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LMB ARCHITECTURE

NOVEMBER 2024

2408

DESIGN & ACCESS STATEMENT P1

Proposed rear extension to an existing family dwelling and full width PPC Aluminium sliding doors to the rear elevation

62 Hallowell Road,
Northwood,
London,
HA6 1DS

LMB ARCHITECTURE

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LMB ARCHITECTURE

1.0 INTRODUCTION

This document has been produced to support the proposed alterations to 62 Hallowell Road which include,

+ A proposed rear/side extension, matching the height, width and aesthetic of an existing side extension which is to be retained.
+ Internal alterations to the rear ground floor level.

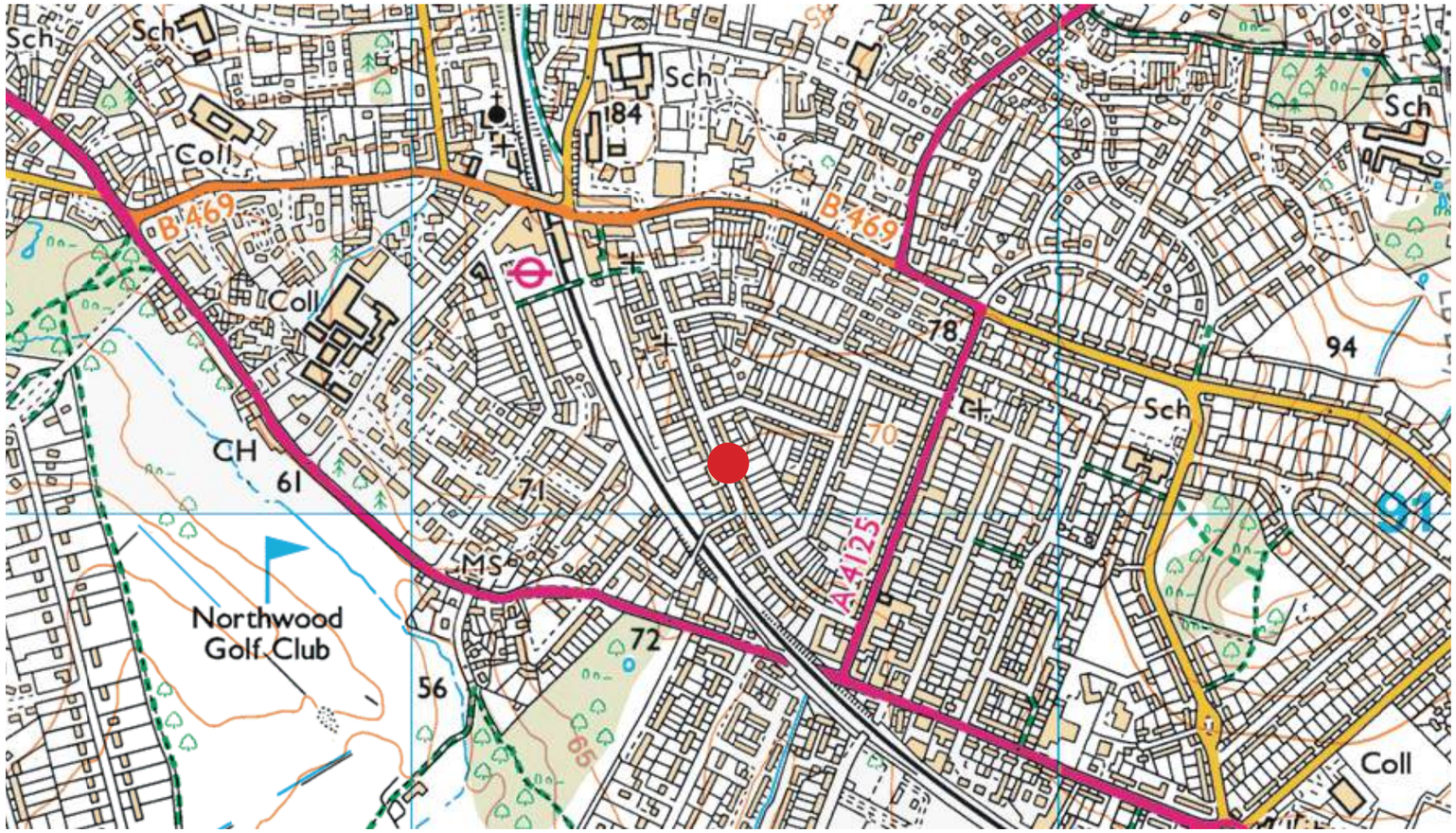
1.1 SITE LOCATION

The site is located on Hallowell Road, a predominantly residential area within the London Borough of Hillingdon. The site is not listed, nor situated within a conservation area, but does fall within the Old Northwood area of special local character.

