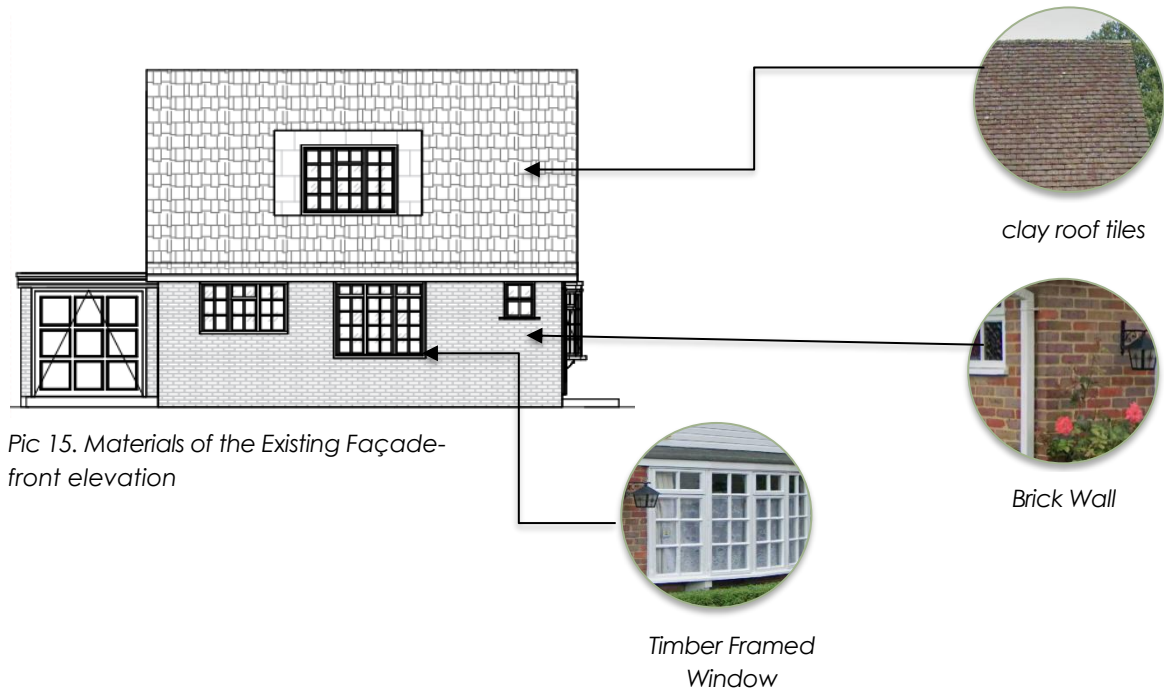
Pic 14. Site Access

The site is accessed directly from Treetops Close, a quiet residential cul-de-sac serving only a small number of dwellings. Vehicular access is taken from Kewferry Road, with a short, clearly defined approach into Treetops Close that provides safe and convenient access for residents, visitors and service vehicles. The low-traffic nature of the cul-de-sac ensures good visibility, slow vehicle speeds and a safe environment for pedestrians.

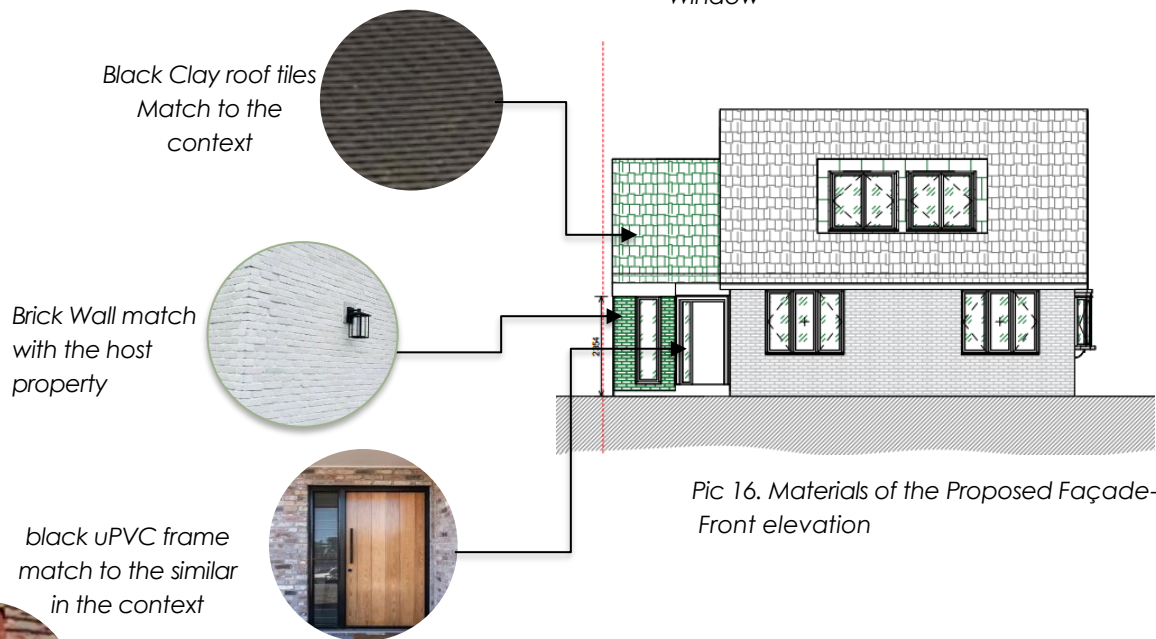
The proposal does not alter the existing access arrangements to the site. The relocated main entrance improves legibility by providing a more direct and clearly identifiable point of entry from the footpath, enhancing day-to-day usability.

