

DESIGN & ACCESS STATEMENT

5 Fringewood Close,
Northwood, HA6 2TB



APRIL 2024

Ref: C374 - 100 D&A Statement (Rev A)

Prepared for:

Mr K. Chandarana

TEN POINT FIVE *architecture*

t : 020 8429 9206

m : 07930 536 337

e : vas.manga@tenpointfive.co.uk

EXISTING HOUSE

The existing detached 4-bed house appears to have been constructed during the 1970s. There are single storey extensions to the rear of the house.

EXISTING ACCOMMODATION

Ground Floor Plan



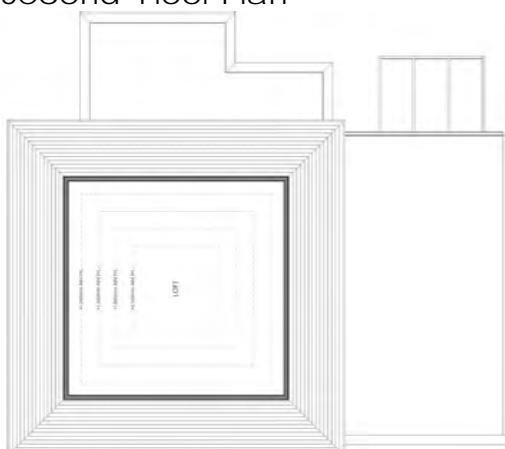
GROUND FLOOR AREA – 118 sq.m.
GARAGE AREA – 26 sq.m.

First Floor Plan



FIRST FLOOR AREA – 82 sq.m.

Second Floor Plan



SECOND FLOOR AREA – 0 sq.m.

TOTAL FLOOR AREA - 227 sq.m.
(including garage)

PROPOSED ACCOMMODATION

Ground Floor Plan



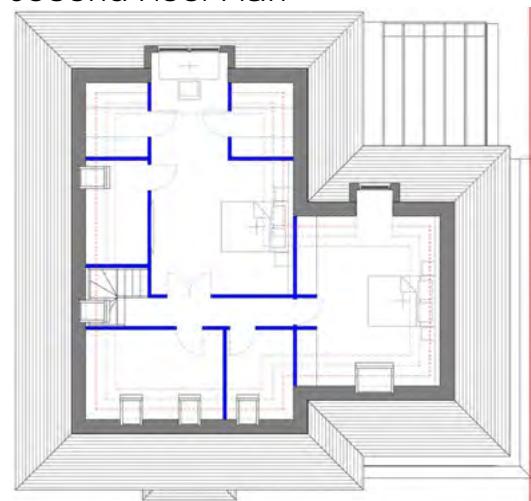
GROUND FLOOR AREA – 171 sq.m.

First Floor Plan



FIRST FLOOR AREA – 150 sq.m.

Second Floor Plan



SECOND FLOOR AREA – 72 sq.m.
at 1.5m above finished floor level

TOTAL FLOOR AREA – 393 sq.m.

ELEVATIONAL CHANGES - FRONT ELEVATION

The front elevation has not been altered since it was constructed.



EXISTING FRONT ELEVATION

The proposed alterations to the front elevation seeks the following:

- conversion of the existing garage with the garage door replaced with windows
- side extension over the garage, set back 1m from the frontage and 1m from the side boundary
- roof reconstructed changing the pitch from 37 to 45 degrees
- roof ridge raised by 620mm
- roof windows



PROPOSED FRONT ELEVATION

ELEVATIONAL CHANGES - REAR ELEVATION

The rear elevation has a ground floor single-storey rearward extension and a conservatory.



EXISTING REAR ELEVATION

The proposed alterations to the rear elevation seeks the following:

- two-storey rear extension.
- side extension over the garage, set back 1m from the side boundary
- roof reconstructed changing the pitch from 37 to 45 degrees
- roof ridge raised by 620mm
- 2no. dormers



