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31 Eastbury Road, Northwood HA6 3AJ

Rear Extension: Design & Access and Heritage Statement

July 2020

ICE20.250.301.001 Revision A

ice

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ICE Environmental Policy 2020
Objective 4: *Reduce waste and make better use of material resources*

1.0 Introduction

- 1.1 This document is a Design & Access and Heritage Statement to accompany a planning application submission to Hillingdon Council for the rear extension of an existing house at 31 Eastbury Road Northwood. HA6 3AJ.
- 1.2 The statement describes the context of the project and explains the design approach using the advice set out in the CABI publication – *Design & Access Statements: How to write, read and use them*. (2006).
- 1.3 As the property is in the Northwood-Frithwood Conservation Area, this statement also considers the Heritage aspects of the proposal as required by the National Planning Policy Framework (NPPF 2019).

2.0 Document Status

- 2.1 The statement should be read in conjunction with the following application drawings:

DRAWING N	REV	DRAWING TITLE	SCALE
31 ER (00)	B	LOCATION PLAN (Prepared by Ideal Design Ltd).	1/1250
ICE.20.250.PL1.1	-	EXISTING GROUND FLOOR PLAN	1/50
ICE.20.250.PL1.2	-	EXISTING FIRST FLOOR PLAN	1/50
ICE.20.250.PL1.3	-	EXISTING ROOF PLAN	1/50
ICE.20.250.PL1.4	-	EXISTING FRONT (EAST) ELEVATION	1/50
ICE.20.250.PL1.5	-	EXISTING NORTH ELEVATION	1/50
ICE.20.250.PL1.6	-	EXISTING REAR (WEST) ELEVATION	1/50
ICE.20.250.PL1.7	-	EXISTING SOUTH ELEVATION	1/50
ICE.20.250.PL2.1	-	PROPOSED GROUND FLOOR PLAN	1/50
ICE.20.250.PL2.2	-	PROPOSED FIRST FLOOR PLAN	1/50
ICE.20.250.PL2.3	-	PROPOSED ROOF PLAN	1/50
ICE.20.250.PL1.4	-	PROPOSED FRONT (EAST) ELEVATION	1/50
ICE.20.250.PL1.5	-	PROPOSED NORTH ELEVATION	1/50
ICE.20.250.PL1.6	-	PROPOSED REAR (WEST) ELEVATION	1/50
ICE.20.250.PL1.7	-	PROPOSED SOUTH ELEVATION	1/50

- 2.2. This Design & Access and Heritage Statement – Revision A was submitted to Hillingdon Council with a planning application for the proposed works on the 29th July 2020.

3.0 The Applicant & The Existing House

- 3.1 The applicants are the freeholders of the property. The application address is 31 Eastbury Road Northwood. A site location plan at a scale of 1:1250 is included in the application documents – drawing reference: 31 ER (00) Revision B. This drawing was prepared for a previous planning application by Ideal Design Ltd.
- 3.3 The house at No.31 dates from the late 1960s. It does not appear on the 1965-68 Ordnance survey plan but is present in the current form on the 1970-74 OS series. No. 33 to the north of the applicants' property appears to have been constructed at the

beginning of the 20th century – as it appears on the OS Middlesex County Series for 1913 and the applicants property has been developed from the subdivision of the plot for No.33 into three smaller units – that of the applicants, No.33 and No.35.

