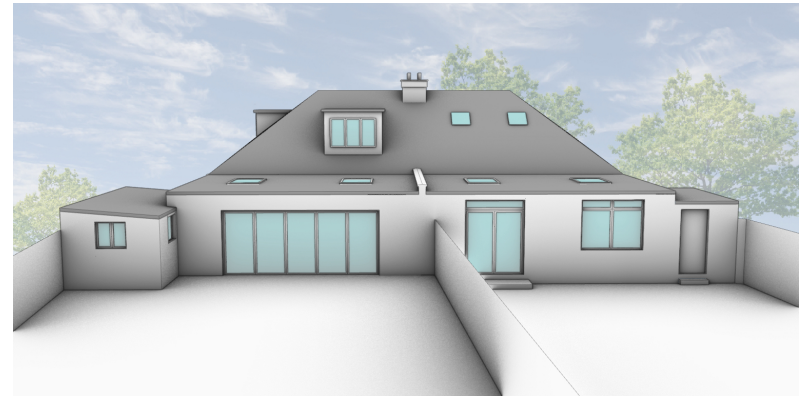




47 Hillfield Avenue,
London,
United Kingdom, NW9 6NY
+44 (0)20 3642 6800

info@flinedesigns.com



Design & Access Statement

83 & 85 Hillside Road
HA6 1PZ

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1.0 Introduction

This application relates to a joint application for the demolition of the existing porch/conservatory and erection of single storey rear extension, along with conversion of the existing garage at No. 83 & 85 Hillside Road, HA6 1PZ. This document summarises our design research and explains our approach to achieving the project brief, taking full account of recent planning developments and consents in its immediate vicinity.

Also included within this submission is a full set of drawings required for a full planning application assessment.

2.0 The Client

2.1 The Document context

This application has been prepared on behalf of Mr. Djabanor Narh of No. 83 Hillside Road and Mr P. & Mrs B. Jegatheeswaran of No.85 Hillside Road. With the goal of enhancing the quality of living for both families, this application seeks permission for the erection of a single storey rear extension and conversion of the existing garage.

3.0 Context

3.1 Local Patina

The subject site comprises two semi detached bungalow on the north eastern side of Hillside Road, Northwood. Both properties have garages to the side.

To the rear of No.85 has an existing single storey conservatory. Both property also have good size rear garden set at a higher level.

The street scene is residential in character and appearance comprising detached bungalows, many of which have been extended or modified, including raising the roof level and inclusion of dormer windows.

The site lies within the 'Developed Area' and 'Northwood Hills Local Area of Special Character' as identified in the Hillingdon Local Plan



Aerial view with the subject site in red boundary (not to scale)



Bird eye view with the subject site in red boundary (not to scale)

4.0 Photographic Survey of Existing Property



Front of No.83 & 85 Hillside Road



Side of No.85 Hillside Road



Garage of No.85 Hillside Road



Rear of No 85 Hillside Road



Rear of No.83 Hillside Road



Side & Garage of No.83 Hillside Road

5.0 Proposal

5.1 Use & Amount

The Proposal is for the demolition of the existing porch/conservatory and erection of single storey rear extension, along with conversion of the existing garage at No. 83 & 85 Hillside Road, HA6 1PZ.

