

DESIGN AND ACCESS STATEMENT

SITE:

6 Drakes Drive,
Northwood.
HA6 2SL

Proposal:

Conversion of roof space to habitable use,
including raising of ridge height, 2 rear dormers,
1 front dormer, 1 rear roof light, 3 front roof lights,
and chimney flue following removal of
existing external chimney stack.

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1. Introduction

This statement supports a householder planning application for 6 Drakes Drive, Northwood (HA6 2SL). The proposal seeks consent for the conversion of the roof space into habitable accommodation, with associated roof alterations.

It is important to note that planning permission was previously approved under reference 69626/APP/2023/1238 for all elements of the scheme except for the front dormer and chimney flue. In addition, planning history includes an earlier approval under 69626/APP/2016/684 for extensions and roof alterations.

This application therefore seeks approval for the inclusion of a front dormer and chimney flue, which are both essential and proportionate additions to the approved scheme.

2. Design Rationale

2.1 Use

The use remains residential, consistent with the existing lawful use of the dwelling.

2.2 Layout

The internal layout of the ground and first floors is unaffected. The front dormer is proposed solely to achieve sufficient headroom for the staircase to the loft accommodation. No additional habitable floor area is being sought beyond that already approved.

2.3 Scale and Form

- The ridge height increase and two rear dormers have already been permitted.
- The front dormer is of modest scale, designed to sit comfortably within the roof plane.
- The chimney flue replaces the existing external chimney stack and will be far less visually intrusive.

2.4 Appearance

Materials will match those of the host dwelling. The design is sympathetic and proportionate, avoiding any dominance over the principal elevation.

3. Planning Justification

3.1 Planning History

- Ref. 69626/APP/2016/684 – Approval for extensions and roof alterations.
- Ref. 69626/APP/2023/1238 – Approval for loft conversion including ridge height increase, two rear dormers, and roof lights (front dormer and chimney flue excluded).

This application therefore seeks to finalise the approved scheme by including the functional dormer and chimney flue.

3.2 Visual Context and Local Character

The character of Drakes Drive and the wider Northwood area is defined by a mix of traditional detached houses, larger redeveloped apartment buildings, and more recent extensions and roof alterations. This results in a varied roofscape where features such as dormers, gables, and rooflights are commonly present.

The proposed front dormer at No. 6 has been carefully designed to sit comfortably within this context. It will be modest in scale, finished in matching roof materials, and positioned centrally to respect the symmetry of the host dwelling.

The design ensures the dormer reads as a subordinate addition to the roof slope rather than an over-dominant feature.

Photographic evidence from Drakes Drive and Ducks Hill Road demonstrates that front-facing dormers are already an established design characteristic within the local street scene. The proposed dormer therefore reflects and reinforces this existing architectural language rather than introducing an alien element.

Importantly, the dormer will not result in harm to the appearance of the property or the wider street scene. Instead, it will integrate sympathetically, maintaining the building's overall character and contributing to the architectural diversity already present in the locality.

On this basis, the proposal accords with local design policies requiring that extensions respect the character and appearance of both the host building and its surroundings.