MATERIALS AND APPEARANCE

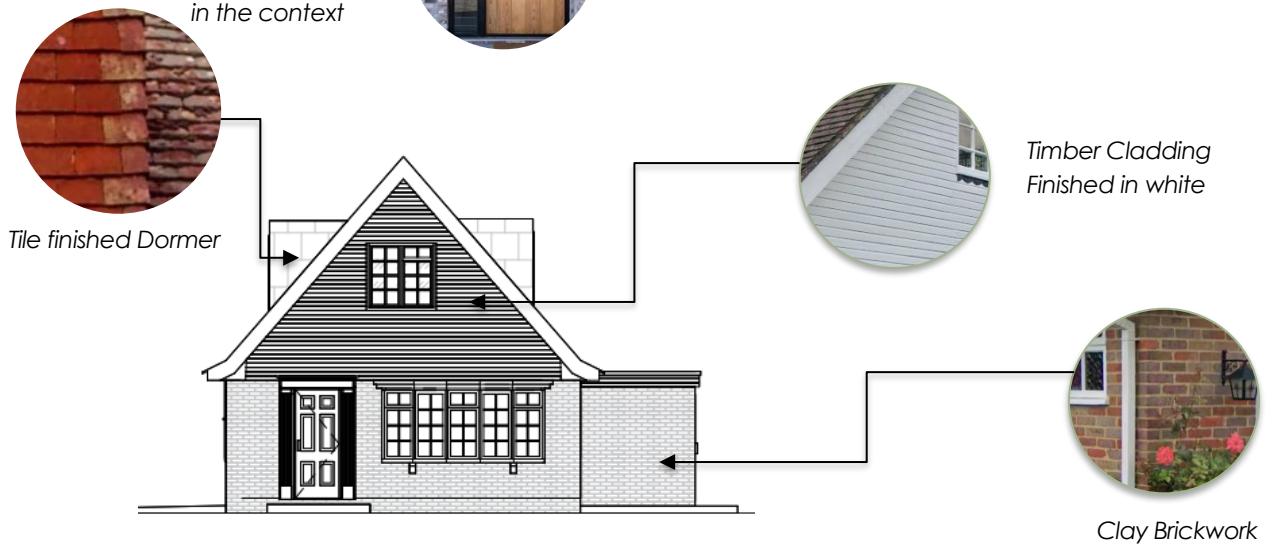
The proposed works have been carefully designed to respect and enhance the architectural character of the existing dwelling while introducing high-quality modern improvements that remain sympathetic to the surrounding context of Treetops Close. All external materials have been selected to match or complement the original building fabric, ensuring visual continuity and a coherent architectural identity across the extended property.



