

DESIGN & ACCESS STATEMENT

5 Fringewood Close,
Northwood, HA6 2TB



November 2024

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

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



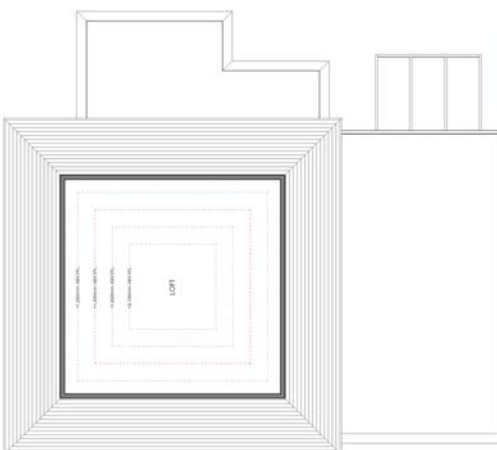
GROUND FLOOR AREA – 118 sq.m.
GARAGE AREA – 26 sq.m.

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)

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



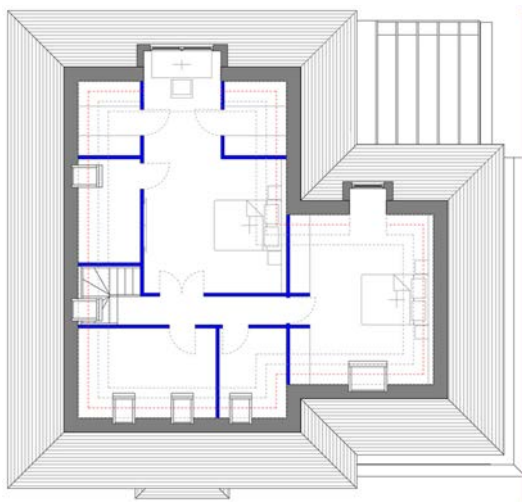
GROUND FLOOR AREA – 171 sq.m.

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

CONSENTED SCHEME

To overcome the concerns the consented scheme (76184/APP/2024/2039) was 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 1.5 metres.
- Side extension setback from front elevation increased to 2.0 metres.
- Side extension roof pitch to match existing house
- Roof over side extension to be 500mm lower than existing ridge height

Consented Front Elevation



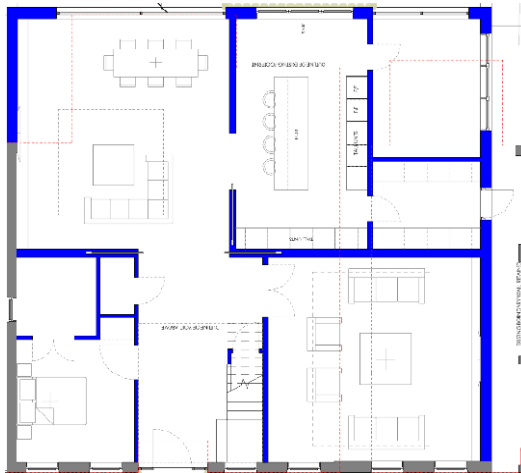
Consented Rear Elevation



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.

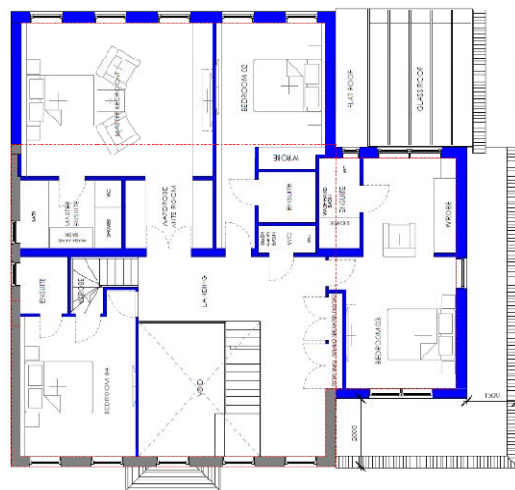
The consented first floor extension is 3.89m wide (or 80% of maximum), leaving a gap of 1.5m to the boundary.

Consented Ground Floor Plan



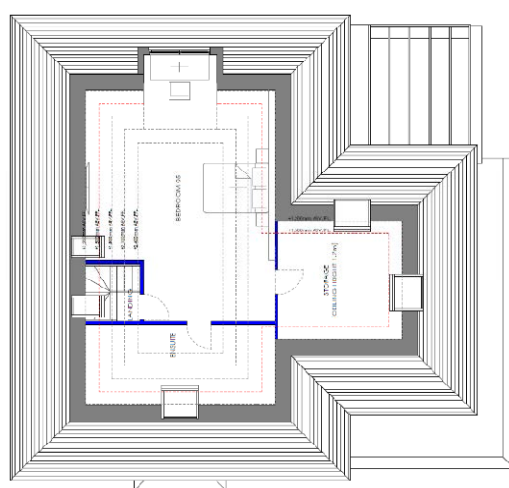
GROUND FLOOR AREA – 171 sq.m.

Consented First Floor Plan



FIRST FLOOR AREA – 142 sq.m.

Consented Second Floor Plan



SECOND FLOOR AREA – 55 sq.m.
at 1.5m above finished floor level

TOTAL FLOOR AREA – 368 sq.m.