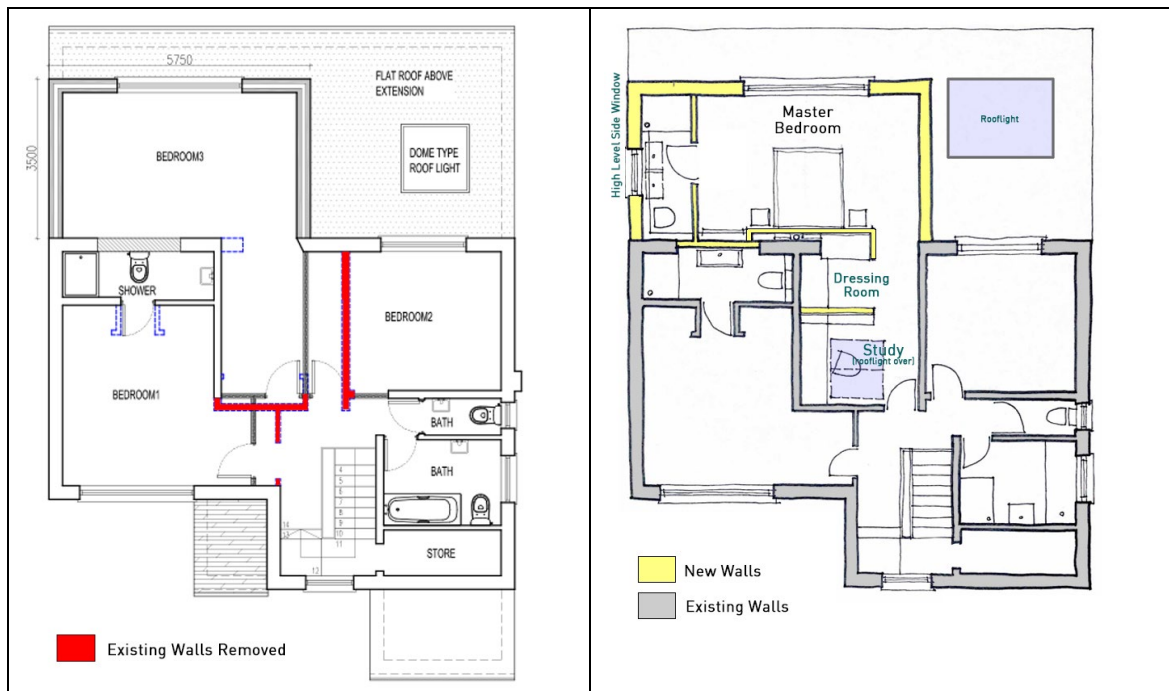
4.0 Statutory Consents

- 4.1 The work will require the following statutory consents: full planning approval for the rear two storey extension. The planning history at Hillingdon Council's planning portal has been reviewed and there are two historic applications from the 1990s, an application for tree work, a recent withdrawn application, and the most recent application - reference: 53997/APP/2020/1284 approved by decision notice dated 15th June 2020. This application which grants planning consent for a rear two storey extension – is very similar to what is proposed in this application. Although the applicants consider that the proposed amendments result in a development which is not 'substantially' different to that which has been approved, given the conservation area status the applicants have decided to submit this application since they wish to have full certainty on the planning status as soon as possible so that they can commence construction work.
- #### 5.0 Planning Context and Planning Assessment of Proposals
- National, Regional, and Local Planning Context* The statutory development plan for the site comprises The London Plan (2017) and The Hillingdon Local Plan: Part 1 and Part 2 and various planning policy and guidance documents. The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020.

