

Project 162

Flat 6, 18 Frithwood Avenue,
Northwood
HA6 3LX

Heritage Statement

P162-18FAN-HS

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20 Frithwood Ave,

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Conclusion

01 Introduction

This Heritage Statement has been prepared in support of a planning application for development at **Flat 6, 18 Frithwood Avenue, Northwood HA6 3LX**, located within the **Frithwood Conservation Area**.

The proposal includes the construction of a modest front porch, a 3.6-metre ground floor rear extension, and the conversion of the loft into habitable space with the introduction of two rear-facing timber-framed roof windows.

The purpose of this statement is to assess the significance of the heritage asset and demonstrate how the proposed works will preserve and enhance the character and appearance of the conservation area, in line with national and local policy.

02 Significance of the Heritage Asset

The **Frithwood Conservation Area** is characterised by its leafy suburban setting, generous plot sizes, and traditional architectural forms from the early to mid-20th century. Buildings within the area are predominantly two-storey, with hipped or gabled roofs, well-articulated elevations, and front and rear garden spaces that contribute to the area's spacious and residential feel.

Flat 6 is part of a larger building subdivided into multiple dwellings but functions as an independent two-storey semi-detached house, set back from the adjoining structure by approximately 5 metres, which contributes to a sense of subordination and spatial relief in the street scene. The property retains many original architectural features and contributes positively to the overall character of the conservation area.

03 Impact Assessment

The proposed development has been carefully designed to ensure it is visually subordinate, sympathetic in materials, and respectful in scale to the host building and surrounding context:

- The **front porch** is modest in size and located within an already recessed frontage, using materials and detailing that are in keeping with the existing façade. It serves a functional energy-efficiency purpose while remaining visually discreet.
- The **rear extension** has been limited to 3.6 metres in depth, with thoughtful roof design that includes a light-relief pitched roof element on the eastern edge to protect neighbouring daylight and reduce perceived bulk. The extension is not visible from the public realm and will have no impact on the street scene.
- The **loft conversion** includes only two small timber-framed roof windows positioned on the rear roof slope, using a finish that matches the existing roof tiles. Their discreet location and material compatibility ensure they will not harm the visual integrity of the roofscape or wider conservation area.
- Materials proposed throughout, including timber framing, render to match existing walls, and roof finishes, have been selected to blend seamlessly with the host building, maintaining architectural consistency.

04 Justification and Conclusion

The proposed development at Flat 6 represents a modest and proportionate enhancement to the property that responds positively to the character and appearance of the **Frithwood Conservation Area**. The design avoids any harm to the conservation area and seeks to preserve and enhance the quality of the local environment through sensitive interventions that reflect the architectural style and rhythm of the surrounding dwellings.

There will be no loss of historic fabric, no adverse visual impact, and no negative effect on public views or the setting of neighbouring properties. In line with the National Planning Policy Framework (NPPF) and Hillingdon Local Plan policies, the proposal maintains the area's heritage significance while meeting modern standards for living space, energy efficiency, and design quality.

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