

Project 162

Flat 6, 18 Frithwood Avenue,
Northwood
HA6 3LX

Design and Access Statement

P162-18FAN-DAS

22 May 2025

Prepared By

Iwan Architecture
296 Uxbridge Road, W12 7LJ
www.i-wan.uk
T +44 (0) 207 097 6600
E architecture@i-wan.uk

Project Name:

20 Frithwood Ave,
Northwood
HA6 3LX

Report Name:

Design and Access Statement

Document Number:

P162-18FAN-DAS

Status:

Planning Application

Contents

01 Introduction

02 Site Context

03 Planning Application History

04 Design Proposal

05 Access

06 Site Photographs

Conclusion

01 Introduction

This Design and Access Statement has been prepared in support of a planning application for the construction of a front porch, a 3.6-metre ground floor rear extension, the conversion of the loft into habitable space with incorporating two rear-facing roof windows, and the insertion of two new obscure-glazed side windows, at Flat 6, 18 Frithwood Avenue, Northwood HA6 3LX. The property is a two-storey semi-detached dwelling situated within the Frithwood Conservation Area.

Despite its designation as a “flat,” the property functions as a self-contained house, benefiting from its own front entrance and private rear garden.

The proposal includes two modest interventions:

- A **front porch**, designed to reduce heat loss and improve energy efficiency.
- A **single-storey rear extension**, enhancing internal living space while responding sensitively to surrounding properties.

The design aims to respect the architectural integrity of the original building and its conservation context while addressing previous planning concerns regarding daylight and neighbour impact.

This report should be read in conjunction with the following drawings:

DRAWING NUMBER	DRAWING TITLE
P162-18FAN-EAD-001	Existing Ground Floor
P162-18FAN-EAD-002	Existing First Floor
P162-18FAN-EAD-003	Existing Roof Plan
P162-18FAN-EAD-004	Existing Front Elevation
P162-18FAN-EAD-005	Existing Side Elevation
P162-18FAN-EAD-006	Existing Rear Elevation
P162-18FAN-EAD-007	Location Plan 1:1250
P162-18FAN-EAD-008	Existing Block Plan 1:200
P162-18FAN-PAD-001	Proposed Ground Floor
P162-18FAN-PAD-002	Proposed First Floor
P162-18FAN-PAD-003	Proposed Loft Floor
P162-18FAN-PAD-004	Proposed Roof Plan
P162-18FAN-PAD-005	Proposed Front Elevation
P162-18FAN-PAD-006	Proposed Side Elevation
P162-18FAN-PAD-007	Proposed Rear Elevation
P162-18FAN-PAD-008	Proposed Block Plan 1:200

02 Site Context

The property is part of a larger building subdivided into multiple dwellings. Flat 6 is one half of a semi-detached structure with its own distinct architectural line set approximately 5 metres back from the adjoining building, giving it a more recessed and subordinate character.

It benefits from:

- **Private front access** via a communal front garden.
- **Independent private rear garden**, accessible only via a side passage, as there is currently no rear door from the dwelling.

The site is situated within **Frithwood Conservation Area**, and all design proposals have been developed with a strong emphasis on contextual sensitivity.

03 Planning Application History

A review of the planning history shows that two previous applications (74383/APP/2018/4249 and 74383/APP/2023/2932) were refused.

04 Design Proposal

- **Front Porch:** A modest front porch is proposed to reduce energy loss and create a small buffer zone at the entrance. The porch design is deliberately simple, in keeping with the original character of the building and the conservation setting. Its scale is minor and further reduced by the existing 5-metre front setback, minimising any visual impact.
- **Rear Extension:** A single-storey extension, projecting 3.6 metres, is proposed to span the full 5.8-metre width of the existing property. The 3.6m depth has been selected as a moderate extension length that provides meaningful internal space while avoiding overbearing impact. This dimension remains well within typical guidance for rear extensions in suburban residential settings.
 - **Neighbouring Conditions:** To the east, the adjoining neighbour, Flat 1, has a larger, bulky extension that projects approximately 0.9 metres beyond the proposed rear wall, with a 1.5-metre gap maintained between the two structures. To the west, there is no direct impact, as the neighbouring property at 18A is set back by approximately 4.5 metres, and when combined with the existing 2-metre separation, results in a total 8-metre distance between the rear wall of the proposed extension and the rear elevation of 18A.
 - **Roof Design and Daylight Mitigation:** To address previous light obstruction concerns, a “light-relief roof slope” as a pitched roof strip has been introduced along the eastern edge of the extension, measuring 1.5 metres in width, 3.6 metres in depth, with a starting height of 2.29 metres, and pitched at 30 degrees away from the boundary to preserve daylight access to the neighbour's amenity area. The remainder of the extension features a flat roof