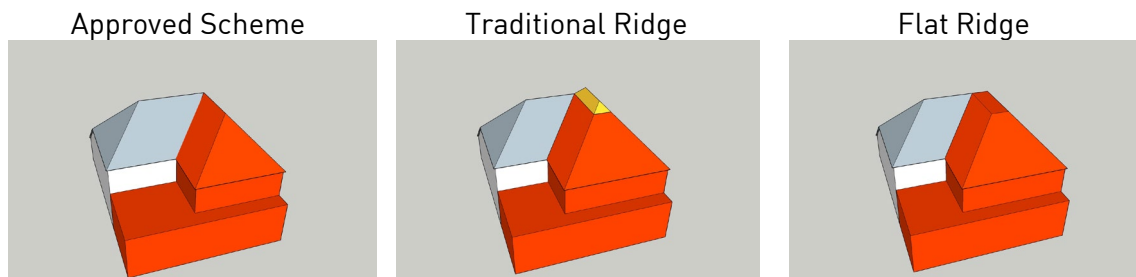
6.0 Alterations to Approved Scheme

- 6.1 The applicant reviewed the extent of internal alterations to the approved plans and concluded that these were rather disruptive to the fabric of the house and not cost effective.
- 6.2 At first floor for example all the existing bedrooms had alterations to their plan form resulting in the necessity for these rooms to be repaired and redecorated because of the required works.
- 6.3 The approved first floor plan also resulted in a narrow and constrained entry space to the proposed master bedroom which had no daylight.
- 6.4 The revised plan therefore seeks to align the existing internal walls of the first floor with the new extension so that bedroom 1 and 2 are undisturbed by the works.
- 6.5 This results in a wider rear extension than the approved plan and the consequences for the roof form are discussed further below.
- 6.6 The approved plan at ground floor altered the entrance hall
- 6.7 The sketch plan for the first floor – which is the basis of the revised application and the approved plan (Ideal Design Ltd. 31ER (11) Revision A) are compared below.

<i>Approved First Floor Plan</i>	<i>Revised Sketch Plan</i>
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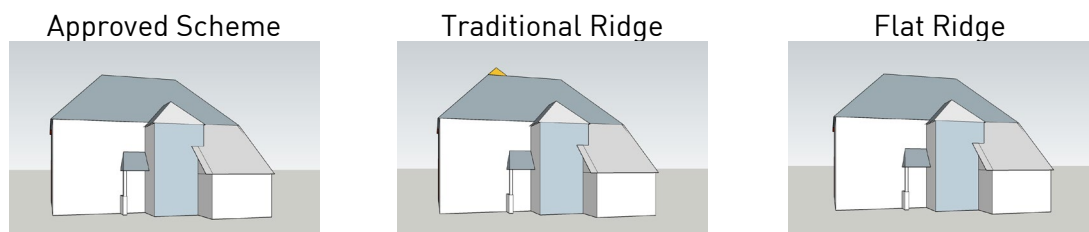


- 6.8 As a result of the wider rear extension – the proposed roof profile is different to the approved scheme. Two possible roof solutions were investigated – a traditional ridge and a flat ridge.



- 6.9 Because the proposed extension is wider than the approved scheme, and the pitch of the existing roof is maintained – if a traditional ridge were constructed the new roof would project slightly above the existing ridge line when viewed from Eastbury Road.

- 6.10 This is illustrated in the sketch models of the front view of the house illustrated below:



- 6.11 As a traditional ridge would project above the existing ridge line – (yellow hip end shown above) and as policy DMHA1 E (iii) directs that roof extensions should not project above the existing ridge – a flat ridge roof solution is proposed since as the above model studies demonstrate this will result in the same appearance from Eastbury Road as the June 2020 approved scheme.

- 6.12 As shown on the plans the applicants wish to introduce side windows on the walls facing the boundary with No.29 – which is set back on a long public front garden as shown on the location plan.
- 6.13 Although front gardens are not usually protected from overlooking from adjacent properties since they are effectively semi-public spaces - the applicants accept that the depth of the front garden to No.29 is not typical of local properties and they are anxious not to interfere with their neighbours' enjoyment of their front garden amenity.
- 6.14 At first floor a window has been introduced in the proposed en-suite bathroom to provide natural light and given the nature of the room – this will have translucent glass and no openable windows below 1.8m above floor level.
- 6.15 At ground floor a high-level window has been introduced in the proposed extension to provide additional natural light. This is located with a cill level at 1.8m above floor level and looks onto a mature planted screen between No. 31 and 29.
- 6.16 The applicants will not disrupt this planted screens other than to cut back to allow construction to take place – since this screen protects the amenity of their rear garden from the more semi-public front garden to No.29. Pictures of the mature planted screen are enclosed at Appendix 1.
- 6.17 In view of the comments made in the officer's report on the approved scheme – the existing porch will not be enclosed in the revised application proposals.
- 6.18 The approved plans showed the conversion of the existing garage to a habitable room and the Applicants would like to alter the window proposed on the approved application to show a bay window on the new habitable room in the existing garage.
- 6.19 The proposed bay window is shown on the proposed Front Elevation – Drawing No: PL2.4 and is a four-panel unit with construction and glazing to match the existing windows on the front of the house.
- 6.20 Although there is not bay window on the front of the existing house there are four panel bay windows on the adjacent property at No.33 and at No.25 Eastbury Road and so the applicants conclude that a bay window divided as proposed is characteristic of the immediate area.
- 6.21 As the conversion of the garage to be a habitable room with a window has already been granted consent – this application seeks consent for the bay window to replace the existing garage door.

