

DESIGN & ACCESS STATEMENT

PROPERTY ADDRESS

1 Treetops Close HA6 2PL

APPLICATION TYPE

HOUSEHOLDER APPLICATION

DESCRIPTION

PV SOLAR PANEL ADDITION TO THE ROOF (4.5KW), PORCH WALL
AND REAR WALL ALIGNMENT & INTERNAL
ALTERATION.

Date: 18. 02 .2026

By; Tnikola Gomes

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 addition of PV solar panel to the roof (4.5kw), porch wall and rear wall alignment & internal alteration 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 approved application ref no. : 31772/APP/2025/3070 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**
- **A101 - Approved & Proposed Block Plans**
- **A102 - Existing Floor & Roof Plans**
- **A103 - Existing Elevations**
- **A104 - Approved & Proposed Ground Floor Plans**
- **A105 - Approved & Proposed Loft Floor Plans**
- **A206 - Approved & Proposed Roof Plans**
- **A207 - Approved & Proposed Elevations**
- **A208 - Approved & Proposed Elevations**
- **A309 - Approved & Proposed Sections**
- **A410 - Site Images**

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



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.

III. PLANNING HISTORY

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

- HOUSEHOLDER APP. REF 31772/APP/2025/3070- Erection of single-storey wrap-around extension with a pitched roof, extension to the rear of the existing habitable loft space, amendments to the existing front window dormer, and fenestrations, and shrub fencing along the curtilage. All following the demolition of the existing attached garage and rear extension- Approved
- 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.

IV. 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.
Hillingdon Local Plan: Part 2 Appendix A 1.29	Planning permission may be required for the installation of solar panels. While the Council acknowledges the environmental benefits of solar panels, their size and placement should be carefully located to ensure there is no adverse visual impact on the building or surrounding area. Solar panels should not be placed in a position where they can be seen over a great distance or from a public place. Planning permission will be required for solar panels on properties situated within or affecting a Conservation Area, Area or Special Local Character and on Listed Buildings; a proposal considered to impact detrimentally on a heritage asset or its setting will not be supported. Solar panels should be removed when no longer in use
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 with minor changes to the approved application Ref. No: 31772/APP/2025/3070

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:

- **Addition of PV Panels to enhance energy efficiency:** The proposal includes discreetly integrated photovoltaic panels to improve the dwelling's energy efficiency and reduce operational carbon emissions, without undermining the character or appearance of the host property or streetscape.
- **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.

