

Planning, Design, and Access Statement

12 Church Road,
Northwood,
HA6 1AS, UK

May / 2024

Introduction

This Planning, Design, and Access Statement is submitted on behalf of the applicants for the proposed ground floor and first-floor extension at No. 12 Church Road, Northwood, HA6 1AS. The application also includes a change of use from a single-family dwelling (3 bedrooms with garage and parking) to two separate flats (1 x 3 bedroom and 1 x 2 bedroom), with provisions for car parking and cycle storage. The proposal has been meticulously crafted to align with the Council's policies on extensions, conversions, and parking requirements, aiming to enhance the living standards and aesthetic appeal of the property while contributing positively to the local community.

Site Context

No. 12 Church Road is located in a charming, predominantly residential area characterised by a mix of detached and semi-detached houses. The property currently features a two-story structure with a garage and a driveway, providing off-street parking. This tranquil neighbourhood, with its tree-lined streets and well-maintained properties, provides an ideal setting for family living. The surrounding properties include similar residential dwellings, many of which have undergone extensions and conversions, setting a precedent for the proposed development. Notably, the neighbouring property at No. 16 Church Road received approval for a first-floor extension measuring 3m in depth and 4.5m in width under application ref 15098/APP/2007/230. Additionally, properties at No. 16 and No. 18 have existing extensions that contribute to the overall character of the area.

Proposal

The proposal includes:

Ground Floor Extension: An extension to the rear and side of the property to enhance the living space of the ground floor flat. This extension is designed to create a spacious and modern living area, improving the overall functionality and aesthetic of the home.

First Floor Extension: An extension to the rear and side of the property to create additional space for the first-floor flat, similar to the neighbouring property at No. 10 Church Road. This will provide a generous living area, promoting a comfortable and versatile living environment.

Change of Use: Conversion of the existing single-family dwelling into two self-contained flats:

Flat 1: A three-bedroom flat on the ground floor, designed with a family in mind, providing ample living space and modern amenities.

Flat 2: A two-bedroom flat on the first floor, offering a cosy and efficient layout suitable for a small family or professionals.

Parking and Cycle Storage: Provision of designated car parking spaces and secure cycle storage facilities in accordance with the Council's standards, promoting sustainable transportation options.

Detailed Design

The detailed design of the extensions and conversions is illustrated in the drawings provided by Redwoods Projects. Key aspects of the design include:

Ground Floor Plan:

Flat 1: The ground floor flat will have a total area of 82.32 sqm. It includes a spacious living, dining, and kitchen area measuring 34.04 sqm, two bedrooms (17.82 sqm and 12.30 sqm), and a bathroom (2.43 sqm) with an ensuite (2.89 sqm) for the master bedroom. There is also a lightwell (2.59 sqm) to enhance natural light within the flat.

First Floor Plan:

Flat 2: The first floor flat will have a total area of 76.19 sqm. It features a living, dining, and kitchen area of 37.10 sqm, two bedrooms (13.52 sqm and 11.80 sqm), and a shower room (1.98 sqm) with an ensuite (2.77 sqm) for the master bedroom. Similar to the ground floor, a lightwell (2.59 sqm) is included for increased natural light.

Elevations:

The proposed elevations maintain the existing architectural style with minor modifications to accommodate the extensions. The front elevation will see minimal changes, preserving the character of the streetscape. The rear elevation will be extended to match the neighboring properties' extensions, ensuring consistency in design.

Sections:

The sectional drawings provide a detailed view of the proposed extensions, highlighting the additional space and improved layout for both flats. The sections also show the integration

of the lightwells, which are designed to maximize natural light and enhance the living conditions within the flats.

Details:

Cycle and Refuse Storage: The design includes secure, enclosed cycle storage and refuse and recycling enclosures. These are designed with timber posts ledged and braced with vertical closed-boarded finishes, ensuring they blend seamlessly with the overall design and do not detract from the property's aesthetics.

Access

Access to the property will be enhanced through the following measures:

Vehicular Access: The existing driveway will be modified to accommodate the required car parking spaces for both flats. This will ensure convenient and secure parking for residents and their guests.

Cycle Storage: Secure cycle storage will be provided, encouraging sustainable modes of transport and catering to the needs of environmentally conscious residents.

Pedestrian Access: Clear and safe pedestrian access to both flats will be maintained and improved. Pathways will be well-lit and accessible, ensuring safety and ease of movement for all residents, including those with mobility challenges.

Compliance with Policies

The proposal complies with the relevant policies of the local Council, including:

Extensions and Alterations: The design of the extensions complies with the Council's guidelines for residential extensions, ensuring that the proposals do not adversely impact the character of the area or the amenities of neighbouring properties. The proposed first-floor extension mirrors the scale of the neighbouring extension at No. 16 Church Road, approved under application ref 15098/APP/2007/230.

Conversion of Houses into Flats: The conversion of the existing house into two flats meets the Council's standards for space, layout, and provision of amenities. The proposal ensures that each flat has adequate living space, natural light, and privacy, promoting a high quality of life for future residents.

