

DESIGN AND ACCESS STATEMENT

PROPOSED

Single storey rear and front extension following part demolition of existing structure and side garage; Garage conversion to make it habitable front porch extension; replacement of existing doors and windows; Loft conversion into habitable roof space including dormer at the rear with a Juliet balcony and a dormer at front.

AT 11 HILLSIDE CRESCENT NORTHWOOD

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1. Introduction

This Design and Access Statement supports a householder planning application submitted to Hillingdon Council for a proposed Single storey rear and front extension to align with the principal elevation, demolition of existing garage and conversion into habitable space, partial demolition of existing structure and conversion of loft into habitable space with dormer at the front and rear and addition of roof lights.

Local Area:



google maps

The local area within which the site is located is in Northwood in the Area of Special Local Character. The application site is situated at 11 Hillside Crescent. The site comprises a detached bungalow which is predominantly residential in character. The frontage is balanced in hard and soft landscaping with a single attached garage and driveway parking for one vehicle. The properties along the road tend to vary in their form, proportion and appearance though the area is characterised by bungalows. There is

a modest upward slope from north-west to south-east along the road with No. 11 at the top of the Hill. The rear garden is generally levelled.

2. Site Photographs:

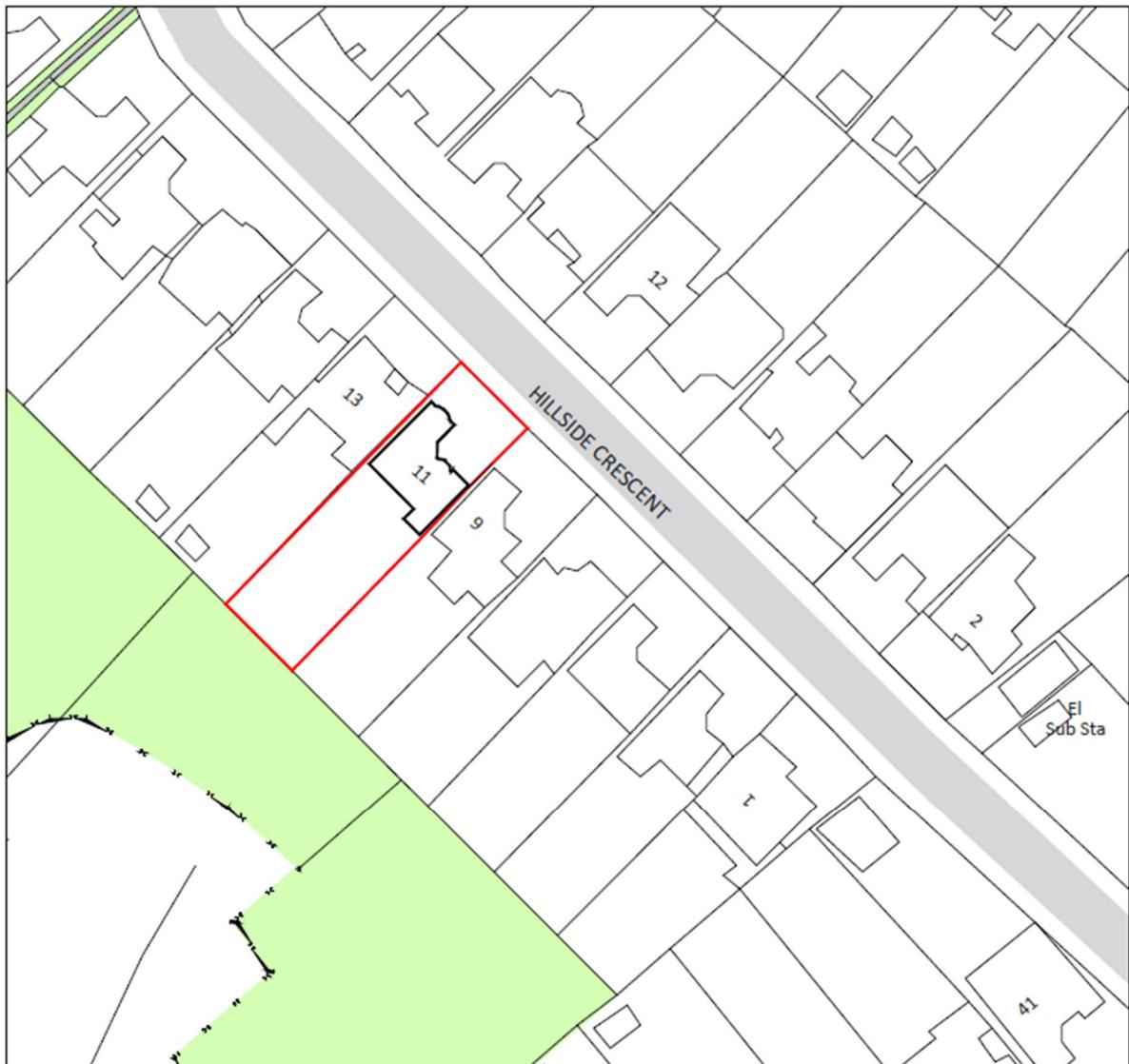
Front view from Hillside Crescent



Rear view from the garden



3. Site Analysis:



The application site is located off Hillside Crescent at Northwood, specifically at No. 11, a single story detached dwelling, is in a visibly dilapidated state and shows clear signs of age and neglect. The house has not been updated since its original construction, and it's evident in the worn-out roofing, cracks in the surface, and generally weathered appearance. The property features red brickwork to the front façade and a hipped roof with tiled finish. The structure, though still intact, is outdated and in need of substantial renovation and modernization to meet current standards and expectations. There are few bushes and hedges at the rear of the property which have completely dried and will need removal to carry out the extension.

