

DESIGN & ACCESS STATEMENT

5 Fringewood Close,
Northwood, HA6 2TB



JULY 2024

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

Prepared for:

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TEN POINT FIVE *architecture*

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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



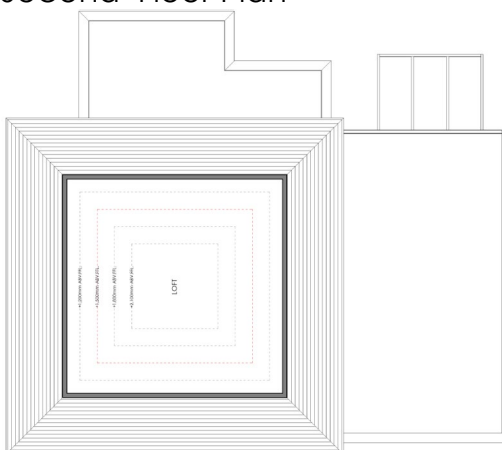
GROUND FLOOR AREA – 118 sq.m.
GARAGE AREA – 26 sq.m.

First Floor Plan



FIRST FLOOR AREA – 82 sq.m.

Second Floor Plan

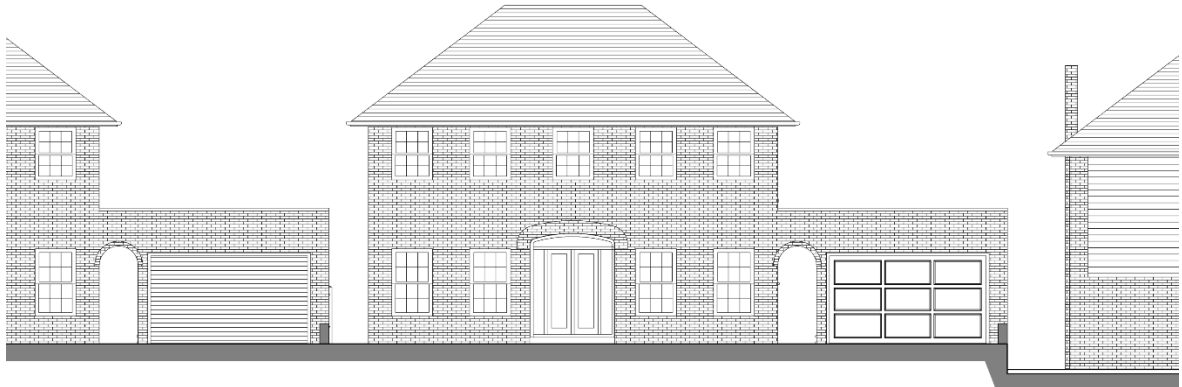


SECOND FLOOR AREA – 0 sq.m.

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

EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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



REFUSED SCHEME

A previous scheme was submitted to the LPA on 24th April 2024 and determined under application reference No. 76184/APP/2024/1131.

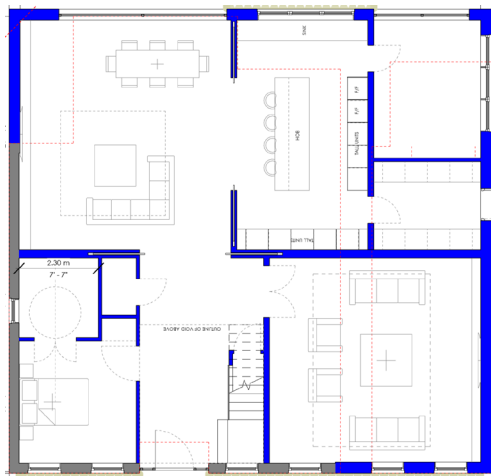
The application was refused by delegated powers on 24th June 2024.

A previous application description was as follows:

Erection of a double storey side and a part single storey, part double storey rear extension with infill porch and canopy, amendments to fenestration and raised terrace to rear. Conversion of roof space to habitable use including two rear dormers, raising the ridge and roof lights, following demolition of existing rear extension, garage and conservatory. Alterations to driveway including an additional crossover.