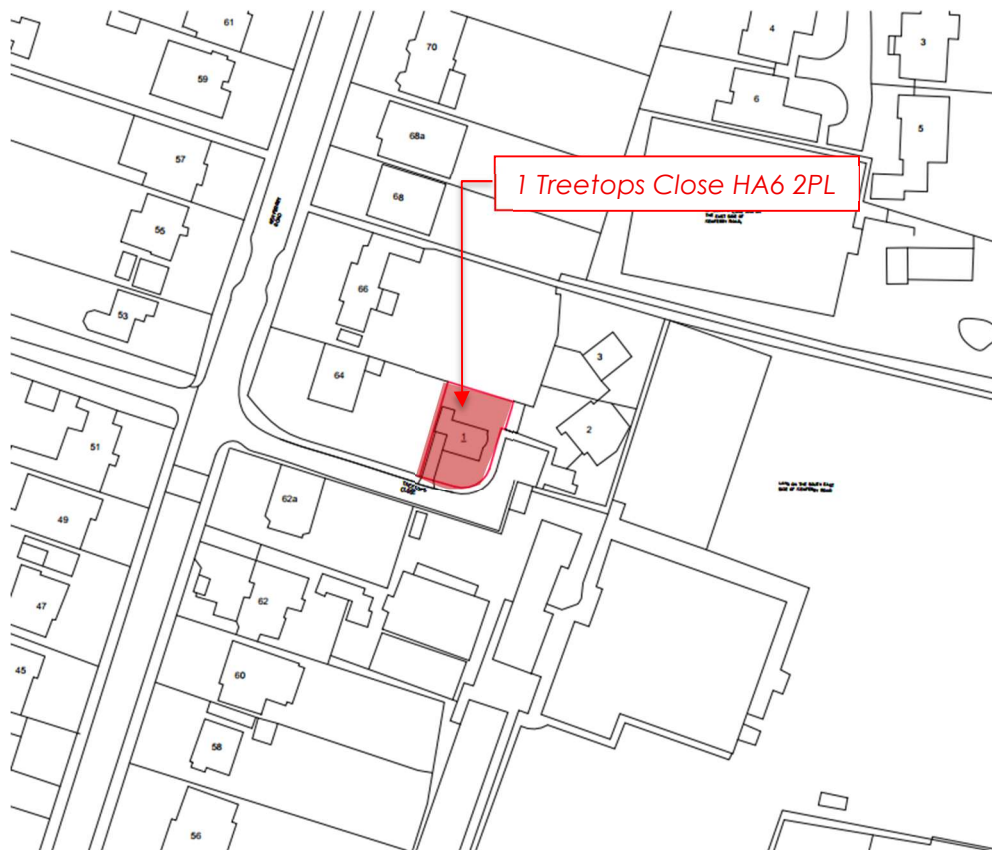
DESIGN

The proposed development involves a few carefully considered alterations in alignment with the aforementioned approved application and alignments along with addition of 12 PV panels and alignment of front porch wall and rear wall to improve the functionality, appearance, and long-term usability of the existing dwelling at 1 Treetops Close, Northwood HA6 2PL. These alterations are designed to enhance the dwelling's usability for contemporary family living while maintaining harmony with the surrounding context.

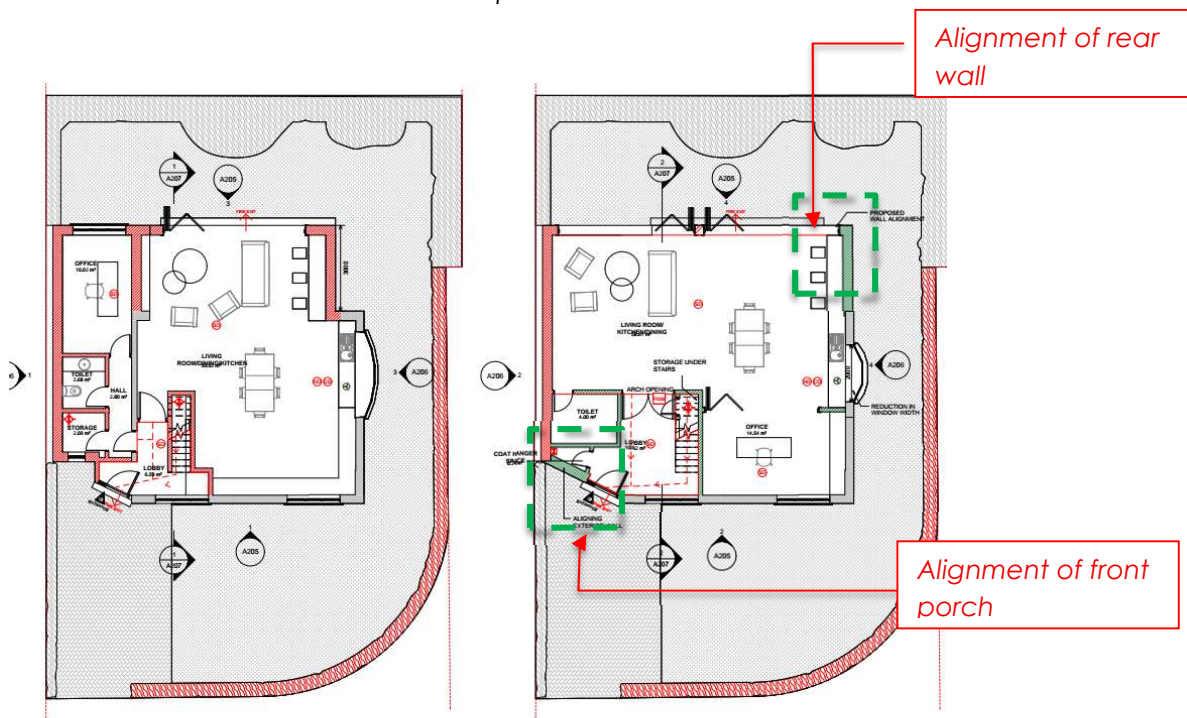
Many neighbouring properties have undergone similar additions of PV panels like 53 Lyndhurst Gardens, Pinner, Harrow, HA5 3XD and falls under Permitted development rights along with minor amendments to provide better-quality internal space, and the existing dwelling no longer meets the functional needs 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 property is located within a quiet cul-de-sac, a feature that significantly reduces the visual impact of the proposed alterations. The addition of 12 photovoltaic panels to the south-west facing pitched roof is carefully positioned to ensure minimal visibility from the public realm. The secluded nature of the cul-de-sac, coupled with the discreet integration of the panels, ensures that the proposed energy-efficient improvements do not detract from the overall aesthetic of the area, maintaining the harmony of the surrounding environment.