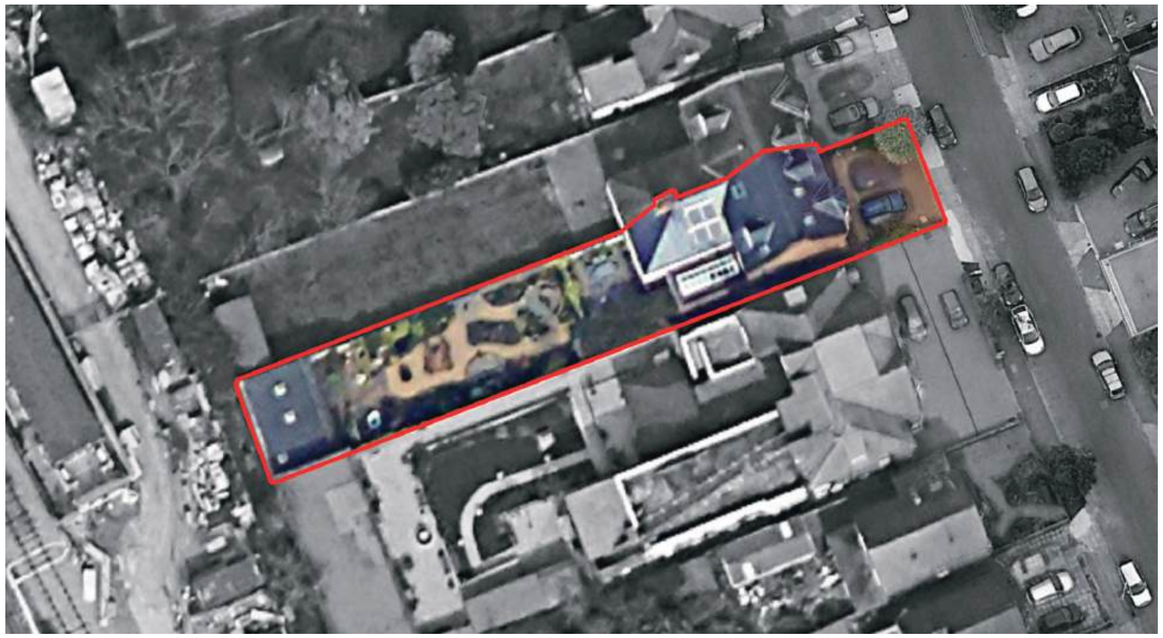
The property is set back from Hallowell Road with a paved area of parking to the front elevation. The dwelling is a nineteenth century, three storey, semi detached house built in multi-stock brick with a rendered rear elevation. The dwelling is capped with a pitched slate roof with pitched lead dormers to the front and rear. To the rear of the site, the Metropolitan lines and fast service train lines run perpendicular to the end of the garden.

1.2 AREA APPRAISAL

The site has good public transport links being close to Northwood Underground Train Station , with direct services to Central London. It also, like much of London, benefits from a good bus network.