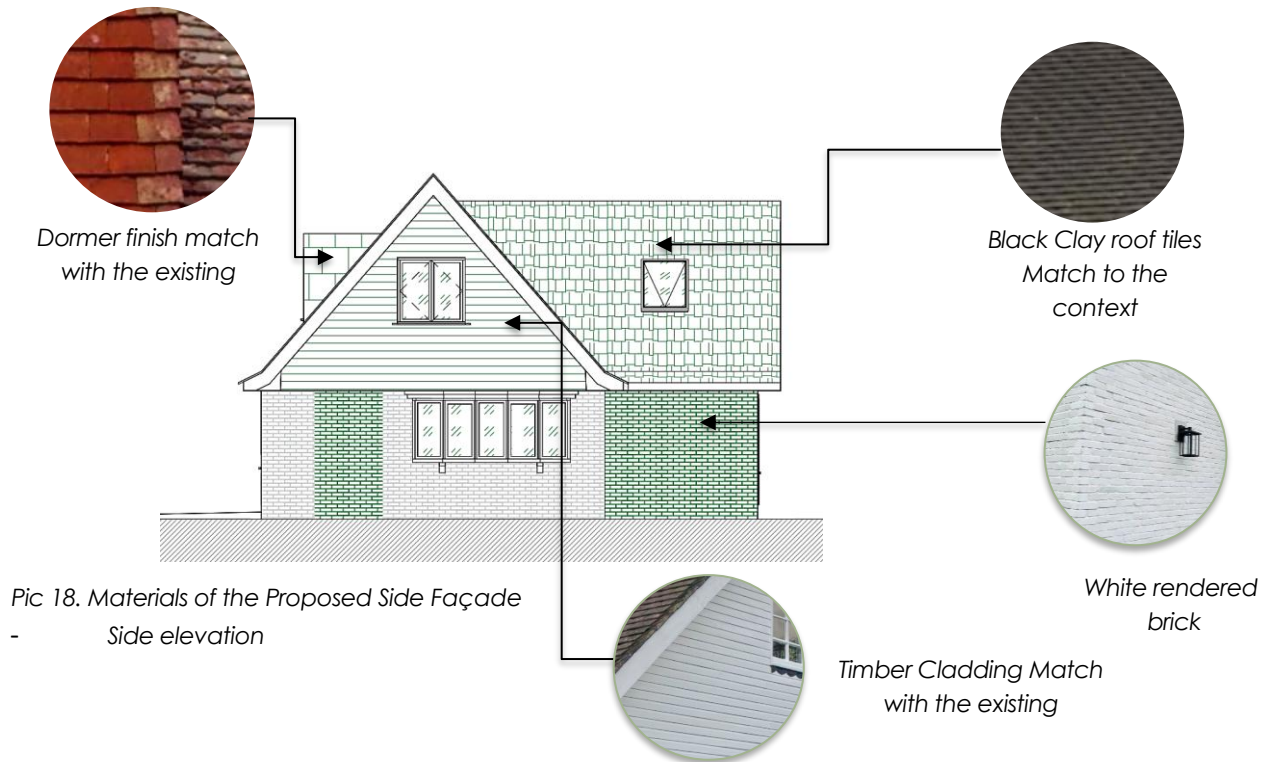
Pic 15. Materials of the Existing Façade-front elevation



Pic 16. Materials of the Proposed Façade-Front elevation



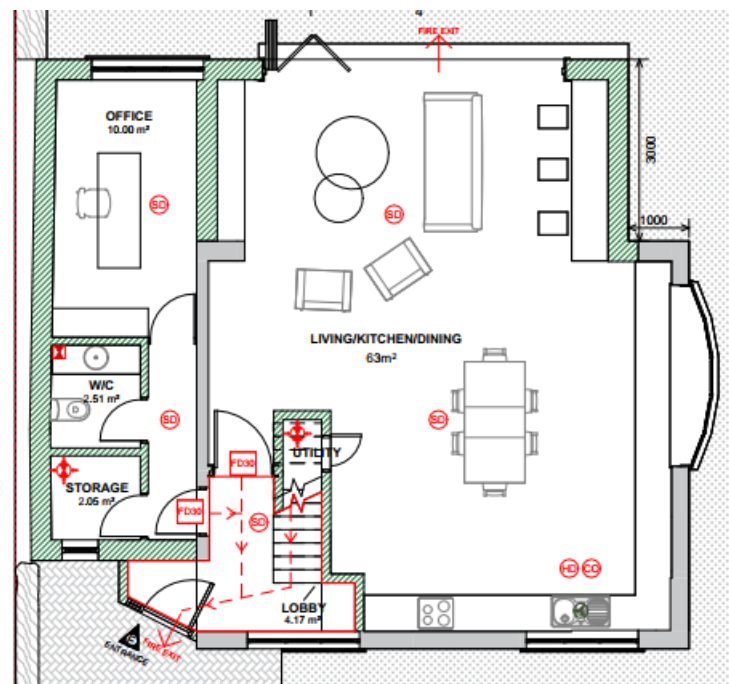
Pic 17. Materials of the Existing Side Façade- side elevation



