

Design and Access Statement - 49 Stanley Road, Northwood HA6 1RH.

- **Site Description and Surroundings**

The site is at rear of a 1930s detached bungalow; all the properties in the location are bungalows of the similar style and period. Majority of the bungalows have been extended and modernised to provide additional living space and modern amenities to the original 1930s design.

- **Design Statement**

Current layout of the property is of the 2 full-size bedrooms and one small room with a hot water cylinder cupboard. There is no roof insulation and the property suffers from poor thermal insulation overall.

Extending the rear dormer window provides the opportunity to divide the top floor bedroom into two separate children's bedrooms.

The existing top floor baby room would be repurposed into a study/ storage/ utility space with hot water cylinder and water pump remaining in situ.

The proposed design could be completed under the permitted development if kept within 20 cm from the eaves line. Planning application is required to enlarge the existing rear dormer over the living room flat roof of some 70 cm which would also provide for extra thermal insulation and storage.

The proposed works would allow free access to the roof space and installation of a suitable insulation, resulting in the overall heat loss reduction of up to 50%.

Materials used would match and blend with the existing with the rear of the property benefiting from new double-glazed windows and doors to replace the current inefficient and badly fitting units. The size, scale, bulk, and design of the dormer would harmonise with the architectural composition of the original dwelling.

The proposed rear dormer is of the type extensively used in the locality (Please see photos 1-4 of the nearby properties) but unlike the examples given, it would not be visible from the public road thus preserving the street scene and the front of the property in the traditional cottage style (Photos 5-6), in keeping with the Northwood Hills Area of Special Local Character.

- **Planning History**

Application for permitted development was made and approved in early 2018 but no works were carried on the property and no other works are feasible for the foreseeable future apart from the rear dormer extension applied for.

- **Design Considerations**

The style and scale of the new dormer extension has been designed to fit in with the existing building and neighbouring properties; the height will be well below the existing ridge line and will not encroach on rights of light to the neighbouring properties or their lines of vision.

There are no properties at rear directly facing the proposed dormer and the two neighbouring properties expressed no concerns when consulted about the proposed development.

There are no overlooking issues as the new dormer would project further out than the existing and the two neighbouring gardens are well screened by tall greenery along the borders ensuring adequate levels of privacy to the neighbours.

The proposed dormer extension would be allowed under the permitted development rules but for the 70 cm overlap to the edge of the living room flat roof.

Photos 1 – 4: dormer extensions in the locality



Photos 5 – 6: Rear view with outlined dormer extension and front view preserved



Photo 7 - 8: property location and proposed dormer location in outline



Photos 9 – 11: Proposed extension in red over the living room flat roof



The reference in the proposed plans to the 80cm from the rear building line refers to the corner wall between the living room and the garage, see green arrow above.