SITE LOCATION PLAN



BIRD'S EYE VIEW

AERIAL VIEW

1.3 SITE PHOTOGRAPHS

01

02

03

04

05

06

07

08

PHOTOGRAPH KEY

01 Existing front elevation

02 Existing rear elevation

03 Existing rear extension

04 Existing rear elevation from garden

05 Existing junction of existing extension & main dwelling

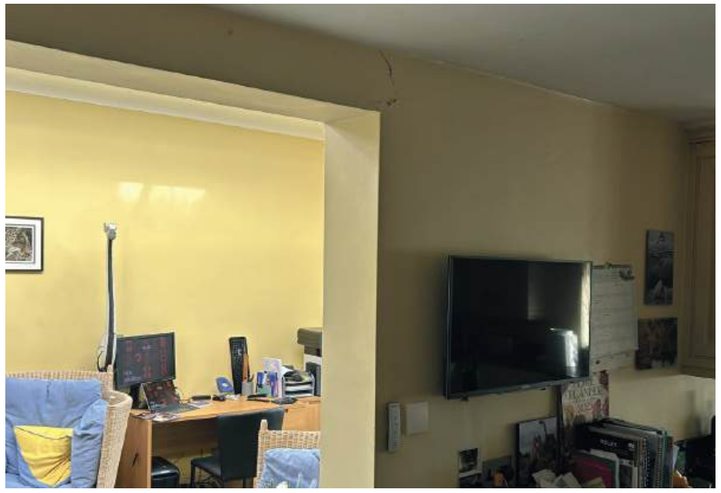
06 Existing rear elevation from garden

07 Existing roof lantern from second floor

08 Existing garden room & train line

1.3 SITE PHOTOGRAPHS


09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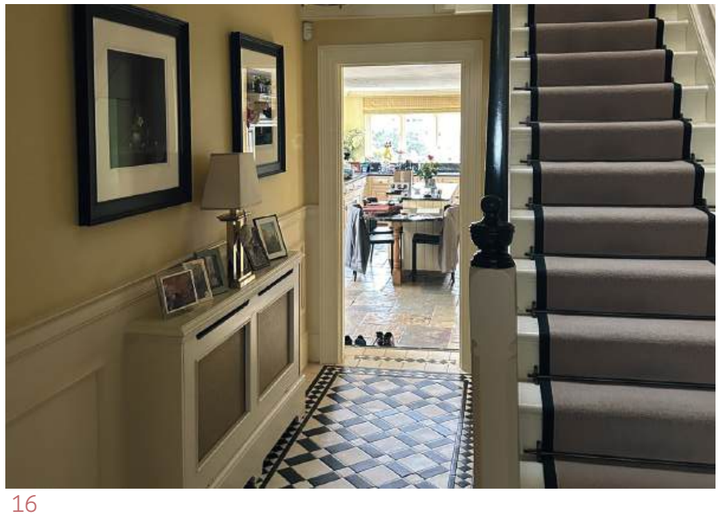
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PHOTOGRAPH KEY

09 Existing kitchen
10 Stuructural opening to existing extension
11 Existing kitchen
12 Existing rear extension & lantern
13 Existing rear opening
14 Existing roof lantern
15 Existing hallway
16 Existing hallway

2.0 PROPOSAL

2.1 REAR EXTENSION

The dwelling benefits from an existing rear addition 3.7m in height and capped with a glazed lantern roof window. The internal layout of the ground floor follows the existing building line, creating two separate rooms to the rear which appear narrow in relation to the more traditionally proportioned rooms throughout the dwelling. It is the intention of our client to create an open plan kitchen, living and dining space more suited to modern family use.

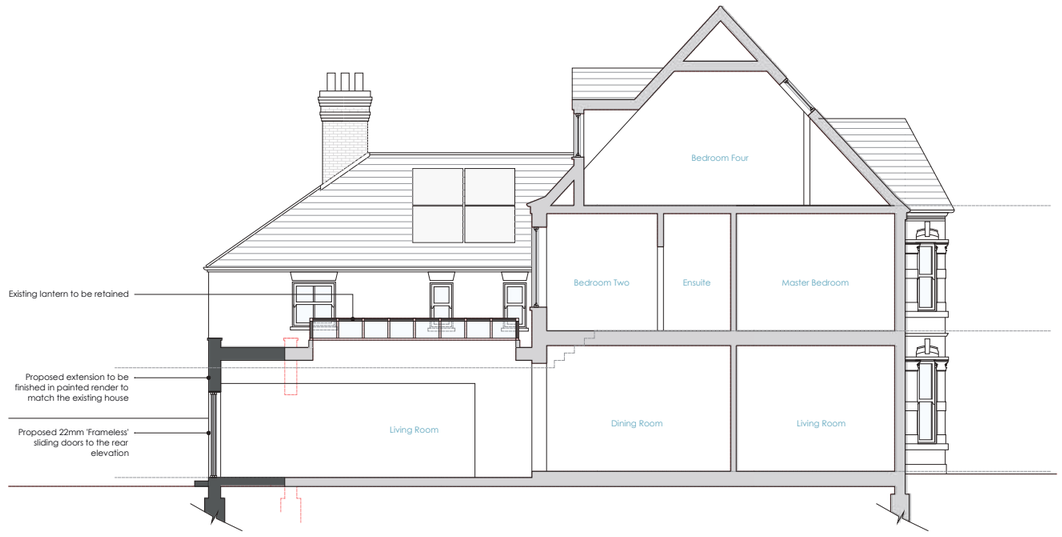
The proposed extension aligns with the rear of the existing house, mirroring the proportions and aesthetic of the existing back addition. The rear elevation of this extension is proposed as fully glazed, incorporating 'frameless' sliding doors across its width, asserting that the extension as contemporary in nature.