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

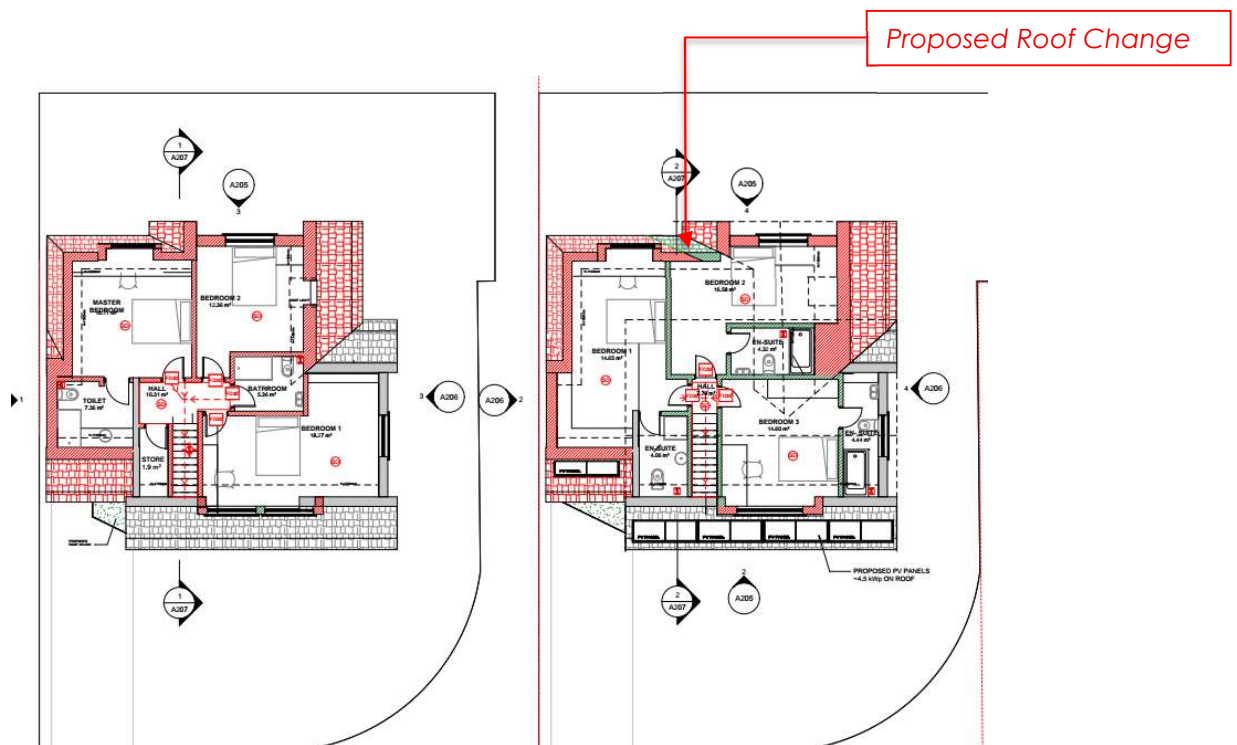


Pic 6. Approved ground Floor Plan
31772/APP/2025/3070

Pic 7. Proposed ground Floor Plan

The ground floor has been reconfigured to meet modern living requirements, providing a more efficient and flexible layout that better supports contemporary family life. Aligning the front porch wall and rear walls improves continuity with the approved wall lines and ensures the proposal remains sympathetic to the character of the surrounding area.