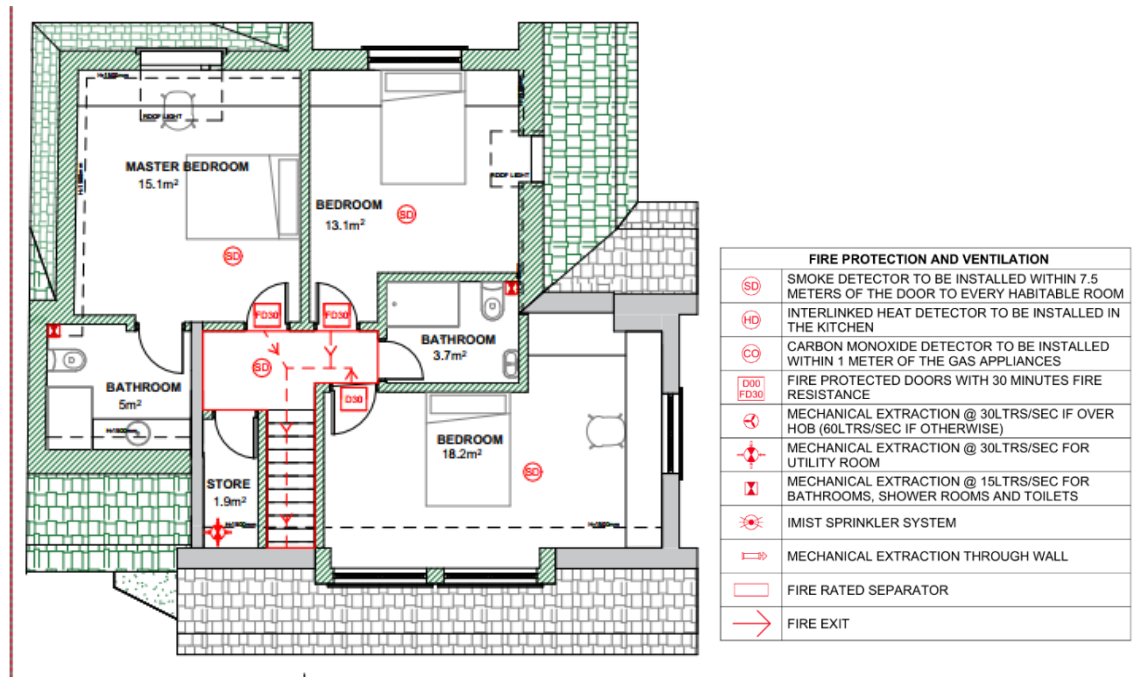
FIRE SAFETY

The proposed design has followed the fire safety requirements along with the rules and regulations given by the local authorities while having the highest standards of design strategies for fire safety. This includes:

