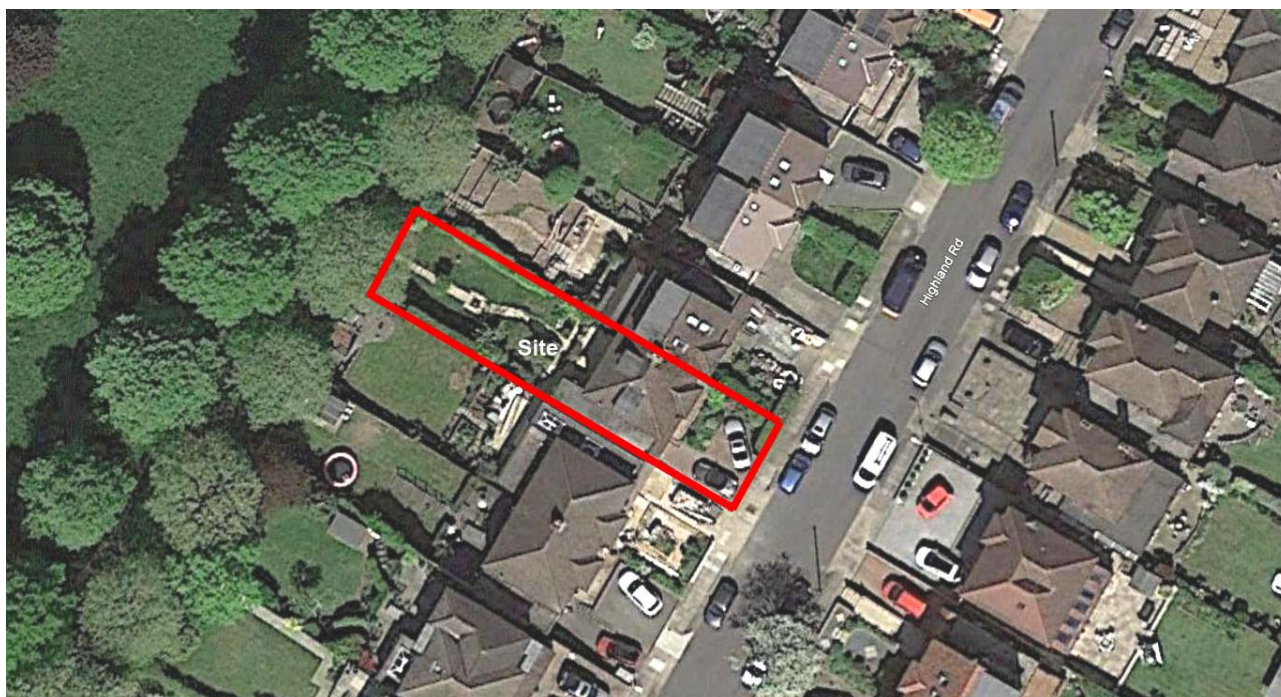


Design & Access Statement

74 Highland Road, Northwood

Rev / 27 .03.19

Site analysis and evaluation



Aerial photo

Location and character

The site is located within an established residential area in Highland Road, Northwood. Most of the dwellings in the immediate area are two-storey semi-detached and detached properties. Many of the properties have loft conversions, side and rear extensions. Parking is generally on driveways and in garages. Street parking is not controlled in Highland Road.

The north-west side of Highland Road is on a steep slope and overlooks Northwood Recreation Ground. Some of the properties on this side of the road, including No. 72 adjoining the site, have rear extensions that take advantage of this slope with accommodation at lower ground level, as well as the main upper ground level of the dwelling. They also have raised patio spaces as at No. 72 and 76.



No. 74 to 62 Highland Road



No. 74 to 66 Highland Road from rear garden

The existing property

The existing site area is 350sqm. Rear garden area is 198sqm. The house is a two-storey semi-detached property with an existing loft conversion and side/rear extension. There is an existing basement level storage under-croft, the head height is only 1.6m or less, and therefore it cannot be considered to be habitable accommodation.

The front elevation has a red facing brick finish with a feature tiled bay window. The side and rear elevations have pebble-dash render. The roof has dark red-brown plain tiles. The windows are white framed and the roof-dormers have white boarded cladding and a dark grey bituminous felt roof. The side/rear extension has a dark grey bituminous felt flat roof.