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. Approved Loft Floor Plan
31772/APP/2025/3070

Pic 7. Proposed Loft Floor Plan

The installation of 12 photovoltaic (PV) panels on the south facing pitched roof slope improves the home's energy performance and reduce operational carbon emissions. The array is positioned to maximise solar gain while remaining visually coherent with the roof form, set out as a neat,

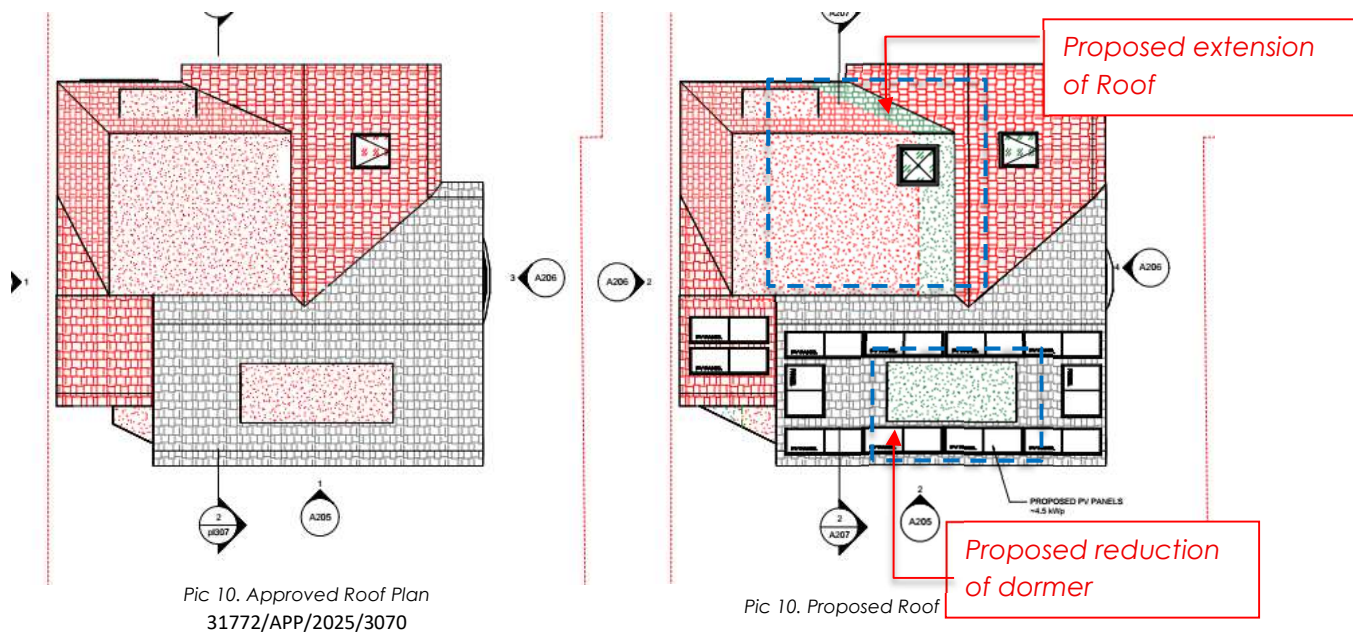
unified group that follows the roof pitch and avoids clutter. The panels will be low-profile and discreetly integrated, ensuring the addition reads as a simple, functional element of the roofscape and remains sympathetic to the character and appearance of the host property and the wider street scene.

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

The approved loft floor comprises a modest arrangement consisting of a small landing, 3 bedrooms, 2 toilets and a storage. The space is heavily constrained limiting maximum usable area 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.

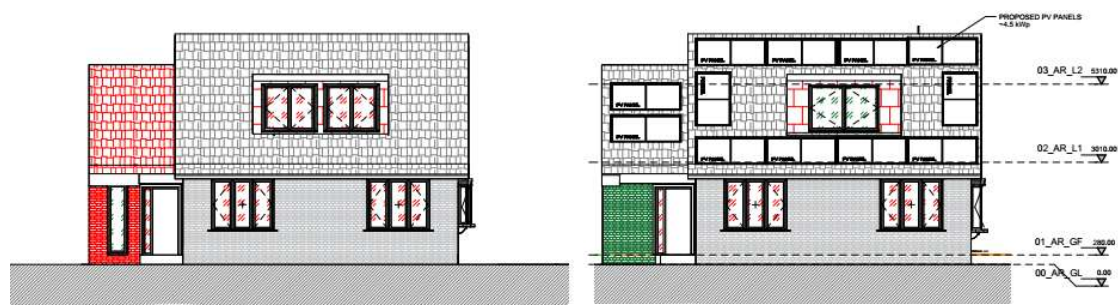
In contrast, the proposed loft floor introduces a fully optimised arrangement achieved through a carefully designed roof extension and dormer configuration. The proposed layout provides three well-proportioned three bedrooms, along with respective en-suites, and a dedicated storage space positioned adjacent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

The reduction of dormer increases usable space 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.