VARIATION TO CONSENTED SCHEME (76184/APP/2024/2039)

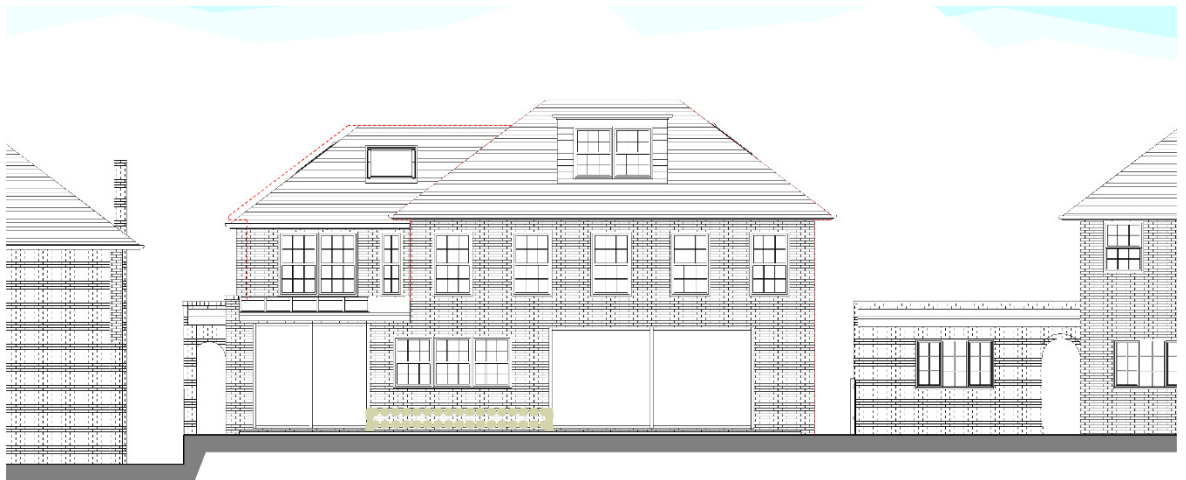
The variations sought to the consented scheme (76184/APP/2024/2039) are as follows:

- Variation 01 (V01)
The side extension distance to side boundary reduced from to 1.5 metres to 1.25 metres.
- Variation 02 (V02)
The side extension setback from the front elevation reduced from 2.0 metres to 1.5 metres.
- Variation 03 (V03)
Side extension roof eaves line lowered by 180mm.
- Variation 04 (V04)
Side extension roof overhang reduced.
- Variation 05 (V05)
Side extension roof footprint reduced.

Proposed Variation to Front Elevation



Proposed Variation to Rear Elevation

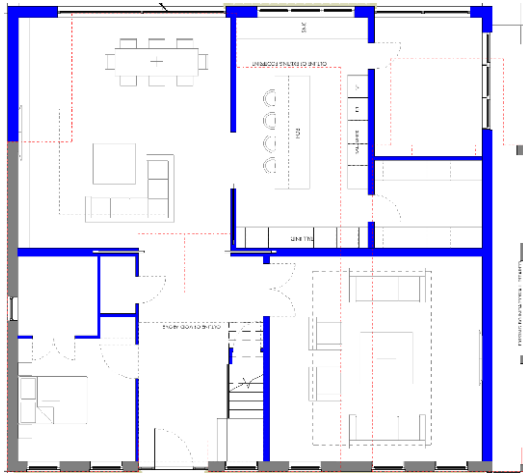


The existing first floor elevation of the house is 9.62m wide. Half the width of the existing house would allow a first floor extension of 4.81m wide.

The consented first floor extension is 3.89 metres wide (or 80% of maximum).

The proposed first floor extension is 4.14 metres wide (or 86% of maximum).

Proposed Ground Floor Plan



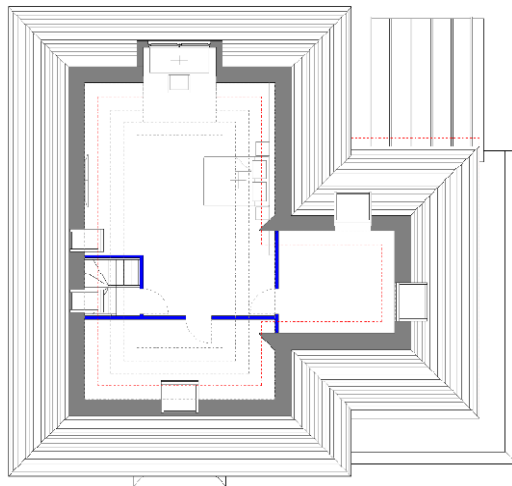
GROUND FLOOR AREA – 172 sq.m.

Proposed Variation to First Floor Plan



FIRST FLOOR AREA – 146 sq.m.

Proposed Variation to Second Floor Plan



SECOND FLOOR AREA – 52 sq.m.
at 1.5m above finished floor level

TOTAL FLOOR AREA – 370 sq.m.

The proposal sought through this variation application is similar to the consented scheme at No.2 Fringewood Close approved under application reference 30474/APP/2021/2690 (see page 6).

The variation is limited to the gap between No.3 and No.5 Fringewood Close which are illustrated on the comparison images in the following pages where the red line shows the consented scheme:

Consented Entrance View



Proposed Variation to Entrance View



The massing of the side extension moves slightly towards No.3 Fringewood Close. The lowering of the roof eaves allows the roof massing to be reduced.

Consented Rear Garden View



Proposed Variation to Rear Garden View



Consented View Between Nos.3 & 5 Fringewood Close



Proposed Variation View Between Nos.3 & 5 Fringewood Close



Consented Three-Quarter View



Proposed Variation to Three-Quarter View



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 1.5m setback so the extension does not dominate the existing building.

A 1.25m 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.

Access

The existing access arrangements to the house will not change.