

DESIGN & ACCESS STATEMENT

PROJECT: Proposed single storey side 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: 3rd July 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 side extension at the rear of the house. The proposed side extension infills the gap between the rear 2 storey element of the existing house and the boundary with No 115 Hilliard Road with a lean-to extension. 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. A new large glazed window is provided on the rear of the side extension to maximise light and views from the dwelling. The existing conservatory at the rear of the house is removed and new French doors are added to the existing rear wall of the house to improve garden access and views.

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

It is considered that the infill side extension, which is 4.2m deep, will have a minimal impact on the light levels and privacy of the neighbouring dwelling at 115 Hilliard Road when compared to the current boundary fence.

Conclusion

The proposals offer a well-designed and well considered scheme to improve the living and sleeping accommodation of this dwelling and better meet the needs for its current and future owners with minimal effect on neighbouring dwellings.

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