

DESIGN & ACCESS STATEMENT

5 Fringewood Close,
Northwood, HA6 2TB



APRIL 2025

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

Prepared for:

Mr K. Chandarana

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



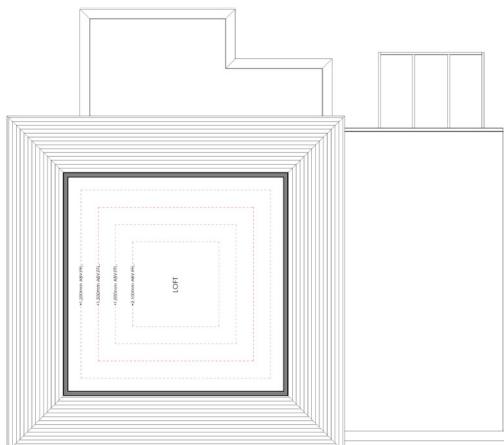
GROUND FLOOR AREA – 118 sq.m.
GARAGE AREA – 26 sq.m.

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.



CONSENTED SCHEME (76184/APP/2024/2039)

No.5 Fringewood Close has a consented application (76184/APP/2024/2039) for a large rearward extension and side extension at first floor:

Erection of a part single, part two storey wrap around extension to the side and rear, erection of front porch canopy, erection of rear terrace, conversion of roof space to habitable use to include a rear dormer, 4 roof lights, following amendments to fenestrations, and the demolition of existing rear extension and garage.

This application was subsequently varied with a variation application (76184/APP/2024/3038):

Variation of Condition 2 (approved plans) of planning permission ref. 76184/APP/2024/2039, dated 26-09- 2024: Erection of a part single, part two storey wrap around extension to the side and rear, erection of front porch canopy, erection of rear terrace, conversion of roof space to habitable use to include a rear dormer, 4 roof lights, following amendments to fenestrations, and the demolition of existing rear extension and garage) to amend proposed first floor side extension.

Consented Front Elevation (Ref: 76184/APP/2024/3038)



Consented Rear Elevation (Ref: 76184/APP/2024/3038)



Consented Ground Floor Plan



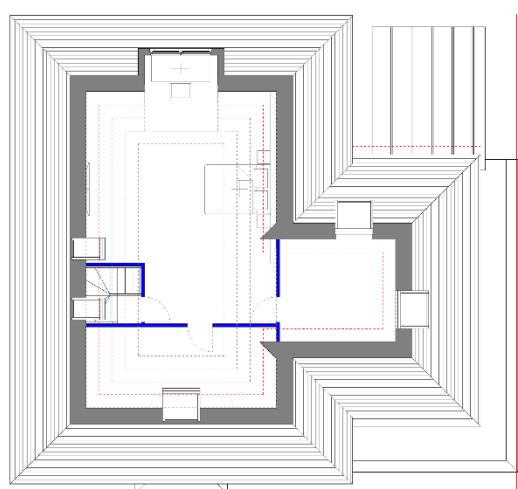
GROUND FLOOR AREA – 172 sq.m.

Consented First Floor Plan



FIRST FLOOR AREA – 146 sq.m.

Consented Second Floor Plan



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

TOTAL FLOOR AREA – 370 sq.m.

PROPOSED SCHEME

This current application seeks for the demolition of the existing house and erection of a replacement dwelling which mimics the consented scheme on the site.

The application also seeks very minor changes to the fenestration on the frontage and a parapet wall around the rear orangery.

Proposed Front Elevation



Proposed Rear Elevation



The overall massing of the house matches that of the consented scheme.

Proposed Ground Floor Plan



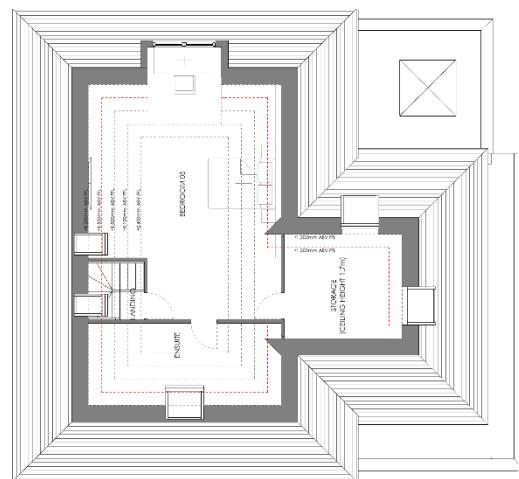
GROUND FLOOR AREA – 172 sq.m.

Proposed First Floor Plan



FIRST FLOOR AREA – 146 sq.m.

Proposed 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 new application is similar to the consented scheme under application reference 76184/APP/2024/3038. Principally, the massing of the roof and position of external walls is the same.

Consented Entrance View (Ref: 76184/APP/2024/3038)



Proposed Entrance View



The front elevation has minor alterations to the window sizes at first floor.

Consented Rear Garden View (Ref: 76184/APP/2024/3038)



Proposed Rear Garden View



The rear elevation has minor alterations to the walls and roof over the orangery together with changes to the rear doors. The rear external terrace is also reduced.

DESIGN PRINCIPLES

Streetscene

When viewed from the frontage, the side first floor extension is a reflection of the existing building - a subordinate volume attached to the side of a 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 the existing building as identified on drawing C374 – 27 Proposed Materials (Rev E).

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 floor level of the house is lowered to ensure the access into the house is level to the front external level.