

London Borough of Hillingdon
Planning & Regeneration
Civic Centre
High Street
Uxbridge
UB8 1UW
United Kingdom

17TH January 2025

63 Stanley Road, Northwood Hills, HA6 1RJ

Householder Planning Application for 63 Stanley Road, Northwood Hills, HA6 1RJ to raise the existing garage roof level, incorporate a roof light and form a new retaining wall to the Front Garden.

Design & Access Statement

Dear Sir / Madam

Please find enclosed a full set of Existing & Proposed Drawings and supporting information forming part of the Householder Planning Application for the Proposed works to 63 Stanley Rd, Northwood Hills, HA6 1RJ

1.0 Design:

1.1 Context:

Stanley Road is a residential street consisting mainly of bungalows that have been converted at loft level.

1.2 The proposal:

The proposal is to increase the height of the garage roof and rear/side extension, raise the internal floor level of the rear part of the garage and incorporate this space into the rear office/TV room.

The front garden will be redesigned with a side wall and retaining wall to form a wider car parking space.

1.3. External Alterations:

1.3.1. Front Elevation and Front Garden

The front elevation will see an 850mm taller parapet wall with the proposed roof level behind.

The existing pathway to the front door is to be removed and replaced with grass.

The existing driveway is to be widened which will result in a retaining wall due to the natural slope of the wall. A new wall between 63 & 65 Stanley Rd is proposed as there is currently no wall, but an uneven step down on the boundary line. Access to the front door will be via the driveway, followed by steps that lead you to the front door. A new front wall is also being proposed.

1.3.2. Rear Elevation and Rear Garden:

From the rear of the property, you will see a higher rear wall to the existing outrigger extension.

1.3.4. Side Elevations:

From the side elevations you will also be able to see the 200mm higher walls of the existing outrigger.

1.4.- Internal Alterations:

1.4.1. Ground Floor:

The existing wall between bedroom three (3) and the garage will be removed and replaced further into the garage to increase the size of the current office/TV room. Due to the floor level difference between the existing bedroom three and garage, the incorporated garage space will have its floor level increased to match the proposed office/tv room. The increased level of the existing rear outrigger extension is to provide a higher ceiling level.

1.4.2. Roof

The roof level for the garage and existing rear outrigger extension will increase in height. There is a proposed flat rooflight over the office/tv room.

2.0 Access:

The main access to the building will continue to be via the front door of the building. Access to the rear garden can be gained through a gate and passage.

Should you have any queries please do not hesitate to call or email Simon Miller or Kirti Patel:

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Yours sincerely,

Tom Jarman
and Simon Miller
for and on behalf of
Simon Miller Architects Ltd