- Smoke alarms
- Carbon monoxide detectors
- Fire doors
- Heat detectors



Pic 19. Proposed Ground Floor Fire Safety Measures



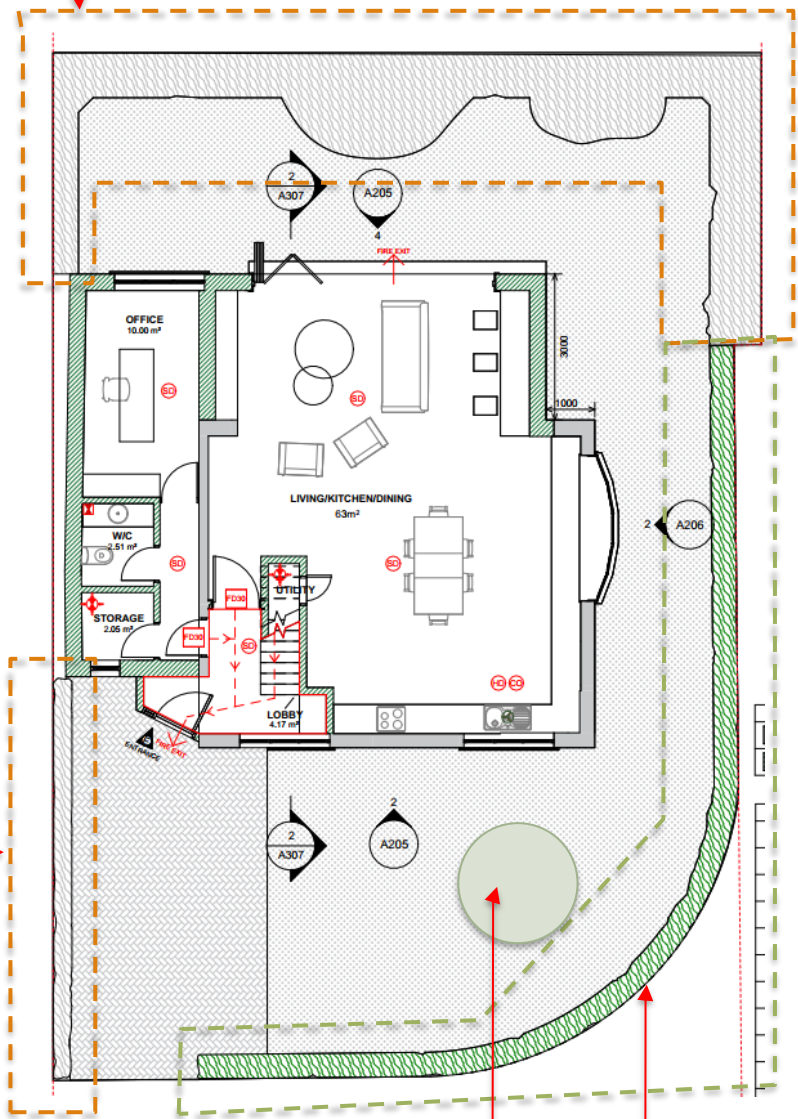
Pic 20. Proposed Loft Floor Fire Safety Measures

AMENITY, LANDSCAPING AND TREES

The proposed landscaping incorporates hedging along the boundary, which will be maintained a matching height with the existing plants. This approach is consistent with DMHB 12, ensuring that the new extension blends seamlessly with the surrounding environment and preserves the openness and character of Treetops Close. The hedging not only provides visual screening but also supports privacy and aesthetic continuity, maintaining the suburban feel of the area.

Additionally, the proposal retains adequate private amenity space to the side and rear of the property, ensuring that the extensions do not encroach upon or reduce the quality of the outdoor space. This complies with DMHB, which requires that private gardens are retained to meet the needs of future occupants and contribute to the overall liveability of the dwelling.

Existing Hedges



Pic 21. Proposed Landscape

Proposed Hedges

Existing plant remains as it is



Existing Lawn finishes (Grass)