The materiality of the main body of the extension will be painted render to the rear and matching brickwork to the flank, to closely match the existing material palette of the existing dwelling.

Existing 3D Visual

Proposed 3D Visual

Proposed Rear Elevation



Proposed Section AA

Frameless PPC Aluminium Sliding Doors

3.0 MATERIALITY

The use of materiality has been carefully considered throughout the design process as well as the final proposals.

Rear Extension

The proposed materiality of the rear extension has been designed to reference the aesthetic of the existing dwelling. It is proposed that the rear elevation of the extension is finished in painted render, while the flank is to be brickwork to match the existing. We feel this is an appropriate material choice as it will maintain the aesthetic of the existing dwelling, utilising a traditional material already present.

Fenestration

The proposed sliding doors are to be finished in contemporary PPC aluminium. We feel this ensures a visual distinction between the proposal and host dwelling, while respecting its existing character.

4.0 ACCESS

The existing access to the dwelling is to remain unchanged. The connection to the rear garden will be improved through the addition of the contemporary glazed doors.

5.0 PARKING

The site currently provides 3.No off street parking spaces for the dwelling, which are to be retained within this proposal.

6.0 PLANNING CONSIDERATIONS

Throughout the design of this proposal we have taken into consideration guidelines and policies of the London Borough of Hillingdon, including those set out in Local Plan - Development Management Policies and national planning policy framework. Key elements of which, and how we have addressed them, have been set out below:

LP2 DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

i) There is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;

ii) A satisfactory relationship with adjacent dwellings is achieved;

iii) New extensions appear subordinate to the main dwelling in their floor area, width, depth and height;

iv) New extensions respect the design of the original house and be of matching materials;

v) There is no unacceptable loss of outlook to neighbouring occupiers;

vi) Adequate garden space is retained;

vii) Adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;

viii) Trees, hedges and other landscaping features are retained; and

ix) All extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

Existing 3D Visual

Proposed 3D Visual

A1.12 All side extensions should be limited in width to less than half the width of the original property to avoid over-dominance of the original house.

The proposed extension has been carefully designed to ensure the proposals improve the existing rear aspect of the dwelling. The proposals reference the scale of the existing back addition and as such will be in keeping with the current street scape.

Due to the orientation of the site and careful siting of the proposals, there will be no adverse impact to the amenity of any neighbouring properties.

The existing dwelling benefits from a large area of garden space, and as such there will be no impact to the existing green space, nor any established trees or hedges. The existing parking arrangement is to remain unchanged.