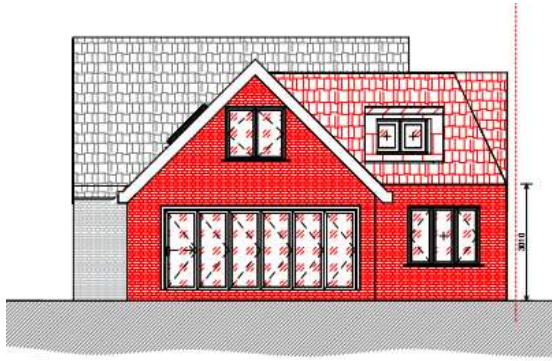
The proposed roof design follows the Approved Application Ref No: 31772/APP/2025/3070, discreetly moving the approved roof to the east while creating a harmonious extension aligning the rear wall on the ground floor. The dormer features have been redesigned to ensure they do not exceed two-thirds of the original roof profile and remain subordinate to the main slope and have been reduced from the approved dormer on the front

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.

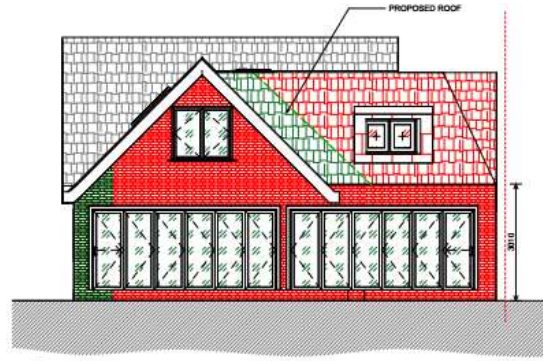


Pic 10. Approved Front Elevation
31772/APP/2025/3070

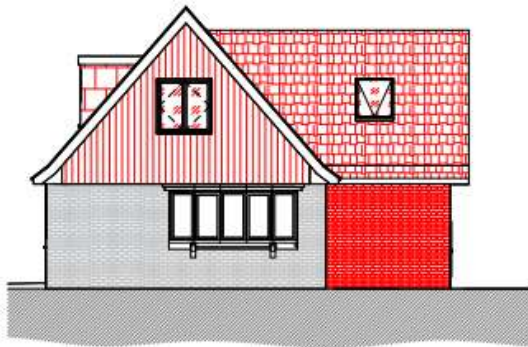
Pic 11. Proposed Front Elevation



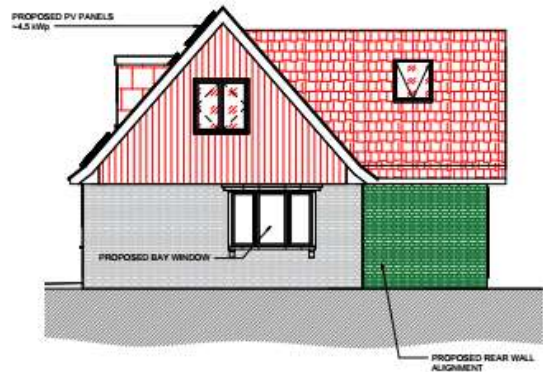
Pic 12. Approved Rear Elevation
31772/APP/2025/3070