Existing Hedges

- Proposed Hedges to match with the existing



Existing Permeable paving

- Proposed Paving to match with the existing

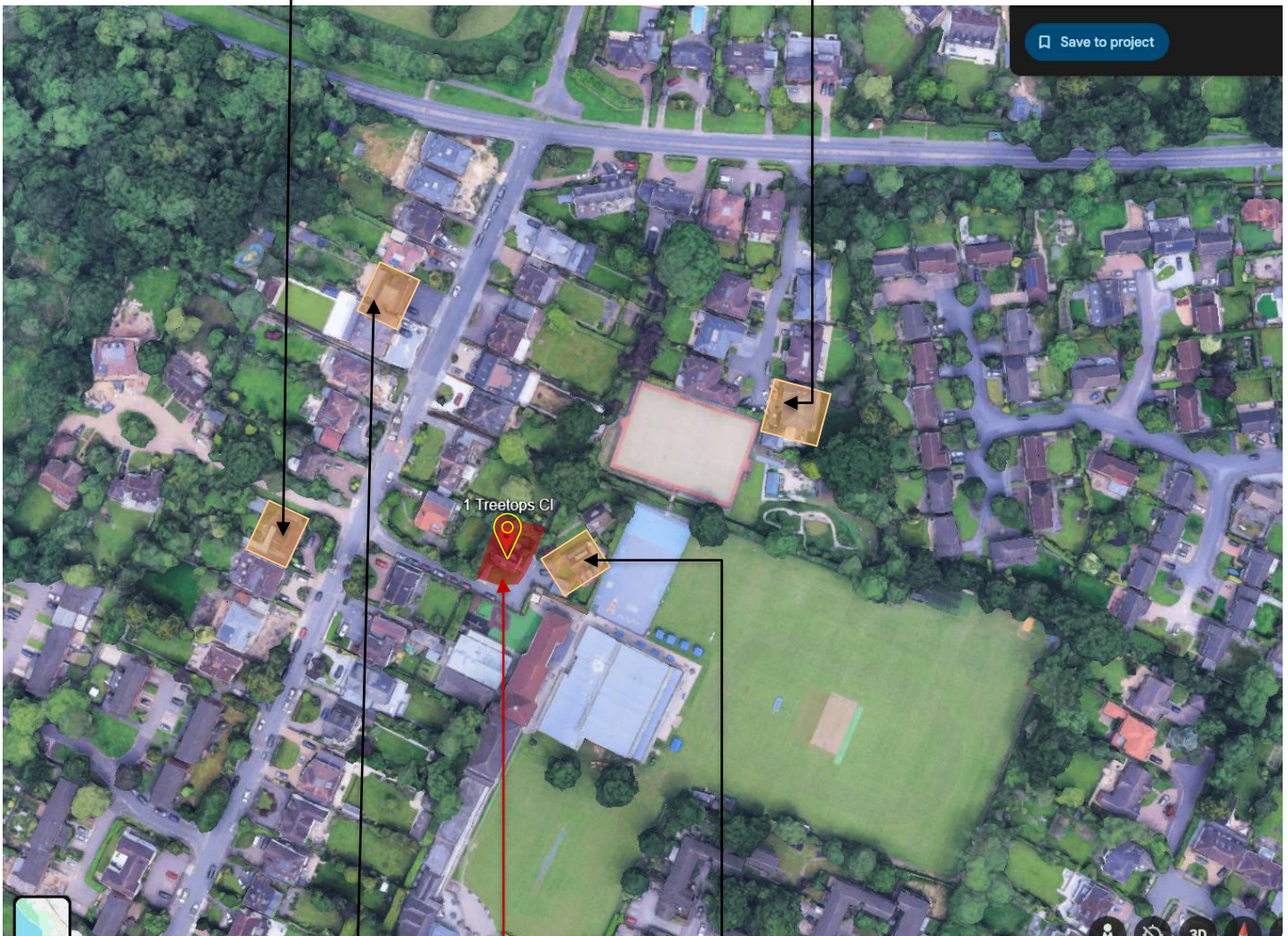
VIII. SIMILAR APPLICATIONS

51 Kewferry road Northwood

- STATUS- **APPROVED**
- APPLICATION REF – 3547/APP/2005/210
- DECISION DATE – 15 Mar 2005

5 St Martins Northwood HA6 2BP

- STATUS- **APPROVED**
- APPLICATION REF – 17/1192/FUL
- DECISION DATE – 31 Jul 2017



61 Kewferry Road Northwood HA6 2PQ

- STATUS- **APPROVED**
- APPLICATION REF – 24/1035/FUL
- DECISION DATE – 28 Aug 2024

1 Treetops Close HA6 2PL

2 Treetops Close Northwood

- STATUS- **APPROVED**
- APPLICATION REF – 41834/APP/2017/191
- DECISION DATE – 23 Mar 2017

Pic 22. Similar applications

IX. CONCLUSION

The proposed development at 1 Treetops Close represents a thoughtful and well-considered response to both the site's unique setting and the detailed guidance provided within the pre-application report. The proposed extensions and alterations constitute a sensitive enhancement of the existing dwelling, improving spatial efficiency and liveability while respecting the property's architectural character and the wider Treetops Close setting. The design incorporates a wrap-around ground floor extension, an upgraded loft, a revised roof form, and a relocated entrance, creating modern and adaptable accommodation suitable for long-term family use.

Situated on the fringe of the Moor Park Estate Conservation Area, the scheme has been designed to maintain local character and remain compatible with the existing landscape and amenity requirements. Material choices have been guided by the need for visual continuity, with matching brickwork, sympathetic fenestration, and upgraded clay roof tiles ensuring a unified architectural language across all elevations. These enhancements contribute to the long-term resilience of the property. The development preserves the openness of the cul-de-sac entrance, safeguards neighbouring amenity, and retains the landscape features that define the wider setting.

The proposal aligns with the Hillingdon Local Plan and the London Plan, promoting high-quality design, sustainability, and efficient use of space. Internally, it improves daylight, ventilation, and functionality, while externally the massing remains subordinate, landscaping is retained, and no adverse impacts on neighbouring amenity are anticipated. Access, parking, and refuse arrangements remain fully compliant with local policy requirements.

Overall, the scheme reflects a well-designed and policy-compliant response to both site conditions and the Council's expectations. It delivers a high-quality, future-proof family home that integrates seamlessly with its surroundings while demonstrating full conformity with national and local planning policy and the recommendations of the pre-application advice.