Policy DMHB 5: Areas of Special Local Character

Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

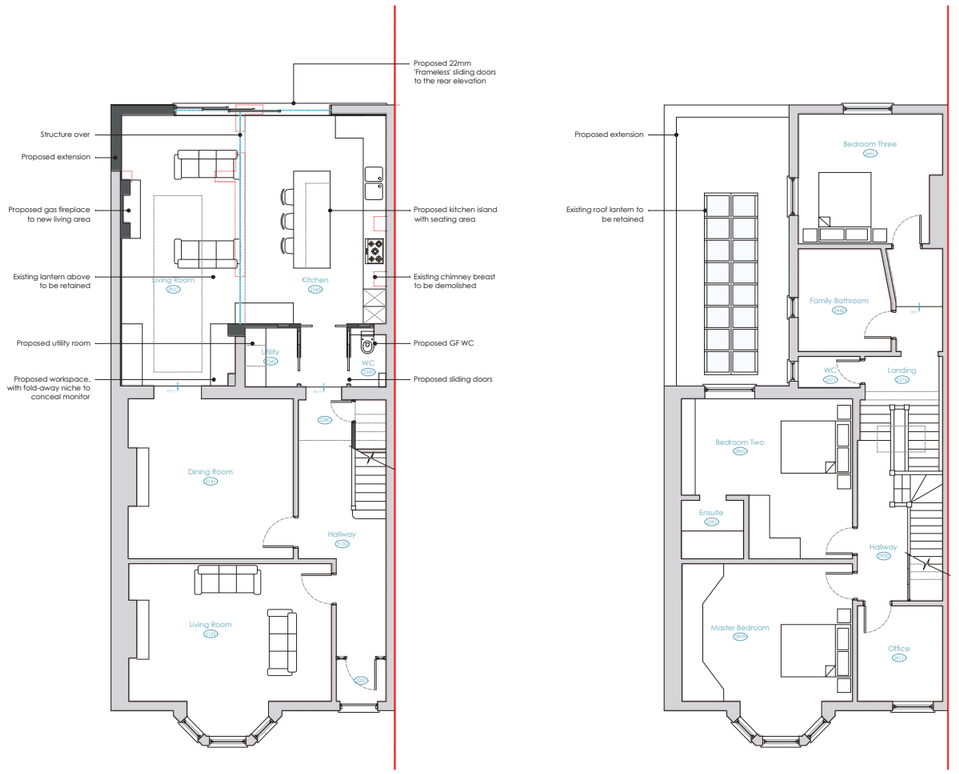
As above, the proposals have been carefully considered to respect the existing context of the host dwelling while remaining subservient. The proposed alterations seek to restore harmony to the rear elevation through a carefully considered intervention. The concept of development is well established along Hallowell Road, with reference to the dwelling's immediate neighbour, and as such the proposed alterations will not look out of place.

Policy DMHB 11: Design of New Development

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- Scale of development, considering the height, mass and bulk of



Proposed Floor Plans

adjacent structures;

- Building plot sizes and widths, plot coverage and established street patterns;
- Building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
- Architectural composition and quality of detailing; local topography, views both from and to the site; and
- Impact on neighbouring open spaces and their environment.

The proposed extension mirrors the proportions of the existing back addition in height as well as ensuring a width less than that of the existing dwelling. The existing side access is to be retained and the siting of the neighbouring development ensures there will be no adverse degree of enclosure.

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

The proposed material palette has been carefully considered to ensure the proposals reference the existing architectural features of the host dwelling, while employing contemporary elements to create a defined demarcation between old and new. The high quality PPC aluminium glazing will enhance the context of the dwelling and wider locality.

The proposed open plan living space is better suited to a modern family dwelling to ensure our client's family's continued enjoyment of the dwelling. In parallel to this, all new building elements will be designed to the latest thermal specifications safeguarding a more sustainable future for the home.

iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and

v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

The proposals are conservative in nature and as such will have little to no detrimental impact on the site setting. The dwelling benefits from an established, generously sized rear garden which will not be impacted by the proposals.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential.

The orientation of the site ensures there are no issues of overshadowing to neighbouring properties and the adjacent 45 degree tests confirm no impact to their outlook.

As explored previously, the neighbouring property has benefitted from a substantial degree of previous development, and as such the adjacent proposals will not look out of place, nor create a detrimental sense of enclosure.

7.0 SUSTAINABILITY

The existing extension was constructed over twenty years previously and as such was constructed to relevant U-values which have since been superseded. As part of the proposed works, our clients have confirmed they intend to add additional insulation to the existing external walls, significantly improve the thermal performance of the dwelling and ensuring its compliance with current UK standards.

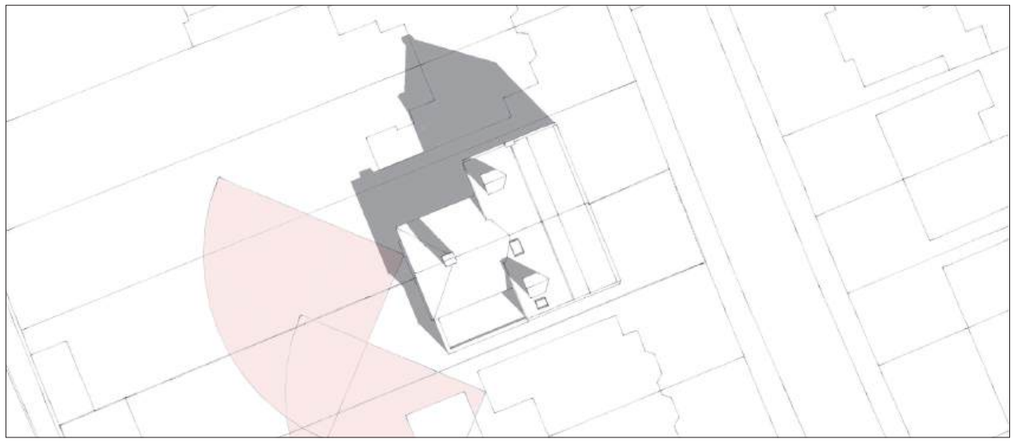
8.0 CONCLUSION

We feel the proposal is not detrimental to the existing dwelling, nor the surrounding area. The proposals will not have an adverse impact on the neighbouring properties due to the conservative scale of their intervention.