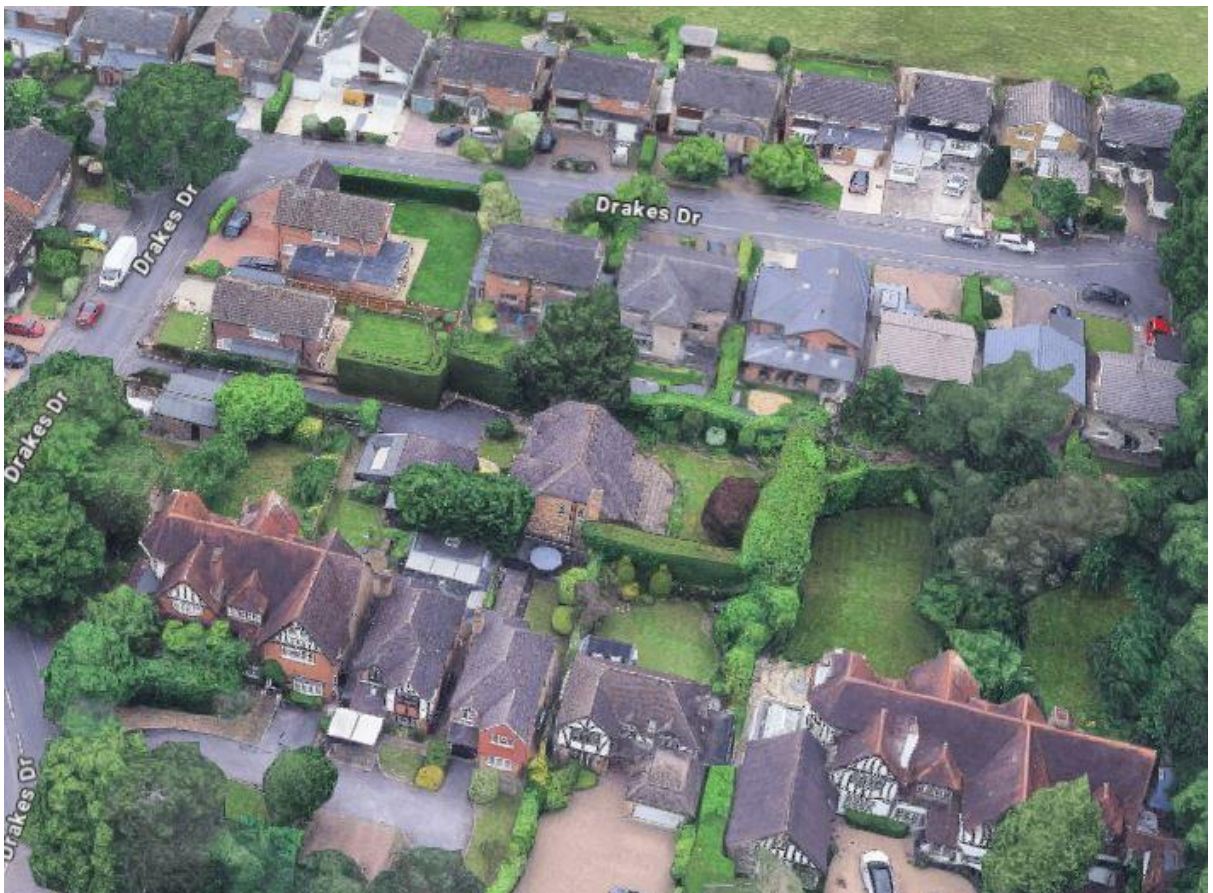
- Image 1 (below): Example of multiple front dormers on a larger residential block at the junction with Ducks Hill Road.



- Image 2 (below): Examples of front dormers on detached houses along Ducks Hill Road, demonstrating their established use on properties of similar style and scale.



- Image 3 (below): Wider aerial view of Drakes Drive showing the varied roofscape and multiple examples of roof alterations including dormers.



These examples confirm that front-facing dormers are a recognised and consistent design element in the area, and their introduction at No. 6 Drakes Drive would not appear incongruous.

3.3 Functional Justification

The front dormer is proposed not to enlarge the habitable footprint, but solely to achieve adequate headroom for the staircase to the loft. Alternative approaches have been considered and discounted, leaving the dormer as the only practical and compliant solution.

3.4 Amenity Considerations

The proposed dormer and chimney flue are modest and will not result in overlooking, loss of light, or any material harm to neighbouring amenity.

4. Access Statement

The proposal does not affect vehicular or pedestrian access. Existing arrangements to the property from Drakes Drive remain unchanged.

5. Conclusion

The proposal represents a modest, well-considered extension of the previously approved scheme. The front dormer is essential to provide safe headroom for the staircase and is consistent with numerous nearby examples, while the chimney flue is a discreet replacement for the existing external stack.

The development will:

- Respect local character,
- Maintain residential amenity,
- Deliver a functional enhancement in line with planning policy.

The above photographic evidence clearly demonstrates that front dormers are present and accepted within the character of Drakes Drive and Ducks Hill Road. The proposed front dormer at No. 6 Drakes Drive is consistent with these established design features and will not harm the visual character of the area.

For these reasons, it is respectfully requested that planning permission is granted.