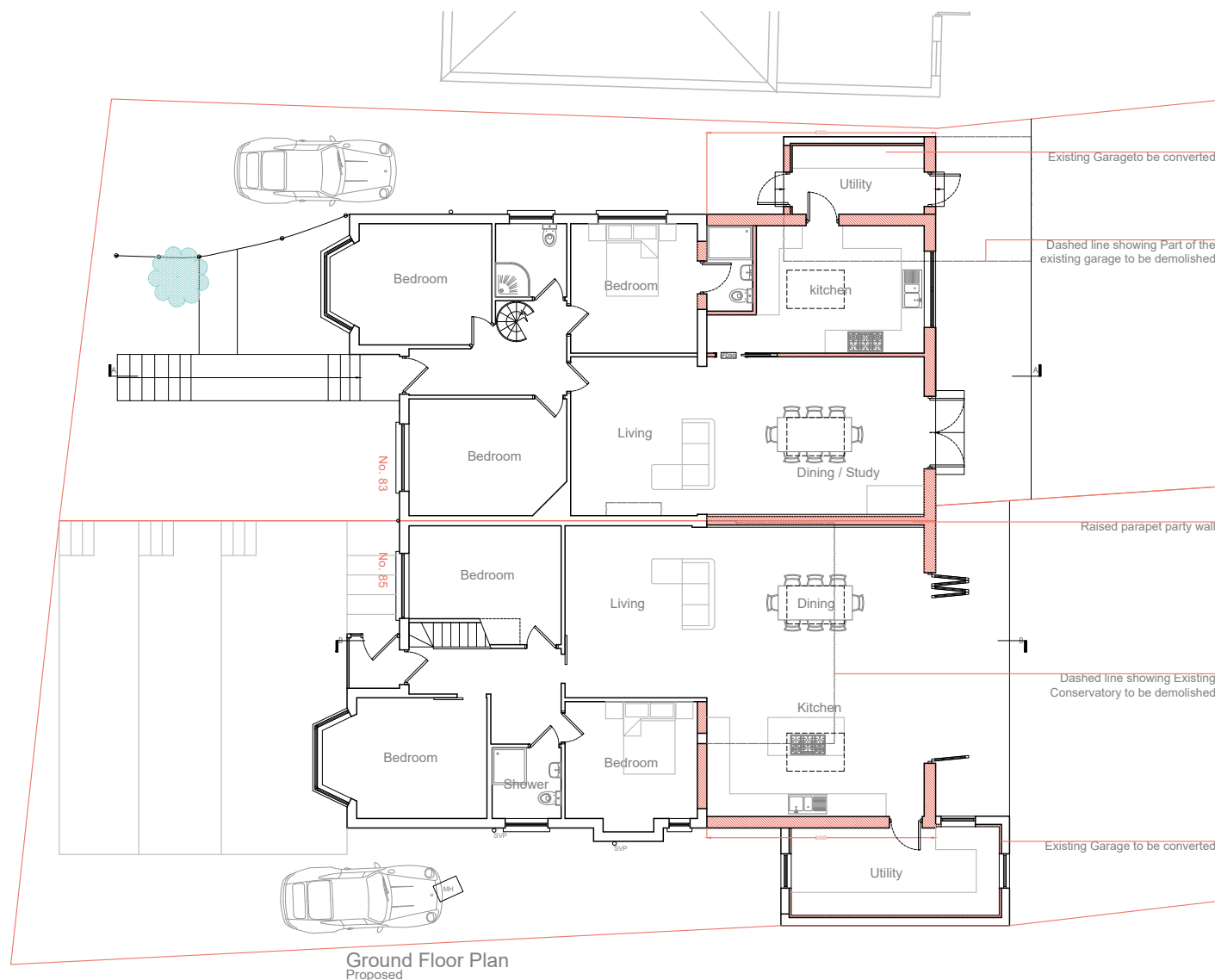
The proposal is a joint application to create additional family spaces to serve both families.

5.2 Layout & Access

The proposals and its layout have been designed in accordance with the general character and building lines of the surrounding areas and the immediate neighbouring large dwellings. As both semi detached bungalows are family homes, both properties will be served by their own door accessed from Hillside Road through the front private garden/yard.

The proposal respects the amenities of the adjacent occupiers and designed so as to avoid undue overshadowing of adjacent gardens and any harm to their outlook. Additionally, the proposals will enhance the facilities of the house.

The proposal retains the architectural style on Hillside Road and does not harm the character of the area.



Proposed Ground Floor Plan (N.T.S)