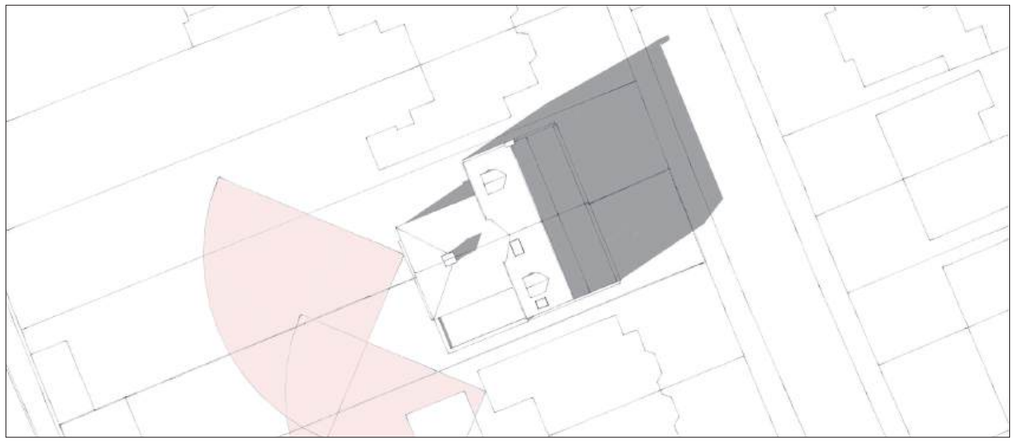
The materiality of the proposals reference the host dwelling, while complimenting and enhancing the existing aesthetic of the dwelling.

The proposals are sympathetic in nature and will have a minimal impact on the neighbouring properties, nor their amenity. We feel the proposed alterations greatly improve the usability of the existing dwelling for future residents, in accordance with The London Borough of Hillingdon's relevant policies.

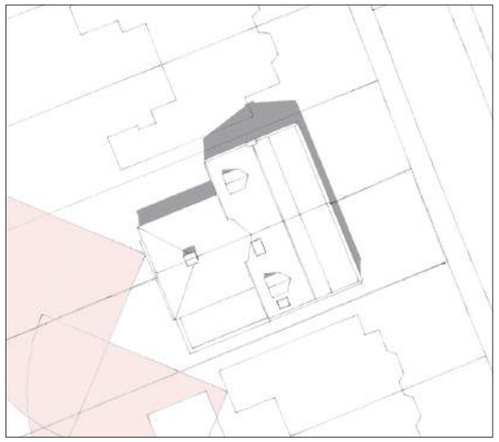
SOLAR ANALYSIS



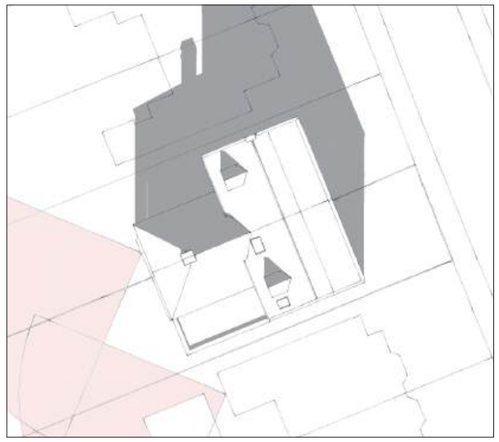
March 21st - 10.00am



March 21st - 15.00pm



June 21st - 12.00pm



December 21st - 12.00pm

Due to the orientation of the existing dwelling, the solar shading analysis highlights that the proposed extension will have little to no impact on the neighbouring dwellings. Equally, the 45 degree test highlighted on the proposed floor plans also show no impact to the amenity of the neighbours.

Existing 3D Visual

Proposed 3D Visual

Existing 3D Visual

Proposed 3D Visual