7.0 Flood Risk Assessment

- 9.1 The Environment Agency Flood Risk Map for the postcode area HA6 3AJ has been examined – (<http://maps.environment-agency.gov.uk>). From this review it is concluded that the property is not in a flood risk area.

8.0 Heritage Assessment

- 8.1 The Northwood-Firthwood Conservation area was designated in 1989 and is primarily characterised by large individually designed detached houses in the Arts and Crafts Style.

- 8.2 Hillingdon Council published a review of the enlarged Conservation Area in June 2009 and this noted that most of the houses had retained their original features and that *'despite development pressure and some infill development the area retains much of its original character'*. (Review of Conservation Areas in Northwood – Report to Cabinet 25 June 2009).
- 8.3 This review resulted in the extension of the conservation area to include the Applicants' property.
- 8.4 In respect of Eastbury Road the cabinet report noted: *'The propertiesare smaller in scale in comparison with the much larger properties to the east. Nos 10-16 and 24-28 are excellent Arts and Crafts buildings, while Nos 20, 21, 22, 23 and 24 form an impressive group in the centre'*. (Cabinet Report Appendix 1 Paragraph 4).
- 8.5 As would be expected from the history of the site noted above the Applicants' property is not part of the original development of the area and is the result of the sub-division of the adjacent plot at No.33 sometime in the 1960s.
- 8.6 Although this was not a period known for sympathetic and contextual development and was prior to the designation of the conservation area, the house as noted above, and as acknowledged by the planning officer in the assessment of the approved development has features which make a positive contribution to the character of the area.
- 8.7 The Applicants consider that the amended scheme makes no disruption to this positive contribution.
- 8.8 The Applicants have considered options for the rear roof development and they have selected a proposal which results in a development which causes no harm to the character and appearance of the conservation area and follows the Council's express planning advice in respect of the primacy of existing ridge heights.

9.0 Access

- 9.1 The PTAL rating for the site is 2 reflecting the distance to the local Northwood underground station. There are two bus routes along Green Lane approximately 600m from the property.

10.0 Conclusion

- 10.1 The property has an approved proposal for a rear two storey extension determined under the present Local Plan in June 2020.
- 10.2 The Applicants wish to limit the internal disruption to the existing house and have proposed an alternative proposal which is very similar to the approved scheme but which has a different roof profile and includes new windows on the south side of the property next to the boundary with the front garden of 29 Eastbury Road.
- 10.3 The changes to the approved plans have been considered against planning policy and the Council's assessment of the architectural features and character of the conservation area. The proposals for the ridge have been designed to comply with those directions.

- 10.4 The changes to the approved development are relatively minor and not substantially different to that which has been approved. The Applicants however are anxious to have certainty on the planning consent and therefore submit a full planning application rather than putting the modifications to the test of 'minor material amendments' as allowed in the Planning Acts.
- 10.5 The Applicant believes that the proposed rear extension and associated roof extension complies with policy, and the Council's guidance on the conservation area and should receive planning consent.

Appendix 1: Site Photographs



Front view from Driveway off Eastbury Road



Rear view



Side view looking toward boundary with No.29 Eastbury Road.

High Level side windows will look onto mature planted screen. House in picture is No.27 with side dormer overlooking front garden of No.29.



Mature landscape screen to boundary to No.29.

Appendix 3: Decision Notice dated 24th July 2019

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