5.3 Appearance & Materials

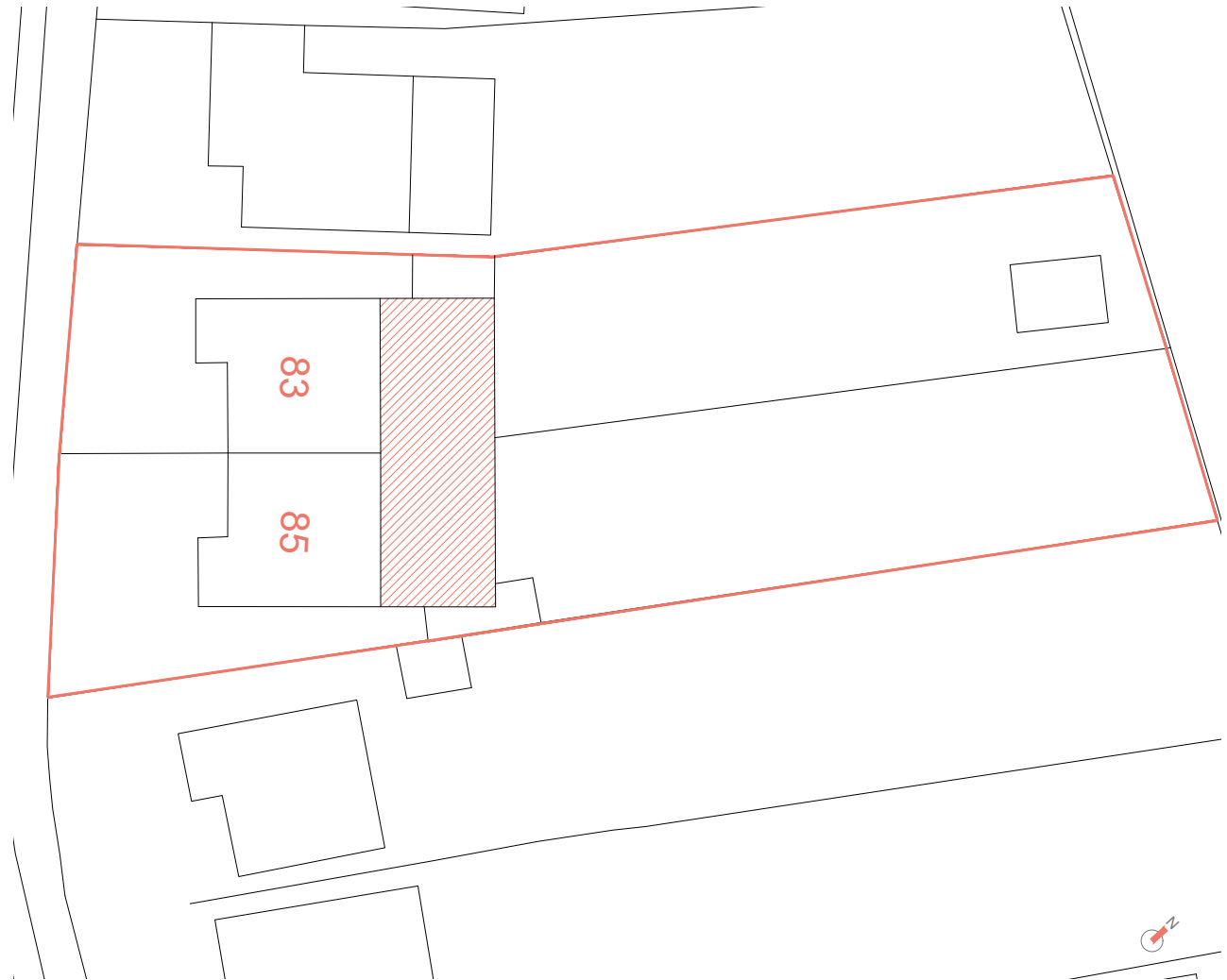
The proposed extensions have been designed to be in keeping with the architectural style of the street, whilst improving the existing house. The extensions to the rear will not be visible from the street scene.

The proposed material for the rear extension is to be finished in the existing render. The visual impact from the street will not be altered.

5.4 The impact on the amenities of neighbouring properties

The proposal will not have any impact on to the amenities of neighbouring properties. Visual amenities would not be adversely affected due to the street scene. There is no particularly valuable or visible tree and shrubs to be removed.

The extension is carefully designed and will not block the neighbours' (No.81 and No. 87) light. Part of the existing garage to No. 83 will be demolished to allow additional light for No. 81.



Proposed Block plan showing the application site highlighted in pink and the neighbours (N.T.S)

6.0 Policy Context and Application

Summary

The proposal will create sustainable living standard and retain the architectural beauty in the neighbourhood. The proposed extensions will have no adverse impact on the property and neighbouring area. The proposed dwelling complies with the local policies below, in terms of its architectural quality, scale and dominance and connectivity within the community.

- Supplementary Planning Guidance (SPG)
- Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) and London Plan (2016) including PT1.BE1 (2012) Built Environment
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
LPP 3.5 (2016) Quality and design of housing developments

According to the Hillingdon Local Plan Part 2, development management policies, Adopted Version 16 January 2020 (Page 127 Paragraph A1.6) states that a “ Good design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. It can also help improve people’s enjoyment of their house and reduce energy bills. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing.”

The proposal does not have an adverse cumulative impact on the character, appearance or quality of the existing street or wider area. It does not have unacceptable loss of outlook to neighbouring occupiers. The proposed extension respects neighbouring

properties and does not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight.