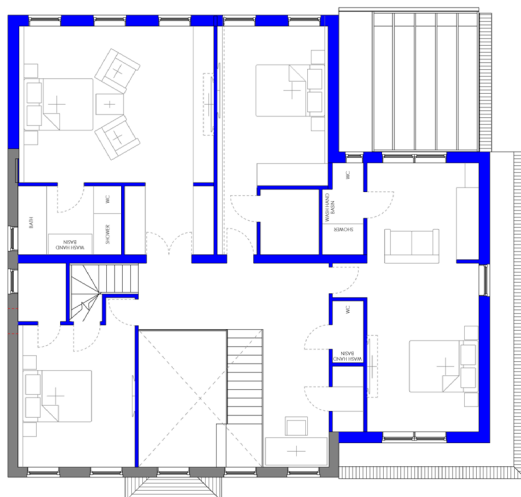
The refused plans are shown below:

Ground Floor Plan



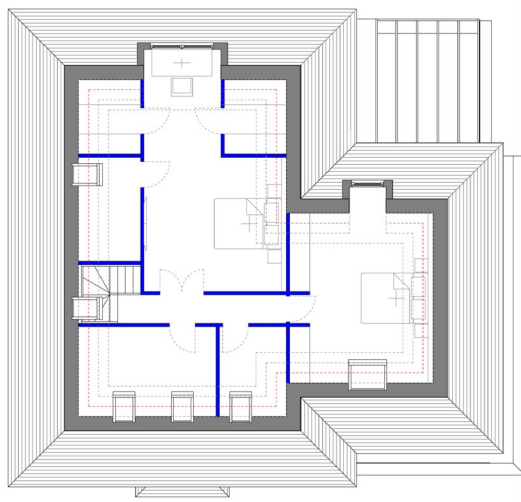
GROUND FLOOR AREA – 171 sq.m.

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.

The refused scheme sought the following alterations to the front elevation:

- 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 (refused)

The refused scheme sought the following alterations to the rear elevation:

- 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 (refused)

In refusing the previous scheme, the delegated report has following two paragraphs :

The extensions, when viewed as a whole, would appear out of character with the surrounding area, especially given the neighbouring dwelling has not been extended in such a manner. The existing dwelling is quite large in terms of width and height. The extensions are large, prominent, bulky and insubordinate, substantially altering the appearance of the property, reducing the visual gap between dwellings and resulting in a side extension taller than the existing ridge. The width and height reduces the openness of the site which currently provides valuable views of the landscaping which contributes to the local character. The new element would resemble a separate add-on dwelling rather than a subordinate addition to the main house.

The proposed development is insubordinate and unsympathetic to the original architectural composition of the host dwelling, street scene, and the surrounding area. There are no other comparable or immediate examples nearby that would justify coming to a different conclusion because of the specific site context.

The report suggests there are no other comparable or immediate examples. This statement appears to ignore No.2 Fringewood Close which is two houses south of the application site. A two-storey side extension was approved here under planning application reference 30474/APP/2021/2690.

The images below shows No.2 Fringewood Close before and after the extension:



Pre-extension image (Google Streetview)



Completed house following extension

To overcome the concerns the proposal has been revised as follows:

- Retain the existing roof pitch over existing house and rear extension
- Retain existing ridge to existing house
- Side extension gap to side boundary increased to 1.5m.
- Side extension roof pitch to match existing house
- Roof over side extension to be 500mm lower than existing ridge height

Proposed Front Elevation



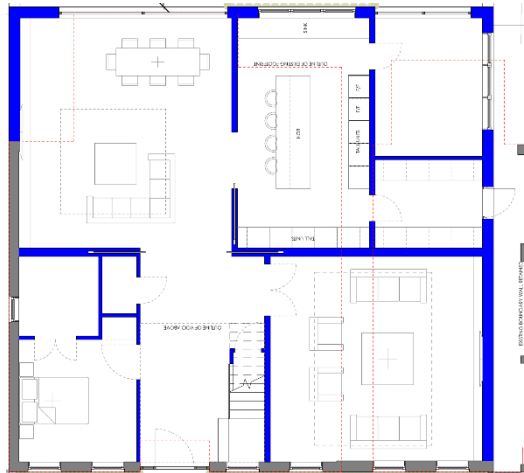
Proposed Rear Elevation



The existing first floor elevation of the house is 9.62m wide. Half the width of the existing house would allow a first floor extension of 4.81m wide.

