

DESIGN & ACCESS STATEMENT

PROJECT: Proposed single storey side and rear extension with new rooflights plus a proposed loft conversion with new rear dormer and rear rooflight.

LOCATION: 117 Hilliard Road
Northwood
Middlesex
HA6 1SL

DATE: 11th January 2023

The existing site and property

The existing property is a 2 storey brick built mid-terrace dwelling in a group of 4 houses, with clay facing brick walls and profiled concrete roof tiles. Access to the house is via an entry door at the front of the property and via a shared access path to the rear of 119 Hilliard Road at the rear. The dwelling includes a generous rear garden more than 30 metres long.

The property was built in the early 20th century has had a small conservatory extension to the rear which was added as permitted development. The conservatory will be removed to make space for the proposed side and rear extension.

The property is not a Listed Building and is not in a Conservation Area.

The proposed works

The scheme proposes a new single storey rear and side extension. The rear element is 3 metres maximum deep from the original rear wall of the house, the proposed side element extends to the boundary with No 115 Hilliard Road. The proposed extension will be built in brickwork to match the existing house materials. The proposed extension has a pitched roof with a tiled finish to match the existing house roof. The new pitched roofs include rooflights to the side extension to maximise natural light in the property. to match the existing house with a natural slate finish. New glazed windows and doors are shown on the rear extension to maximise access and views from the dwelling.

The proposed loft conversion includes a rear dormer set in from the eaves with a pitched tile roof to match the existing property and grey horizontal boarding to the gable.

Impact of the proposal on neighbouring dwellings

The adjacent property at 119 Hilliard Road already has a large single storey side and rear extension. There is a tall existing hedge to the rear of the property adjacent to 119 Hilliard Road and this will be cut back to accommodate the new rear extension. It is considered that the proposals will have a negligible impact on the light levels and privacy of the neighbouring dwellings.

Conclusion

The proposals offer a well-designed and well considered scheme to improve the living accommodation of this dwelling and better meet the needs for its current and future owners with little or no impact on neighbouring dwellings.

The new additions have been designed to match and compliment the existing forms and materials of the original dwelling.