PROPOSED REAR ELEVATION

ALTERATIONS TO ROOF

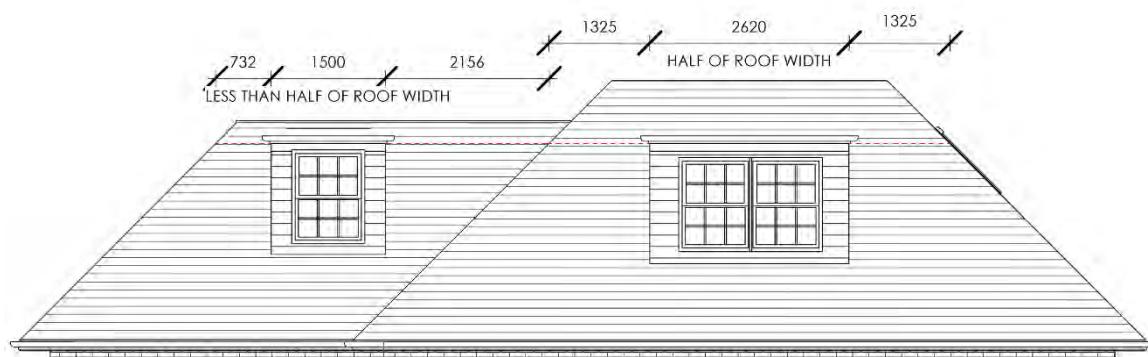
The existing roof will be removed and a new roof constructed at 45 degrees with tiles to match the existing.

The proposed ridge level will be increased to make the loft habitable.

The new roof will include roof lights on the frontage and side elevation.

The roof over the proposed two-storey side extension will be stepped down by 500mm to ensure the extension is subservient to the main roof.

The rear elevation will include two dormers. At the highest part of the dormer, the width of the dormers will be half the width of the roof or less.



The proposed roof will incorporate a crowned roof. The overall plan area of the proposed roof is some 189sq.m. The area of the crowned roof is 43sq.m. which equates to 23% of the total proposed plan roof area.

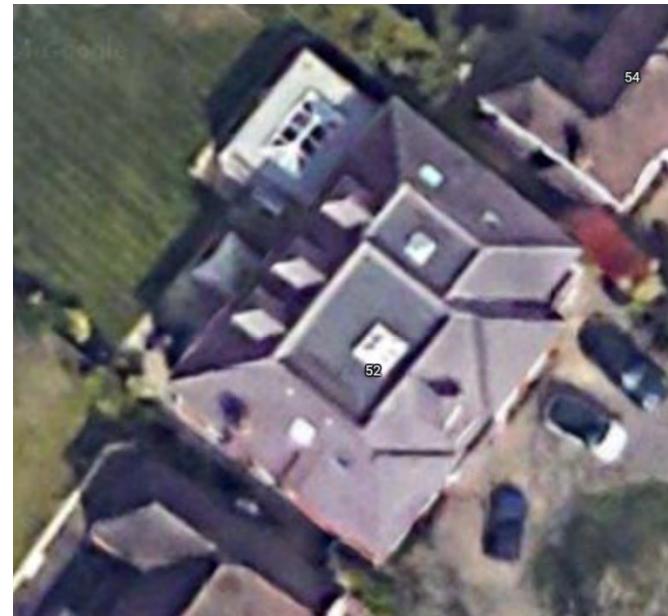
The crown roof will be pitched from front to rear with a level ridge tile running around the sides and front of the crown roof. This allows the crown roof to appear as a pitched roof.

CROWNED ROOFS WITHIN THE AREA

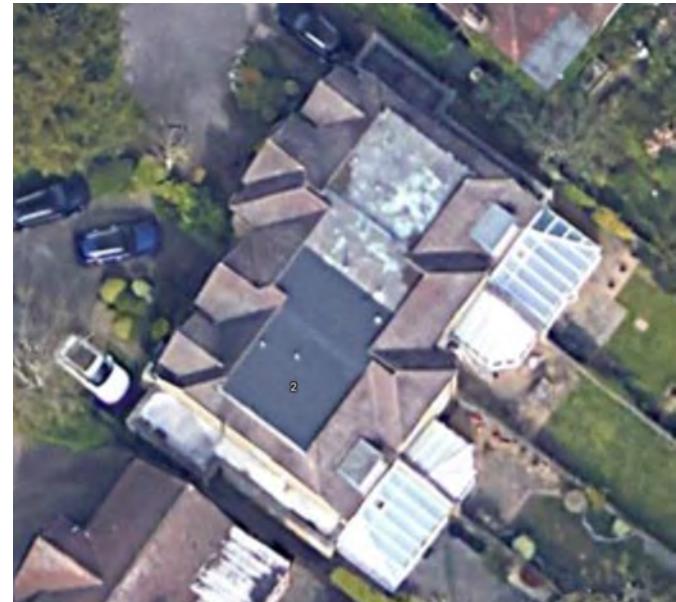
The local area has many examples of crown roofs of varying sizes which are illustrated below:

54 Copse Wood Way:
Behind application site

LPA Ref:
47097/APP/2006/3574

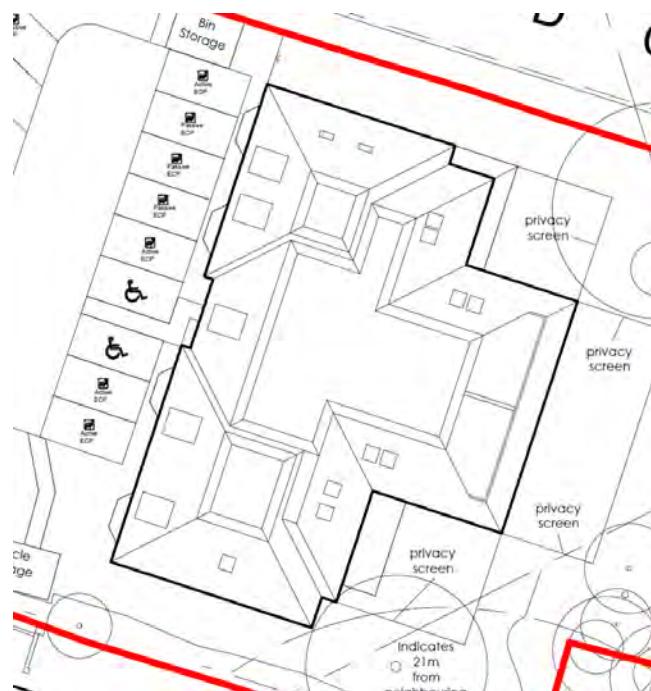


1-4 Duck's Hill Road:
In front of 17 Fringewood Cl

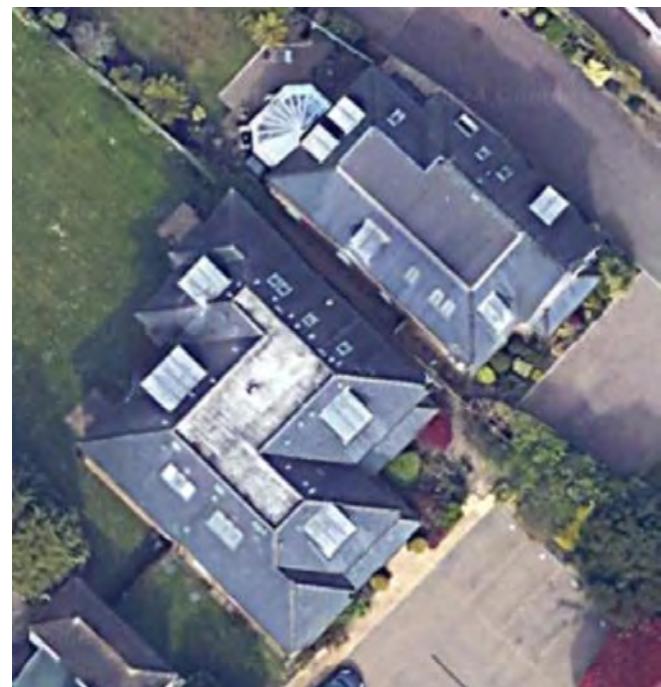


137 Duck's Hill Road:
In front of
Nos 2 & 4 Fringewood Close

LPA Ref:
16109/APP/2018/3607



Nos 108 & 110 Duck's Hill Rd:



DESIGN PRINCIPLES

Streetscene

When viewed from the frontage, the extension is a reflection of the existing building - a subordinate volume attached to the side of the existing detached house.

Proportion and Scale

The proposed extension on the frontage has a 1.0m setback so the extension does not dominate the existing building.

A 1.0m gap to the side boundary with No.3 Fringewood Close ensures the streetscape gap is maintained.

Materials

The proposed materials will match existing building.

Windows and Doors

Proportions of the windows match the existing house.

A large sliding doors on the rear elevation at ground floor will not be visible from the streetscene.

Roofs

The frontage roof is set down from the main roof to reinforce the subordinate addition to the existing house.

The roof tiles will match the roof tiles of the existing house.

The 45 Degree Code

The site is south of No.7 Fringewood Close which has a garage and utility room along the boundary with No.5 Fringewood Close.

The garage and utility room are separated from the main house by a external access path.

The utility, to the rear of the garage, is not classed as a habitable room.



The utility room, to the rear of the garage, is not classed as a habitable room. As such the 45 degree plan line is taken from the first habitable room to the north of access path at No.7 Fringewood Close.

The Horizontal Plane

The 45 degree code lines are drawn on the proposed plan. These show how the proposed extension is within these lines on ground and first floor.

The Vertical Plane

There are no protected windows on the side elevations.

Side Extension

To maintain the frontage symmetry the side extension is setback at first floor by 1.0m.

A hipped roof is proposed over the side extension with traditional eaves detailing.

Access

The existing access arrangements to the house will not change.