Pic 13. Proposed Rear Elevation



Pic 14. Approved Side Elevation
31772/APP/2025/3070



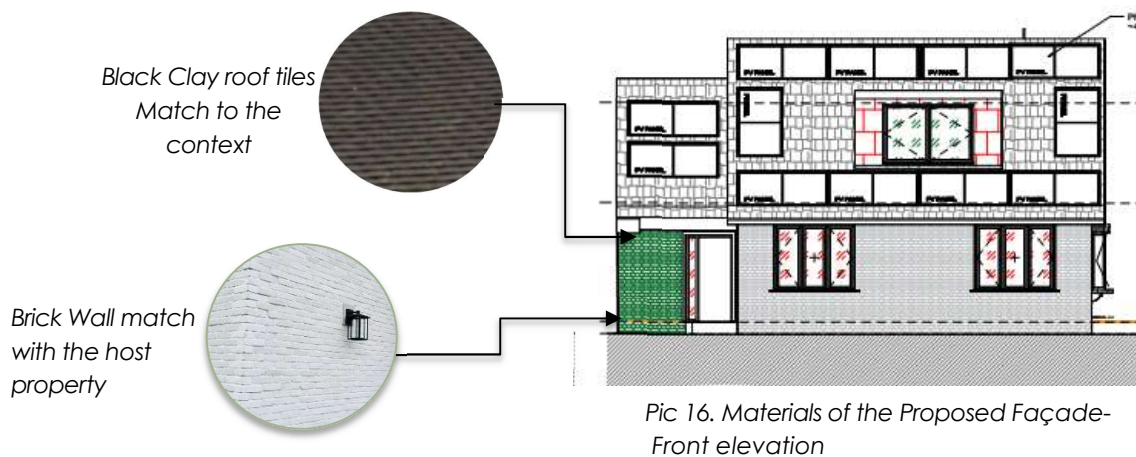
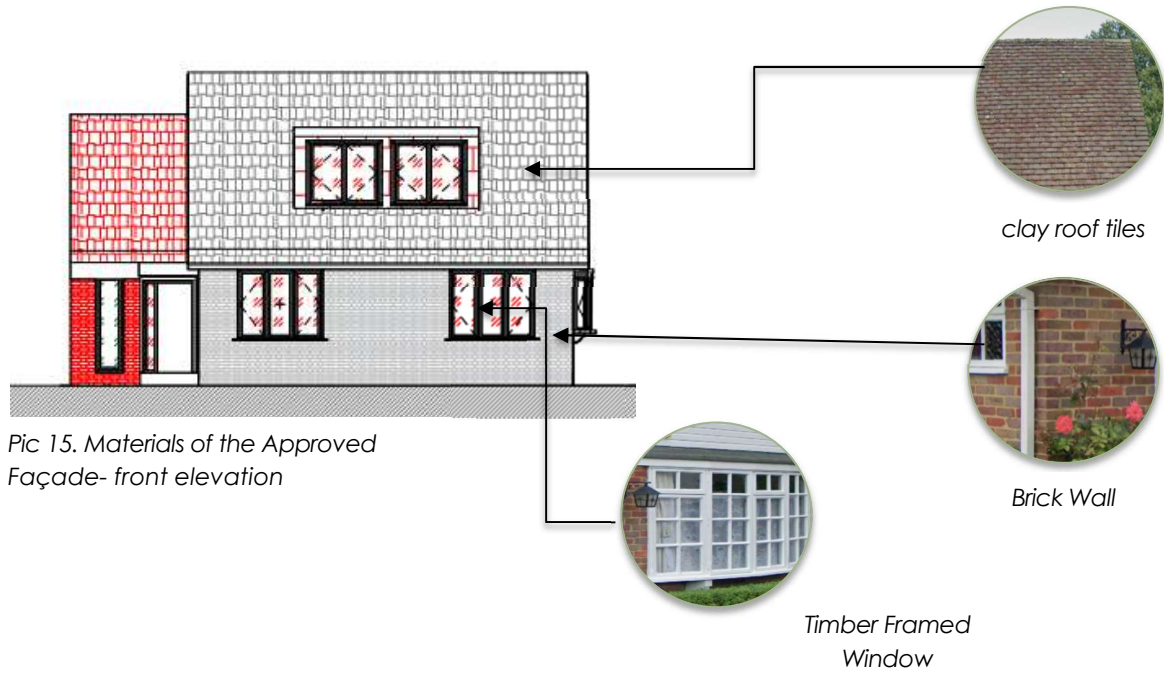
Pic 15. Proposed Rear Elevation

The proposed elevations designed to respect the architectural character of the existing dwelling while incorporating the amendments recommended during the Pre-application process and the approved application conditions. 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 alignment to the approved application, ensuring the alignment remains subordinate and respectful of the dwelling's prominent position within the cul-de-sac. The design incorporates the 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.

