

20 Gatehill Road,
Northwood,
Middlesex,
HA6 3QD

July 2022

DESIGN & ACCESS STATEMENT

Introduction

The property is situated in the Gatehill Farm Estate, Northwood and consists of a detached house and garage built c1948. The house is two storey, built in brick with a hipped roof covered with plain tiles.

The house is currently undergoing a renovation in accordance with the approved planning application with reference number 32267/APP/2021/2317 (the "**Existing Approval**").

The Existing Approval provides for a two storey rear extension with an extended kitchen and the conversion of the roof space into habitable space including a bedroom and bathroom.

The Existing Approval includes replacing the existing windows, the garage roof and alterations to the internal layout. The design brief retains the appearance and character of the North (street-facing) elevation and greatly improves the South (rear) elevation.

Proposed Minor Material Amendment

The work for the delivery of the Existing Proposal commenced in June 2022 and is well underway. As part of the works the loft was stripped out and the tiling and felt required removal and replacement given poor condition. In doing so it has become apparent that fitting doors in the existing loft space will be problematic.

The proposed Minor Material Amendment introduces a small crown roof section; kept to the absolute minimum size (in order to allow for the doors to be functional). The existing ridge height of the current roof is maintained.

In doing so it will ensure that there is no (or minimal impact) to the North Elevation and the relationship of the house to adjacent dwellings is not affected.

The roof of the two storey extension forming part of the Existing Approval is not effected, will remain pitched and the siting of the dormer to the rear shall not be amended (in compliance with Part (E) of Policy DMHD I).

It is noted that adjoining properties to the house have different roof profiles and have significantly different ridge heights (from each other and the dwelling undergoing renovation). As a result, approval of the proposed Minor Material Amendment will not alter the character of the street – see below streetscape showing different roof designs and heights.



It is also noted that all of the houses immediately opposite the property have crown roof sections (11, 15 and 26 Gatehill Road). 11 Gatehill Road has a very similar small crown roof section to that proposed in the Minor Material Amendment. In contrast, 15 Gatehill Road (approval for which was given in 2015 – Ref: 46554/APP/2015/3581) has a materially larger crown roof section. These are marked on the below map.



In addition to the houses opposite the dwelling, there are a significant number of other properties on all roads of the Gatehill Estate each of which have crown roofs showing it is a typical of the style of the area, some of which are indicated on the map below.



It is also of particular note that a number of redevelopments which have been recently approved have alterations that are more significant than the proposal set out in the Minor Material Amendment.

Many have additionally raised ridge heights of existing roofs, included large crown or significant flat roof sections (all with the aim of improving the amenity of the loft space).

The owners of 20 Gatehill have avoided this approach in order to seek to minimise any impact on the streetscape and maintain the character of the dwelling and remain in compliance with planning policy.

Examples for reference of more significant and impactful alterations on the Gatehill Estate which have been approved include:

- 63 Elgood Avenue (Reference I8284/APP/2019/1409 – approved 2019) – dramatically increased the ridge height, included large crown roof
- 14 Wieland Road (Reference 54788/APP/2018/4415 – approved 2019) – large new crown roof
- 22 Wieland Road ((Reference 8309/APP/2005/707 – approved 2005) – large new crown roof.

- 61 Elgood Avenue (Reference 7076/APP/2008/2830 - approved 2008) – alteration of Pitched and flat roof to convert it to a large crown roof affecting the street view of the property.
- 15 Gatehill Road (Reference 46554/APP/2012/1249 – approved 2012/15) – significant alteration of the roof to include a large crown roof.
- 15 Woodside Road (Reference 12444/APP/2002/745 – approved 2002)

The owners have shared the Minor Material Amendment with the planning lead at the Gatehill Residents Association as well as the adjoining neighbours who have raised no objections and the owners understand they are content with the proposals.

Taking into account the minimal impact the Minor Material Amendment has on the property and the surrounding and that the scheme has sought to avoid the need for more significant alterations to the designs (such as has been the case with certain recent approvals on the estate), the Minor Material Amendment is submitted for your review and kind consideration.