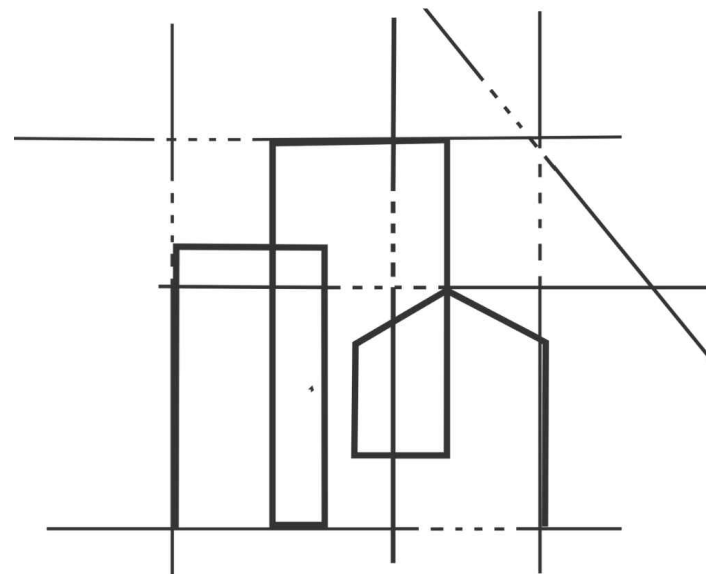




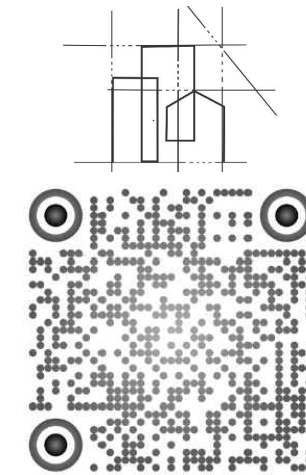
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PROJECT : 10 Briarwood Drive
Rear Ext. & First Floor Ext.

Design & Access Statement

Property: 10 Briarwood Drive, Northwood, HA6 1PJ
Proposal: First-floor front gable end double-pitch height extension with front dormer and ground-floor rear extension

1. Introduction

This Design and Access Statement supports a householder planning application for proposed extensions at 10 Briarwood Drive, Northwood. The proposal comprises:

- A **first-floor front gable end with double-pitch ridge height extension with front dormer**, and
- A **single-storey rear extension** at ground-floor level.

The development is designed to enhance the property's internal living space for a growing family while maintaining the character, proportions, and streetscape of the surrounding area. All materials will **match the existing property** to ensure visual cohesion.

The proposals are consistent with guidance in the Hillingdon Local Plan, the Residential Extensions SPD, and the National Planning Policy Framework (NPPF).

2. Site Context

The property is a detached two-storey dwelling located on a suburban residential street in Northwood. The area is characterised by a mix of detached and semi-detached homes, many with varied roof forms, front gables, dormers, front dormers and rear extensions.

Key contextual points:

- The property occupies a generous plot with wide spacing to the sides and a substantial rear garden.
- The streetscape includes properties with front gables, front dormers, pitched roofs, and dormers, providing a clear precedent for the proposed works.
- The site is not within a conservation area, and the building is not listed.

3. Description of Proposals

3.1 First-Floor Front Gable End Double-Pitch Height Extension with Front Dormer

The first-floor extension features:

- A **front gable end extension** rising to increase the existing roof pitch height to create ausable first-floor space.
- A **modest front dormer** integrated within the pitched roof, set below the main ridge.
- Alignment with the existing roofline and proportions of the front elevation.
- All materials matching the existing property, including brickwork, roof tiles, and window frames.

The design ensures the dormer is subordinate to the gable form while providing usable first-floor space and enhancing the visual balance of the property.

3.2 Ground-Floor Rear Extension

The single-storey rear extension comprises:

- A modest projection from the existing rear elevation, maintaining substantial rear garden space.
- A flat roof to minimise bulk and visual impact from neighbouring properties.
- Two skylights to improve natural daylight into the internal space.
- Matching materials, including brickwork, and window/door frames.

The extension will accommodate an improved open-plan kitchen/dining/family area, creating a practical and modern living environment.

4. Materials

All materials will **match the existing property**, ensuring seamless integration:

- External brickwork or/and rendering
- Roof tiles
- Windows and frames
- Rainwater goods and finishes

This ensures the extension appears as a natural and cohesive continuation of the original building.

5. Design and Scale

- The front gable end and dormer respect the architectural style and proportions of the property, maintaining the symmetry and rhythm of the front elevation.
- The rear extension is modest in scale, low-profile, and carefully positioned to avoid visual dominance.
- The dormer is designed to remain subordinate within the gable roof, preventing any overbearing appearance.
- Overall, the extensions preserve the streetscape character and complement neighbouring properties.

6. Impact on Neighbouring Properties

The proposals have been designed to avoid adverse impacts:

- The first-floor gable and dormer maintain separation from neighbouring properties, avoiding overlooking or loss of privacy.
- The rear extension's flat roof reduces bulk and prevents overshadowing or overbearing impacts.
- Adequate garden space is retained.
- No loss of daylight, outlook, or amenity is expected for adjacent properties.

7. Streetscene

The design responds to the character of Briarwood Drive:

- The gable extension aligns with common roof forms and gable features seen along the street.
- The dormer is modest and subordinate, consistent with local examples.
- The extensions maintain the overall rhythm, scale, and style of the street, reinforcing continuity.

8. Planning Policy Compliance

National Planning Policy Framework (NPPF, 2023)

- Paragraph 130: Promotes high-quality design that respects local character.
- Paragraph 134: Encourages developments that enhance housing quality while remaining sympathetic to surroundings.

Hillingdon Local Plan - Part 1 (2012)

- Policy BE1: Ensures high-quality design respecting local context and amenity.

Hillingdon Local Plan - Part 2 (2020)

DMHD 1 - Alterations and Extensions:

- Extensions must be subordinate, respect character, and protect amenity.
- Compliance: First-floor gable and rear extension designed proportionately and positioned to avoid harm to neighbours.

DMHB 11 - Design of New Development:

- High-quality design using matching materials and proportionate scale.
- Compliance: Dormer integrated into the gable, rear extension low and discreet.

DMHB 18 - Private Outdoor Amenity Space:

- Compliance: Large rear garden retained.

DMT 6 - Vehicle Parking:

- Compliance: Off-street parking arrangements unchanged.

9. Access

- Pedestrian and vehicular access remains unchanged.
- The rear extension integrates with existing internal layouts to improve functional circulation.
- Internal layouts allow flexibility for future adaptability.

10. Sustainability

- Re-use of existing building fabric.
- Enhanced thermal efficiency in line with Building Regulations Part L.
- Natural daylight maximised via skylights.

11. Conclusion

The proposed first-floor front gable end double-pitch height extension with front dormer and single-storey rear extension provide functional, proportionate, and high-quality improvements for 10 Briarwood Drive.

The design:

- Respects the host property's character and local streetscape,
- Protects neighbour amenity,
- Retains garden and parking provision,
- Uses matching materials for seamless integration.

The development aligns with the NPPF, Hillingdon Local Plan Policies DMHD 1, DMHB 11, DMHB 18, DMT 6, and the Residential Extensions SPD, representing sustainable, family-oriented residential development.



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STAGE TITLE : Planning

DRAWING SCALE:@ A3

DRAWING No:D&A1

DRAWING TITLE : Design & Access Statement

DATE : 2025.06.06

PROJECT:10 Briarwood Drive, Rear Ext.

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