The proposal seeks to extend the ground floor to the rear and front (to align with the principal elevation) and conversion of loft to create habitable space with introduction of front and rear dormer, a Juliet balcony and roof lights. Our clients wish to enhance and expand their home to ensure modern lifestyle with ample amount of natural light. This extension is essential in adapting the property to meet their future needs.

4. Design Principles:

The proposed design follows these core principles:

- To modernize the home with a domestic extension that meets the evolving needs of the family.
- To ensure the materials used—particularly the render—complement the local character in both colour and texture, reflecting the appearance of recently built properties nearby.
- To introduce a new hipped roof over the garage conversion, creating a balanced and symmetrical front elevation, while a flat roof will be used for the rear extension.
- To add a rear dormer and a front dormer within the 50 cubic metre allowance, providing a functional loft space to accommodate the family's need for additional bedrooms.

5. Proposal

The proposal is to construct a domestic rear and front extension, the proposal has been designed to respect the form of the existing building. The size of the rear extension has been within the 45 degree line from the neighbouring rear windows (both No. 9 and No. 13) to ensure that it causes no adverse effects on the amenity and natural light of neighbouring properties.

6. Access

The access to the property shall remain the same as existing. The front driveway is levelled up and increased in width leaving 51% of garden area

intact. The proposal has been designed to conform to part M of the building regulations.

7. Context and Case Histories:

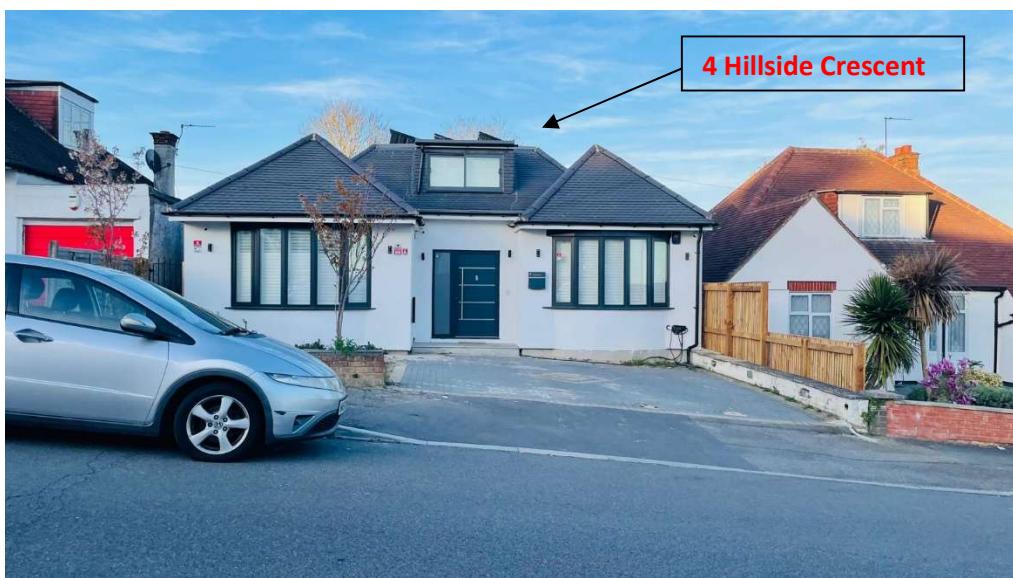
The Property is on a street with varying architectural styles.

Given below are references of similar planning applications which have been approved and recent constructions on Hillside Crescent, Hillside Road and Stanley Road.

1. 31 Stanley Road – Full size rear dormer approved



2. 33702/APP/2022/1109- 30 Hillside Road, Northwood – 6mt rear extension approved.
3. 24877/APP/2022/2971 – 4 Hillside Crescent, Northwood - Erection of a single storey front extension, conversion of the garage to habitable room, and amendment to rear steps and rear doors - Approved



4. 5 Hillside Crescent – Rear and front extension and garage conversion



8. Conclusion

It is hoped that with the use of this Design and Access Statement and the other supporting documentation, the acceptability of the proposed development is acknowledged.