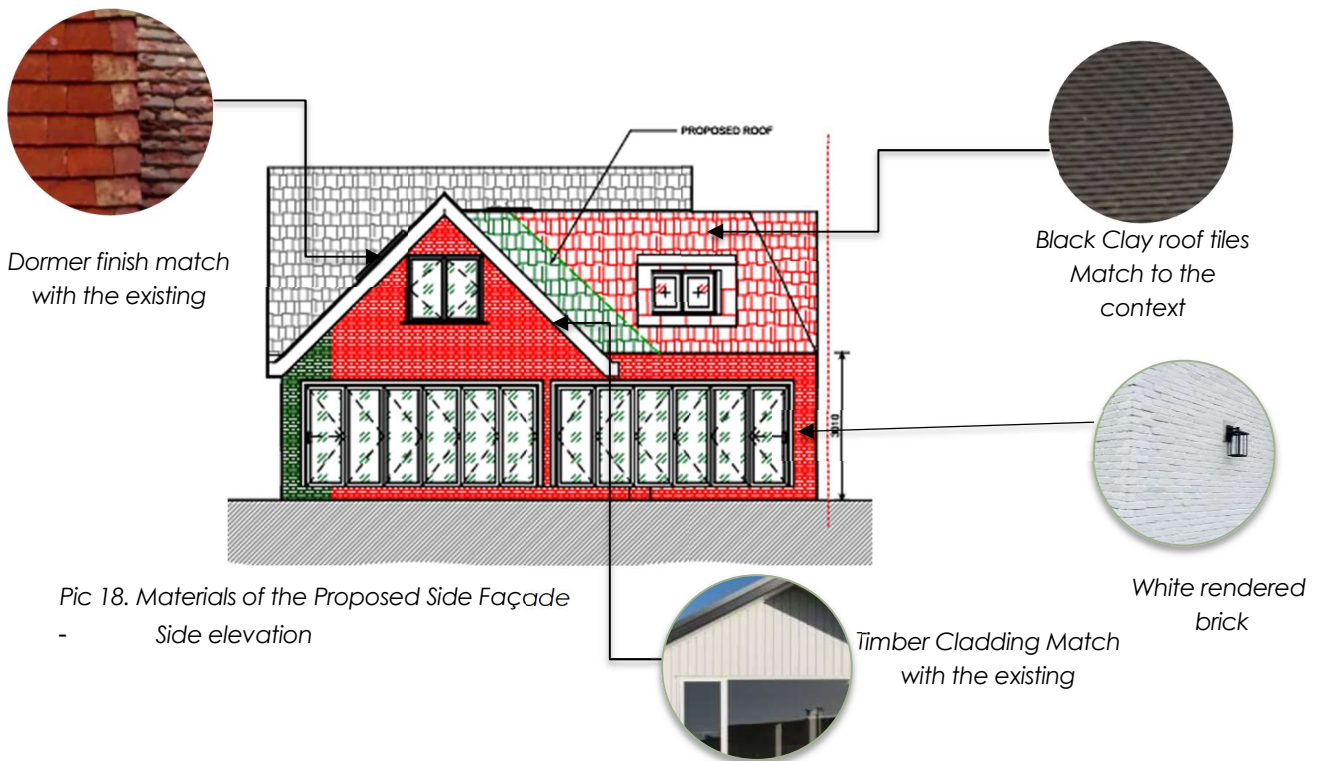
MATERIALS AND APPEARANCE

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 17. Materials of the Approved Side Façade- side elevation

