

Design Statement for:

81 Knoll Crescent,
Northwood,
Middlesex,
HA6 1HH

This design statement for a garage conversion for a single dwelling house.
The property is located in the Borough of Hillingdon Council.
The Existing property is an end of Terrace property within Knoll Crescent Northwood.

The following properties have been granted permission for a similar garage conversion

- 30 Knoll Crescent Ref: 66372/APP/2020/2280
- 6 Knoll Crescent Ref: 64260/APP/2019/2521
- 49 Knoll Crescent Ref: 64097/APP/2019/1456
- 29 Knoll Crescent Ref: 66372/APP/2020/2280
- 31 Knoll Crescent Ref: 72663/APP/2017/2449
- 46 Knoll Crescent Ref: 72888/APP/2017/1912
- 25 Knoll Crescent Ref: 30908/APP/2017/106
- 87 Knoll Crescent Ref: 21898/APP/2015/45
- 7 Knoll Crescent Ref: 7092/APP/2012/485
- 65 Knoll Crescent Ref: 43169/APP/2010/1303
- 55 Knoll Crescent Ref: 67056/APP/2010/1304
- 63 Knoll Crescent Ref: 46284/APP/2009/1841
- 19 Knoll Crescent Ref: 66845/APP/2010/463

Proposed Plan:

Conversion of existing integral garage to a habitable study & storage area.

Works will include:

- The replacement of the up & over garage door to a UPVC double-glazed window matching existing design of existing UPVC windows and in keeping with the character of the house.
- Construction of approx. 1m high cavity wall with thermal insulation as required within current building regulations. Exterior face of cavity wall will be a rendered finish and painted to match existing kitchen window bay.
- Removal of existing garage concrete floor and replaced with new concrete floor to match existing house floor level and include thermal insulation as required within current building regulations.
- Installation of new door into study area from existing house hallway, materials and installation to current building regulations
- Installation of plasterboard walls and ceiling finished with plaster coating. Insulated where required as per current building regulations.

- Provision of 7.5kW Electric Vehicle Charging point mounted on exterior of new cavity wall
- Electrical installation to suit new layout and new electric vehicle charging point. Installed to current building regulations and electrical regulations

The circulation area around the building to be maintained and the existing grassed/soft landscaped area exceeding 25% of the front garden area will be retained. This will preserve and enhance the visual amenity & locality in compliance with Policy 5.10 in the adopted London Plan (2016) and Policy DMHB14, DMHB 18 in Hillingdon Local Part Two: Development Management Policies (2020).

The existing two off street parking spaces are to remain. This therefore will result in no increase in on street parking demand.

Complies with Hillingdon parking standards (Local Plan Part 2 Adopted 2020 Policy DMT6: Vehicle Parking)

- Maximum 2 Spaces for 3 Bed Unit
- Parking Standard 7 (provision for houses) requires provision for EV Charging points

In addition, the current garage space does not meet the councils present standards for a garage space (appendix C Table 1 Local Plan Part 2 2020) and as noted in the approved application for garage conversion at 7 Knoll Crescent Ref: 64260/APP/2019/2521

The proposal will not result in any loss of light for the neighbours nor would it look out of character with the current street scene, with similar alterations made to other neighbouring properties.

Considering the size and setting of the neighboring properties and the councils' guidelines. Appearance, all materials to match existing frontage and will be of a traditional nature to ensure longevity of the building. This will also allow materials removed during alteration to be re used where possible.