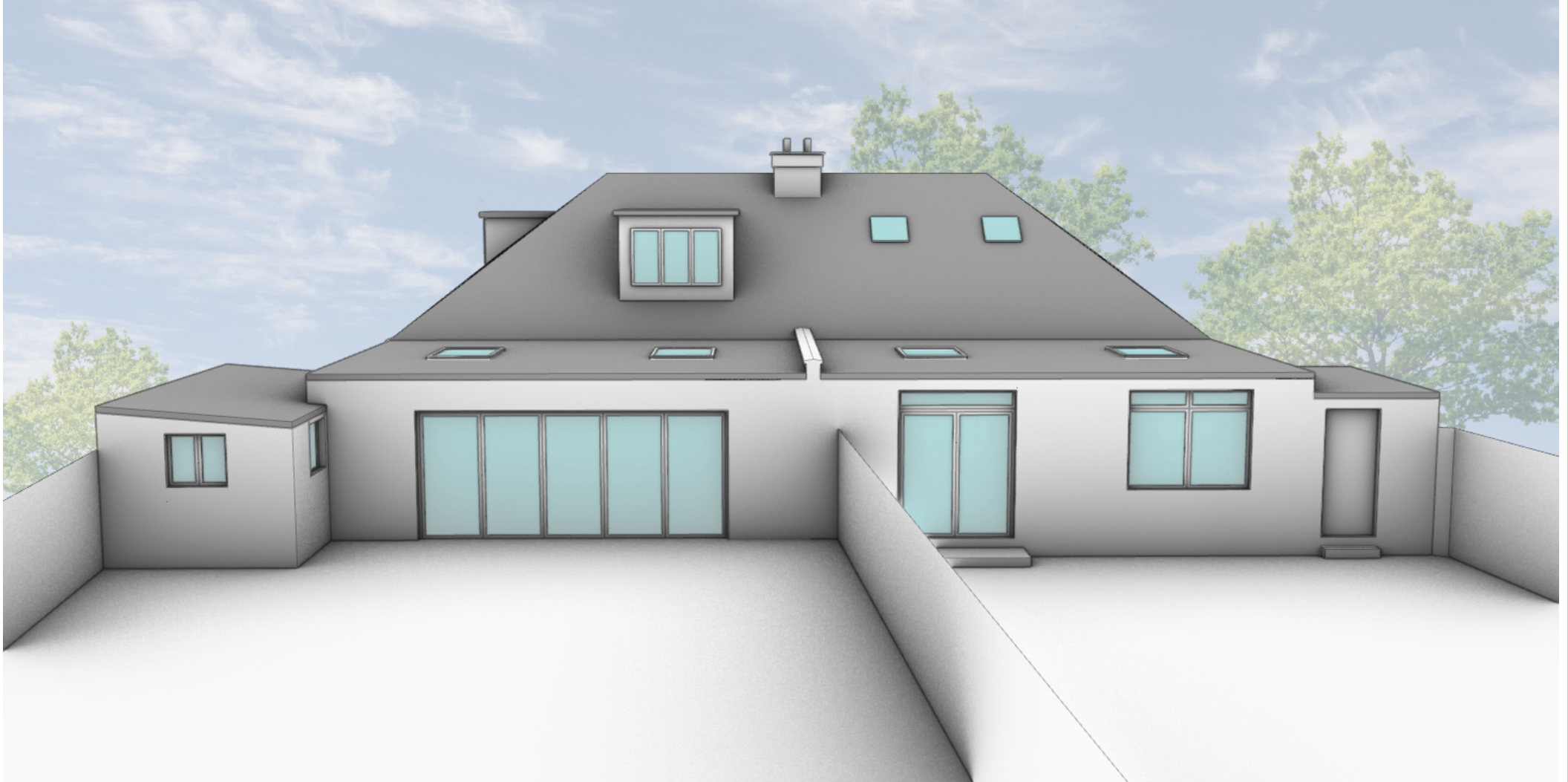
In summary, the proposed works to No. 83 & for which Planning Permission is sought by means of this application, endeavour:

- to make more efficient use of the property site in the context of the requirements of a modern home in a manner that preserves both the architectural character and historic interest of the surrounding neighbourhood.
- not to compromise the quality of such an attractive residential area by means of a sensitive approach to the rebuilt property of marked character whilst providing a substantial family home;
- not to harm the existing residential amenity (relating to rights of light, perceived overlooking, existing views etc.) to neighbouring properties.

8.0 Appendices

8.1 Application Drawings

Please find enclosed in the Appendices a full set of plans, sections and elevation drawings.



Proposed Rear 3D view (N.T.S)