The proposed first floor extension is 3.89m wide (or 80% of maximum), leaving a gap of 1.5m to the boundary.

Proposed Ground Floor Plan



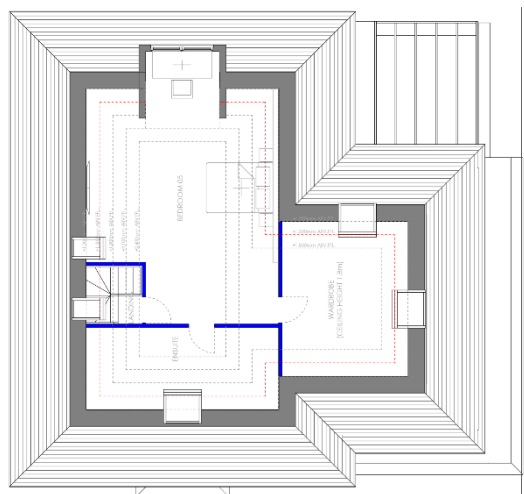
GROUND FLOOR AREA – 171 sq.m.

Proposed First Floor Plan



FIRST FLOOR AREA – 146 sq.m.

Proposed Second Floor Plan



SECOND FLOOR AREA – 59 sq.m.
at 1.5m above finished floor level

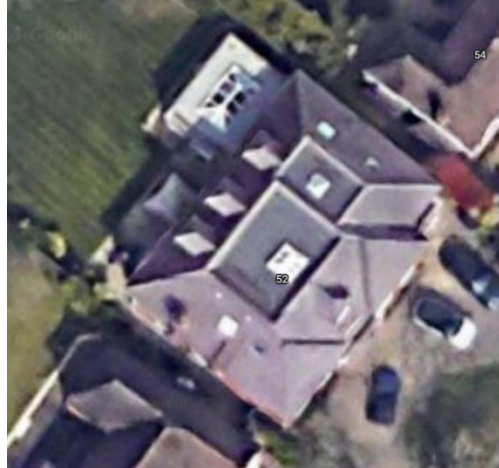
TOTAL FLOOR AREA – 376 sq.m.

CROWNED ROOFS WITHIN THE AREA

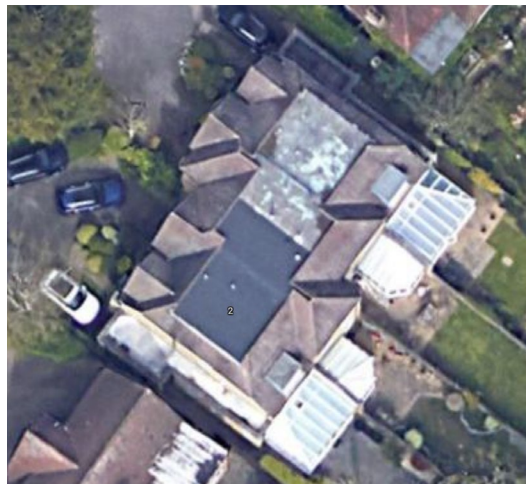
The local area has many examples of crown roofs of varying sizes which are illustrated below:

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

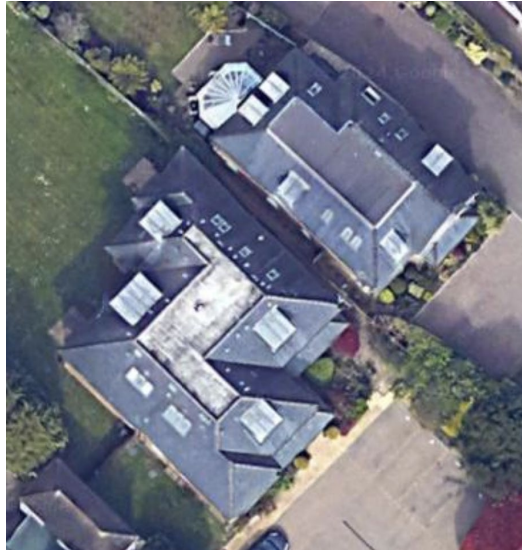


137 Duck's Hill Road:
In front of
Nos 2 & 4 Fringewood Close

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 an external access path.

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



7 Fringewood Close
External Access

7 Fringewood Close
Garage

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.