Parking Standards: The proposal includes adequate off-street parking for both flats, in line with the Council's parking standards. Additionally, secure cycle storage will be provided to promote cycling as a sustainable transport option. This aligns with the Council's commitment to reducing traffic congestion and encouraging environmentally friendly transportation.

Supporting Planning Policy

The proposals have been informed by the following policies from the Hillingdon Local Plan and other relevant planning documents:

Policy DMHB 5: Areas of Special Local Character: The extensions respect the character, scale, and materials of the area, maintaining the architectural style of the original building. The design integrates well with the existing streetscape, enhancing the overall aesthetic of the neighborhood.

Policy DMHB 11: Design of New Development: The proposals harmonize with the local context, ensuring high-quality materials and finishes, and protecting the amenity and daylight of neighboring properties. The design prioritizes functionality, aesthetics, and sustainability, contributing to the overall quality of the built environment.

Policy DMH 1: Residential Conversions: The conversion provides self-contained units with adequate living space, amenity space, and parking, meeting all necessary standards. The proposal ensures that the new flats are well-designed and fit for modern living, enhancing the residential offering in the area.

Policy DMH 4: Residential Conversions and Redevelopment: The proposals do not exceed the 10% threshold for conversions on the street, preserving the residential character. This policy ensures that the conversion does not lead to an over-concentration of flats, maintaining the balance and character of the neighbourhood.

Arguments for Approval

Consistency with Recent Approvals: The proposal mirrors a nearby approved application (ref 74328/APP/2020/670) for the conversion of a single-family dwelling into two self-contained flats at 82 High Street, Northwood. This approval highlights the Council's support for similar conversions in the area, provided they meet the required standards for living space, amenities, and parking.

Precedent for Extensions: The majority of semi-detached houses in the area have already been extended, as evidenced by properties at No. 16 and No. 18 Church Road. These extensions have significantly altered the original character of the properties, supporting the argument that the character should not be a determining factor in rejecting the proposal. The proposed extensions are in line with the scale and design of these existing alterations, ensuring a cohesive streetscape.

High-Quality Living Environment: The proposed flats will provide high-quality living environments that comply with the London Plan's space standards. Each unit will have adequate natural light, privacy, and access to private outdoor amenity space, thereby ensuring a satisfactory living environment for future occupants. The design prioritises functionality and comfort, catering to the needs of modern families and individuals.

Adequate Parking and Cycle Storage: The proposal includes sufficient on-site parking and secure cycle storage, in line with Council standards. This ensures that the development will not exacerbate local parking stress or traffic congestion, addressing concerns often raised in similar applications. The

provision of cycle storage supports the Council's sustainability goals, encouraging residents to adopt eco-friendly transportation options.

Enhancement of Property Value and Local Character: The proposed extensions and conversion will enhance the value and utility of the property while maintaining the architectural integrity and character of the area. The design respects the scale, materials, and visual aesthetics of the existing building and surrounding properties. The enhancements will not only benefit the new residents but also contribute to the overall appeal and value of the neighbourhood.

Positive Contribution to Housing Stock: The conversion of the property into two flats contributes positively to the local housing stock, providing additional residential units in an area with high

Housing demand. This aligns with the Council's objectives to increase housing supply and optimise the use of residential land. The proposal helps address the need for diverse housing options, catering to different demographic groups within the community.

Detailed Justification

Visual Impact: The extensions are designed to blend seamlessly with the existing structure and the surrounding properties. The use of matching materials and careful attention to design details ensure that the extensions do not appear as incongruous additions. The visual harmony with neighboring properties at No. 16 and No. 18, which have similar extensions, further supports the appropriateness of the proposal.

Residential Amenity: The proposal ensures that both flats have access to private outdoor spaces, enhancing the living experience for future residents. The ground floor flat will have a private garden, while the first-floor flat will have a balcony. These spaces provide opportunities for outdoor relaxation and recreation, contributing to the overall quality of life.

Sustainable Design: The proposal includes measures to enhance the sustainability of the property. The extensions will incorporate energy-efficient materials and construction methods, reducing the environmental impact. The provision of cycle storage encourages sustainable transport, aligning with the Council's environmental objectives.

Community Impact: The conversion and extension of the property will contribute to the local community by providing additional housing options. The design ensures that the development is in harmony with the existing neighborhood, preserving the character and appeal of the area. The new flats will cater to a diverse range of residents, promoting a vibrant and inclusive community.

Conclusion

The proposed development at No. 12 Church Road, Northwood, HA6 1AS, seeks to provide additional residential units through a well-designed extension and conversion of the existing property. The proposal respects the character of the area and complies with the relevant planning policies. Given the precedent for extensions in the area and the high quality of the proposed living environments, we believe that the development will make a positive contribution to the housing stock in the area and provide high-quality living spaces for future residents.

The design and planning considerations ensure that the proposed development will be a valuable addition to the neighbourhood, enhancing the local housing stock and contributing to the community's overall well-being. We look forward to the Council's favourable consideration of this application.