with a height of 3.14 metres, incorporating a centrally positioned lantern skylight that is carefully aligned with the geometry of both the original dwelling and the main building.

- **Sustainability and Tree Protection:** The design promotes natural light intake, thermal efficiency, and creates a functional, modern living space while remaining sensitive to environmental and ecological considerations. A mature willow tree (T1) located in the rear garden is protected by a Tree Preservation Order (TPO) and lies within the Frithwood Conservation Area. According to the Arboricultural Report by SouthOaks Consultancy, the tree has been categorised as Category U under BS5837:2012 due to significant structural defects, major internal decay in the main stem, and the presence of Armillaria (honey fungus). The tree was found to have a poorly callused wound and fungal fruiting bodies, indicating irreversible decline and a high risk of collapse. Consequently, its removal has been recommended on safety and health grounds. Importantly, the proposed extension is located outside the Root Protection Area (RPA) of any remaining trees.
- **Loft Conversion:** The proposed design also includes the conversion of the existing loft space into a habitable room, intended for use as a study. To introduce natural light while maintaining the visual integrity of the roofscape, two small, timber-framed roof windows are proposed on the rear roof slope. These windows have been carefully sized and positioned to minimise visual impact and will be finished in a colour that matches the existing roof tiles, ensuring a discreet and sympathetic appearance. Access to the loft will be provided via a space-saving staircase from the first floor, designed to integrate efficiently within the existing floorplan without compromising headroom or circulation space.
- **Side Windows:** As part of the rear extension and internal reconfiguration, the proposal includes the addition of two new side windows to the living room. Both windows will be fitted with obscure glazing and fixed shut below 1.7 metres above floor level to ensure privacy is maintained for neighbouring properties. These windows are modest in size and carefully positioned to enhance natural daylight within the internal living space, without introducing any overlooking or amenity concerns.

05 Access

The proposal maintains the current access arrangements:

- **Front access** remains the primary entrance, unaffected by the porch.
- **Side access** to the rear garden is unobstructed and unaffected by the extension.
- **Refuse and servicing** are unchanged, continuing to use the front garden collection point.



Figure 1. Front façade



Figure 2. Side Access



Figure 3. Rear garden and adjacent neighbour at Flat 1



Figure 4. Rear garden and adjacent neighbour at 18A



Figure 5. Rear Garden

Conclusion

The proposed development at **Flat 6, 18 Frithwood Avenue** has been carefully designed to enhance the functionality and energy efficiency of the home, while respecting the character and appearance of the **Frithwood Conservation Area**. The modest front porch improves thermal performance without altering the visual rhythm of the building's façade. The 3.6-metre rear extension provides much-needed living space while maintaining appropriate separation from neighbouring properties and incorporating sensitive design measures to address previous daylight concerns.

In addition, the conversion of the loft into a study, with the introduction of two small, timber-framed rear roof windows, has been designed to ensure minimal visual impact, with materials chosen to blend harmoniously with the existing roof tiles. Internal access via a space-saving staircase allows efficient use of space without altering the external structure.

Taken together, the proposals represent a thoughtful and proportionate enhancement of the property that balances modern living needs with conservation objectives. The scheme responds directly to previous planning concerns and has been developed in alignment with local policies and national guidance on high-quality, context-sensitive design.

This document and associated references therein remains the copyright of Iwan Group LTD, whose prior written consent is required for its uses, reproduction or by publication by any third party. All rights reserved by the laws of copyright are reserved to Iwan Group Ltd and may be protected by court proceedings for damages and/or injunction/costs.

END.