

Design and Access Statement for Loft Conversion

Address: 92A High Street, Northwood, HA6 1BJ

Introduction

This statement accompanies the planning application for a proposed loft conversion at 92A High Street, Northwood, HA6 1BJ.

The development aims to enhance the existing semi-detached dwelling by adding a side dormer loft conversion, consistent with the character of the area and in line with Hillingdon Council's planning policies.

Local Plan Considerations

As per Hillingdon's Local Plan, our proposal aligns with the strategic objectives to manage residential development sensitively and sustainably within the borough.

We are committed to upholding the principles of the Local Plan by ensuring our development respects the character of the local area and adheres to development management policies.

Proposal Details

- **Brief:** The property is a standard semi-detached house. The proposal seeks to construct a loft conversion with a side dormer to increase living space.
- **Design and Appearance:** The conversion will match existing loft conversions on the street, such as Nos. 96 and 100 High Street.

The conversion will have tiles matching the existing loft conversions on the street (see picture) and a standard flat roof on the dormer, ensuring harmony with the building's existing appearance and the street scene.

The design reflects the prevalent architectural style in the area, mirroring successful loft conversions at neighbouring properties, such as Nos. 96 and 100 High Street.

- **Impact on Street Scene:** The dormer is designed to have minimal visual impact, situated to the side of the property and not affecting the frontage.

This approach maintains the street scene's integrity, following Hillingdon Council's guidelines on development within residential areas.

Access and Inclusion

The design accommodates all current accessibility standards to ensure the loft conversion is accessible and usable for all occupants.

The placement of windows and the internal layout are thoughtfully considered to maximise natural light and ease of movement within the space.

Justification for Approval

Our proposal is justified by the similarity in width, design, and positioning to other loft conversions within the street, which have been previously approved and implemented.

This consistency supports the appropriateness of our proposal within the local context and its compliance with the strategic objectives outlined in Hillingdon's Local Plan.

Neighbourhood Character

The application is supported by photographic evidence (attached) showing dormers at Nos. 96 and 100 High Street, illustrating the harmonious integration of similar developments within the area.

Neighbourhood Character



THE DORMA AT 96 HIGH STREET

THE DORMA AT 100 HIGH STREET



Conclusion

Considering the detailed alignment with Hillingdon's Local Plan, adherence to design and development management policies, we respectfully request that this application be approved. Our proposal represents a thoughtful and sustainable enhancement to the residential property at 92A High Street, contributing positively to the local area's character.