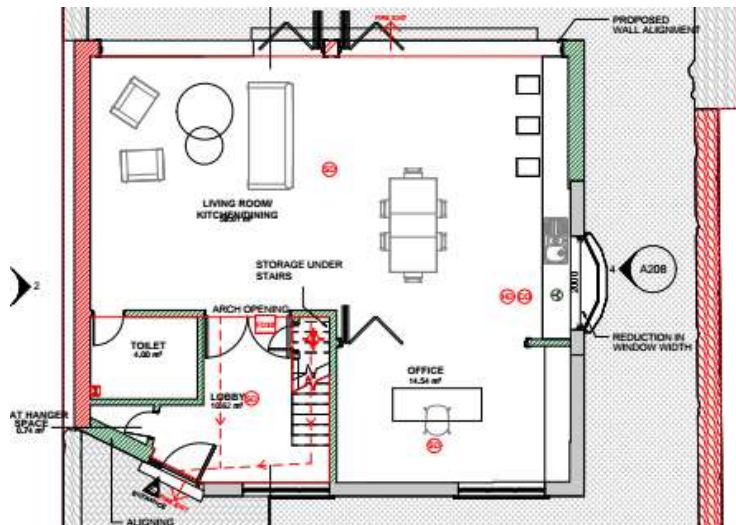


Pic 18. Materials of the Proposed Side Façade - Side elevation

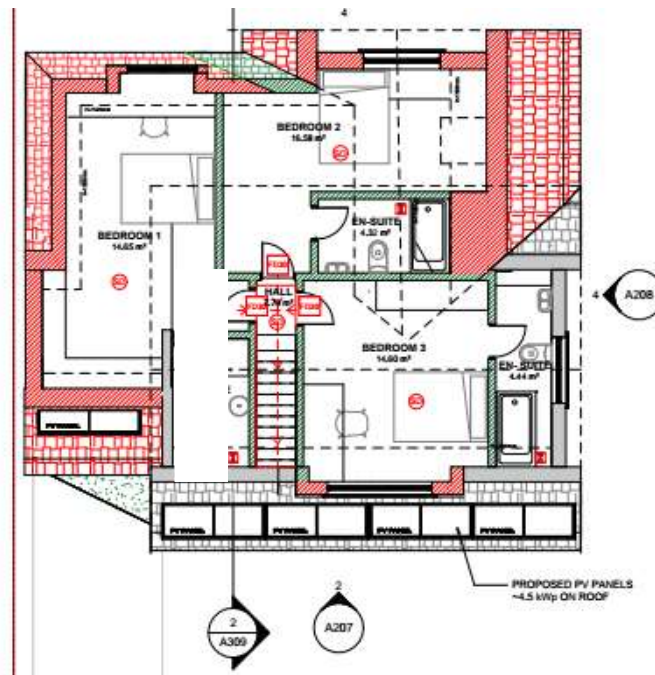
FIRE SAFETY

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



FIRE PROTECTION AND VENTILATION	
(SD)	SMOKE DETECTOR TO BE INSTALLED WITHIN 7.5 METERS OF THE DOOR TO EVERY HABITABLE ROOM
(HD)	INTERLINKED HEAT DETECTOR TO BE INSTALLED IN THE KITCHEN
(CO)	CARBON MONOXIDE DETECTOR TO BE INSTALLED WITHIN 1 METER OF THE GAS APPLIANCES
(D00/FD30)	FIRE PROTECTED DOOR WITH 30 MINUTES FIRE RESISTANCE
(Circle with arrow)	MECHANICAL EXTRACTION @ 30LTRS/SEC IF OVER HOB (60LTRS/SEC IF OTHERWISE)
(Circle with arrow)	MECHANICAL EXTRACTION @ 30LTRS/SEC FOR UTILITY ROOM
(Square with X)	MECHANICAL EXTRACTION @ 15LTRS/SEC FOR BATHROOMS, SHOWER ROOMS AND TOILETS
(Square with X)	IMIST SPRINKLER SYSTEM
(Red hatched area)	MECHANICAL EXTRACTION THROUGH WALL
(Red hatched area)	FIRE RATED SEPARATOR
(Red arrow)	FIRE EXIT

Pic 20. Proposed Loft Floor Fire Safety Measures

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

In conclusion, the proposed alterations to the property at 1 Treetops Close, Northwood, have been carefully designed to enhance both the functionality and sustainability of the home, while maintaining harmony with its residential context. The reconfiguration of the ground floor layout ensures a more efficient and adaptable space that aligns with modern family living needs. By optimizing the flow and creating better connections at the front and rear walls, the design improves both the internal organization and accessibility, while ensuring that the changes remain sympathetic to the character of the surrounding area.

The reduction of the dormer, a key component of the roof alterations, reflects the proposal's commitment to maintaining the scale and proportions of the original building. This subtle adjustment contributes to improved natural daylight and ventilation in the upper floor, offering a more comfortable and livable environment. The dormer, now designed to remain subordinate to the existing roof structure, is in line with the approved application Ref No: 31772/APP/2025/3070 .

Additionally, the inclusion of 12 photovoltaic (PV) panels on the south-west facing pitched roof provides a sustainable solution that improves the energy efficiency of the home. By reducing operational carbon emissions and enhancing the dwelling's environmental performance, the panels contribute to the broader goal of sustainable development while remaining discreet and sympathetic to the property's appearance. The array is positioned with careful consideration of its visual impact, ensuring that it complements the roofscape and does not detract from the property's character or the streetscape.

Collectively, these changes reflect a well-balanced approach to modernising the home, ensuring that the extension and alterations provide a meaningful improvement to the property's functionality and energy efficiency, without compromising its architectural integrity. The design respects the established rhythm and visual continuity of Treetops Close, preserving the suburban character of the cul-de-sac while responding to the practical and environmental demands of contemporary living. The proposal complies with key local and national planning policies, ensuring that it contributes positively to the area's- built environment and meets the long-term needs of its occupants.