View 2 – No. 74/72 from Highland Road



View 2 – No. 74/72 from rear garden



View 3 – Lower & ground levels of No. 72 from rear lower ground patio



View 4 – No. 74 terrace and No.76 terrace



Site plan – existing

Planning Policy

The Hillingdon Residential Extensions SPD advises that rear extensions may be up to 3.6m deep for semi-detached dwellings on a plot that is more than 5m wide (p.13). It also advises a height of 3.4m for mono-pitch roofs to rear extensions, and advises against overhangs that would affect neighbouring properties. External materials should match or complement the existing dwelling (p.15/18).

For dwellings with 4 or more bedrooms the SPD advises that garden space should be at least 100sqm (p. 15/18). Boundary walls over 2m on rear or side locations require planning permission.

Planning precedent

The adjoining neighbouring property, No. 72, has a rear extension occupied on the ground and lower ground storey levels. 58 Highland Road has recently been granted planning approval for a rear extension with ground and lower ground levels, very similar to the proposals for No. 74: 62401/APP/2019/27. Therefore there is relevant precedent for developing at ground and lower ground levels.

The proposal

The proposal is to partially demolish the existing rear extension and terrace; erect a rear extension with ground and lower ground level storeys; form a new patio space to the rear, and form a new retaining wall and raised garden zone at the end of the rear garden.

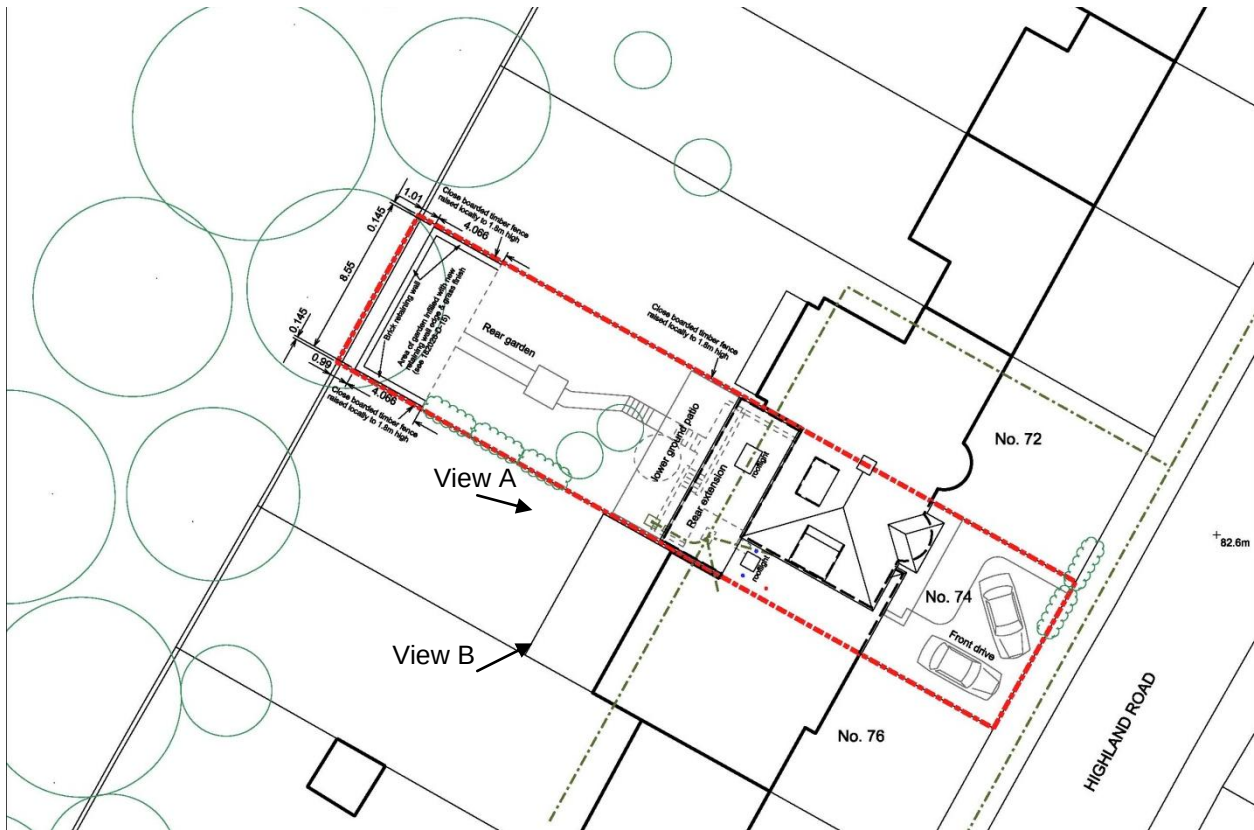
The works would allow the formation of a new kitchen-utility room in the lower ground level, a new living area, en-suite bedroom and WC at the upper ground level, an external patio space and more useable/accessible rear garden space. Access to the existing basement storage area would be improved, but it would remain the same height (1.6m or less) and would still not be considered habitable.

