

Mihir Sanghvi and Rhea Bansal.



31 Eastbury Road, Northwood HA6 3AJ

Rear Extension: Design & Access and Heritage Statement

March 2023
ICE23.276.301.001

ice

This page is blank to facilitate back-to-back printing.
ICE Environmental Policy 2023
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.23.276.PL1.1	-	EXISTING GROUND FLOOR PLAN	1/50
ICE.23.276.PL1.2	-	EXISTING FIRST FLOOR PLAN	1/50
ICE.23.276.PL1.3	-	EXISTING ROOF PLAN	1/50
ICE.23.276.PL1.4	-	EXISTING FRONT (EAST) ELEVATION	1/50
ICE.23.276.PL1.5	-	EXISTING NORTH ELEVATION	1/50
ICE.23.276.PL1.6	-	EXISTING REAR (WEST) ELEVATION	1/50
ICE.23.276.PL1.7	-	EXISTING SOUTH ELEVATION	1/50
ICE.23.276.PL3.01	-	PROPOSED GROUND & FIRST FLOOR PLANS	1/100
ICE.23.276.PL3.02	-	PROPOSED GROUND FLOOR PLAN (PART)	1/50
ICE.23.276.PL3.03	-	PROPOSED REAR (WEST) ELEVATION	1/50
ICE.23.276.PL3.04	-	PROPOSED ELEVATIONS	1/100
ICE.23.276.PL3.05	-	PROPOSED SECTION	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 20th March 2023.

3.0 The Applicant & The Existing House

- 3.1 The applicants are the freeholders of the property.
- 3.2 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.

- 3.4 The plot pattern with the long access to the rear of the site where No.29 has been constructed is also present on the 1913 OS. This appears to have been a means of access to the area behind the properties on Eastbury Road until the later construction of Rofant Road parallel to both Eastbury Road and the railway line.
- 3.5 In a previous approved application officers have noted the characteristics of the house which positively contribute to the appearance and character of the conservation area.
- 3.6 These are the tile hung stair tower and sloping roof over the adjacent garage, the traditional end chimneys stacks and the mature hedge and front lawn.
- 3.7 The revised proposals make no alterations to these elements of the house which are also appreciated and cherished by the applicants.
- 3.8 The applicants conclude therefore that - like the previously approved applications - the revised proposals maintain the features of the house that contribute to the character and appearance of the conservation area and these are not altered or disrupted by the proposed development.

4.0 Statutory Consents

- 4.1 The work will require the following statutory consents: full planning approval for the rear two storey extension.
- 4.2 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 withdrawn application, and two more recent applications.
- 4.3 These are reference: 53997/APP/2020/1284 approved by decision notice dated 15th June 2020 and application reference 53997/APP/2020/1284 approved by decision notice dated 24 November 2020.
- 4.4 Both these applications grant consent for a two-storey rear extension and the applicants consider that the proposal in this application – for a single storey rear extension – as a smaller development - will not raise new or significant planning issues.
- 4.5 Compared to the approved proposals – apart from being one storey less, the applicants wish to extend to the rear to a distance of 5m from the rear wall of the existing house. The previous application 53997/APP/2020/1284 approved an extension of 4.5m from the rear wall of the existing house and the applicants consider that the present proposal is a minor amendment to that existing consent.
- 4.6 The additional length of the extension compared to the approved proposals has no impact on the adjoining properties given the nature of the existing detached house, the distance to the property boundaries on either side and the location of the adjoining properties.

5.0 Planning Context and Planning Assessment of Proposals

5.1 *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.

5.2 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.

5.3 Policy DMHD 1 (B) Rear Extensions provides the following tests for an acceptable development which are reviewed below together with the relevant features of the proposed development:

DMHA1 (B) Criteria	Proposed Development
i) Terraced or semi-detached	Not applicable
ii) Detached – plot width 5m+ not exceed 4m	5m extension proposed – see below
iii) Pitched roof should not exceed 3.4m height	Pitched roof at 3.75m – see below
iv) Conservation Areas require parapet for flat	Not applicable
v) Loss of privacy to neighbours via flat room	Access only for maintenance to valley gutter
vi) 45-degree rule for first floor extensions	Not applicable
vii) Flat roof two storey extension	Not proposed
viii) Pitched roof	Pitch matches existing - reviewed below
ix) Full width two storey extensions	No proposed

5.4 The applicants propose a 5m rear extension since this aligns with the rear wall of 33 Eastbury Road – the property to the north of the applicants' house. To the south of the applicants' property No.29 is set back circa 35m from the rear wall of the applicants' house and therefore the proposed slightly longer extension has no impact on the amenity or privacy of the occupants of 29 Eastbury Road.

5.5 The plot depth for both 31 and 33 Eastbury Road is almost 50m and as the proposed extension does not project beyond the rear wall of the existing house at 33 - there is no impact on the privacy or amenity at the adjoining dwelling.

5.6 The applicants contend therefore that the material circumstances of the site allow a 5m rear extension and that while the general provisions of DMHA1 (B) on distance from existing rear wall are not complied with, there is already a consent for a 4.5m extension and the present proposal is a small increase on this consent.

5.7 For these reasons the applicants conclude that the present proposal is still an acceptable development and in compliance with the local plan given the relevant considerations present at the site.

- 5.8 The applicants have noted the directions of DMHD1 (B) viii) that *'pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design'*.
- 5.9 The existing house has a steep roof pitch at circa 44 degrees. The proposal provides a slightly lower pitch at 40 degrees which allows the use of clay roof tiles to match the existing but results in an overall height of 3.75m above ground level in excess of the maximum height set out in DMHD1 (B) iii).
- 5.10 The applicants consider that the benefits of matching the roof finish to the existing outweigh the small divergence from the overall height recommendations and that reflecting the material circumstances of the existing house and roof pitch result in an acceptable development.
- 5.11 The roof pitch is limited by the cill level of the first floor windows which ensure that despite the modest additional height the proposed roof is subordinate to the existing roof as required by DMHD1 (B) viii).
- 5.12 The proposed roof has hipped ends to match the existing roof and as a result the eaves height at the ends next to the adjoining properties is 2.89m well below the maximum height in DMHD1 (B) of 3.4m
- 6.0 Flood Risk Assessment**
- 6.1 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.
- 7.0 Heritage Assessment**
- 7.1 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.
- 7.2 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).
- 7.3 This review resulted in the extension of the conservation area to include the Applicants' property.
- 7.4 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).
- 7.5 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.
- 7.6 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 previously approved developments has features which make a positive contribution to the character of the area.

7.7 The Applicants consider that the amended scheme makes no disruption to this positive contribution.

8.0 Access

8.1 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.

9.0 Conclusion

9.1 The property has two approved proposals for a rear two storey extension determined under the present Local Plan in 2020.

9.2 The applicants now wish only to construct only a single storey rear extension and given the relationship with the adjoining properties conclude that the proposal is an acceptable development even though there are divergences from the guidance in the local plan.

9.3 The Applicant believes that the proposed rear extension having considered the material circumstances of the site complies with policy, and the Council's guidance on development in the conservation area and should receive planning consent.

Appendix 1: Site Photographs



Front view from Driveway off Eastbury Road



Rear view

Innovation Creativity Excellence

we