The design solution

Existing gross external floor area: 153.6sqm (GF: 80.1sqm; FF: 52sqm; Loft 21.5sqm)

Proposed gross external floor area: 209.1sqm (LGF: 31.3sqm; GF: 104.3sqm; FF: 52sqm; Loft 21.5sqm) - net increase of 55.5sqm GEA (40%)

Proposed rear garden area 172sqm.



Proposed site plan



View A - Rear of No. 74 - existing



View A - Rear of No. 74 - proposed



View B - Rear/side of No. 74 - existing



View B - Rear/side of No. 74 - proposed

Design principles

The proposal seeks to follow the intentions of the design guidelines set out by the Hillingdon SPD:

1. Scale: the rear extension would be 3.6m deep on a plot that is 8.8m wide, which is in line with the design guideline.
2. Height: The extension would appear to be single storey in relation to the neighbouring dwellings because it does not extend above the ground floor storey. The lower ground level storey is hidden from (and much lower than) No. 76. The lower ground level would be at the same level as the existing lower ground storey for No. 72. At the highest point of the mono-pitch roof, the ground storey would be 3.66m high in relation to the existing external terrace and adjoining terrace at No.72. While this is slightly higher than the recommended 3.4m, it is similar to the height of the existing extension at No. 72 and is lower than the extension at No. 76. The eaves height is only 2.61m above the existing terraces, and so will have little impact on either neighbour. Therefore the proposals seek to follow the intent of the design guidelines, which is to minimise impact on neighbouring properties.
3. Outlook: the new habitable rooms will look onto the rear garden. There will be two rooflights. There would be no side facing windows as part of this proposal and therefore no issue with overlooking or privacy.
4. The rear garden amenity space will be 172sqm, which comfortably exceeds the 100sqm recommended minimum.
5. The proposed external materials are ivory colour render (RAL 1014) to the main extension walls and dark grey window/door frames (RAL 7016). The render colour would complement the tone of existing pebble dash render. The window and door frames colour has been chosen to work with the render colour and is commonly used on other extensions in the area.

The proposals are similar to the existing ground and lower ground level extension at No. 72 and the approved extension at No. 58.

Landscape design

The existing trees will be maintained. Existing shrubs would be removed from the location of the works. New patio paving would be formed adjacent to the new extension at the lower ground level, well below the terrace at No. 76 and at the same level as the garden for No. 72.

It is proposed to form a low (1.125m high) red facing brick retaining wall, set in by 1m from the rear boundary and by 145mm from the side boundaries, with a raised section of lawn at the very end of the rear garden. The aims are to extend the useable garden amenity space and to provide a location for soil to be moved to, from the excavations adjacent the house. This would improve the actual garden space and it would avoid taking soil off site, making the design solution more sustainable. The retaining wall would have a shallow strip foundation, 0.6m deep, to avoid impact on existing trees in the recreation ground beyond.



View of end of garden and Northwood Recreation Ground beyond



View of existing terrace & steps

Access

The site is located 600m (walking) from Joel Street which is a bus route. It is 770m (walking) from the Northwood Hills Metropolitan rail station.

The property is located in a street with uncontrolled on-street parking. The driveway for No. 74 can accommodate 2 cars and there is a 3rd car space in the garage.

The proposals would add 1 bedroom: a total of 5 bedrooms. No car spaces would be lost, there would still be 3 car spaces for the proposed works. The Hillingdon guidelines for parking recommend a minimum of 2 car space for a dwelling with more than 2 bedrooms, therefore the design complies.

The existing front door threshold has a shallow stepped access, suitable for semi-ambulant access. The first floor and loft stairs do not comply with semi-ambulant access guidelines. The new facilities would aim to provide a toilet and en-suite bedroom on the principle entry level. The kitchen and utility would be moved to the lower ground level. Overall the works would aim to improve the facilities available for disabled visitors to the house.

Summary

The design seeks to follow Hillingdon design guidelines and relevant precedent.