

FEASIBILITY STUDY

104 HIGH ST

HAREFIELD, UB9 6BZ

AUG 2024



FEASIBILITY STUDY PRODUCED UNDER LICENCE © COHABIT DESIGN.

RIBA



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British Architects



Architects Registration Board

COHABIT

DESIGN COOPERATIVE



View 02: view of front elevation from south-east.

View 01 (cover image): view of front & side elevation from north-east.

The subject property is No.104 High Street, Harefield.

The property is located to the west side of High Street on the approach into the village of Harefield, and is within the Harefield Conservation Area boundary.

The property forms part of a pair of semi-detached two-storey properties constructed in the 1970's. The two properties have a common materiality: clay roof tile, redbrick walls with decorative detailing in raised brick and with a 'trim' of black brick at ground level. Timber detailing features in the front entrance porch and in the front and rear dormer windows. The subject property's position on the site is such that its' front (primary) elevation sits proud of its neighbour by approx. 1.3m. Conversely, the rear elevation of the subject property is set back a depth of 1.3m from that of its' neighbour.

The property enjoys a larger-than-average rear garden of approx. 121 sqm. There are two car parking spaces located to the side (north) of the dwelling. A common accessway provides vehicular access to these two car parking spaces as well as five additional spaces which are occupied by neighbouring properties.

The property is bound to the north by the shared car park, to the east by High Street, and to the south by the adjoining property. To the west, the land drops away in a steep bank to Dovedale Close. The drop in gradient from the subject property to Dovedale Close is approx. 1.2m.

The property in its current layout is approx. 75sqm gross internal area, over two floors. This is considerably smaller than a typical three-bedroom property, and is not conducive to modern living standards for a young, growing family.

The applicant applied in April of 2024 for a rear extension. The assigned planning officer, in discussion with the Conservation Officer advised that the proposal made at that time was not acceptable and the application was withdrawn [Ref: 78649/APP/2024/693]

This new application presents a revised design which addresses each of the issues raised by the previous application, namely:

- roof design amended, volume reduced, crown roof omitted;
- rear dormer(s): redesigned and reduced in volume;
- first floor rear extension is no longer 'full width', and instead a set-back area has been provided between the subject property and the adjoining dwelling.

Refer to: page 8 for a diagrammatic illustration of the amendments, shown in 3D perspective view.

The proposed single-storey and part two-storey rear extension has a footprint of 5 sqm and extends from the rear wall of the original dwelling by 1.7m.

All existing materials are to be replicated, like-for-like.

A Site Location Plan has been submitted as part of this planning application which identifies the location of the subject property within the context of High Street and Dovedale Close, and with the assumed property boundaries shown in red.

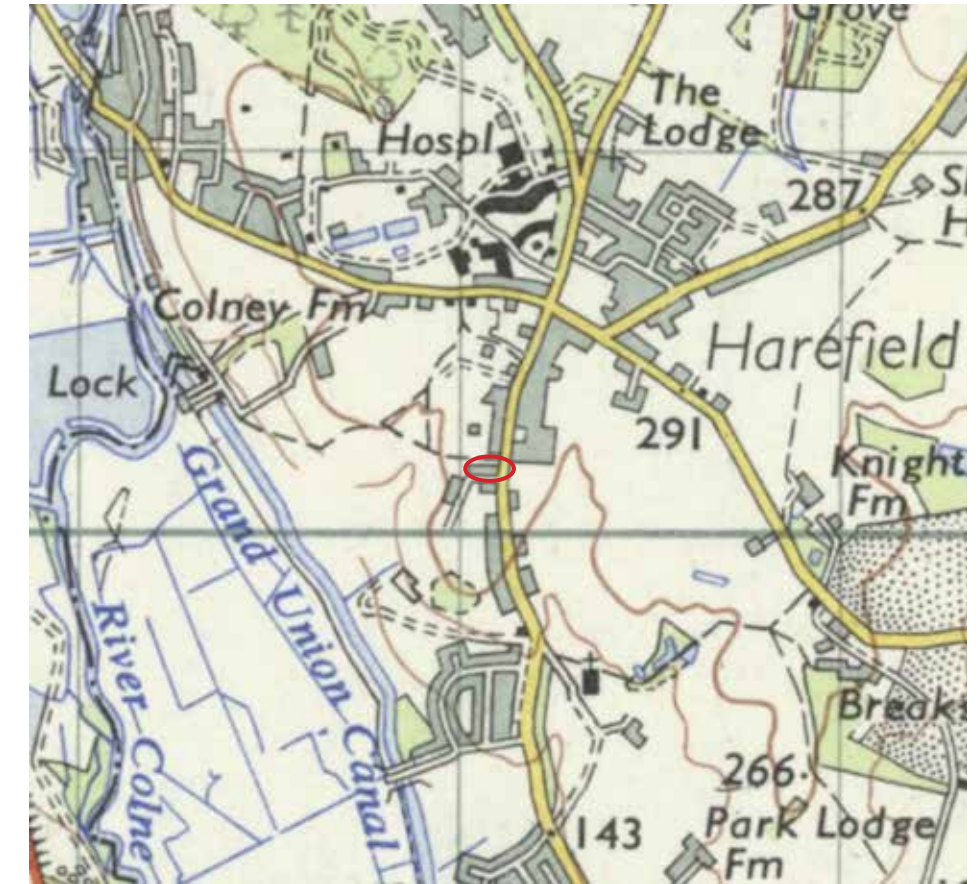




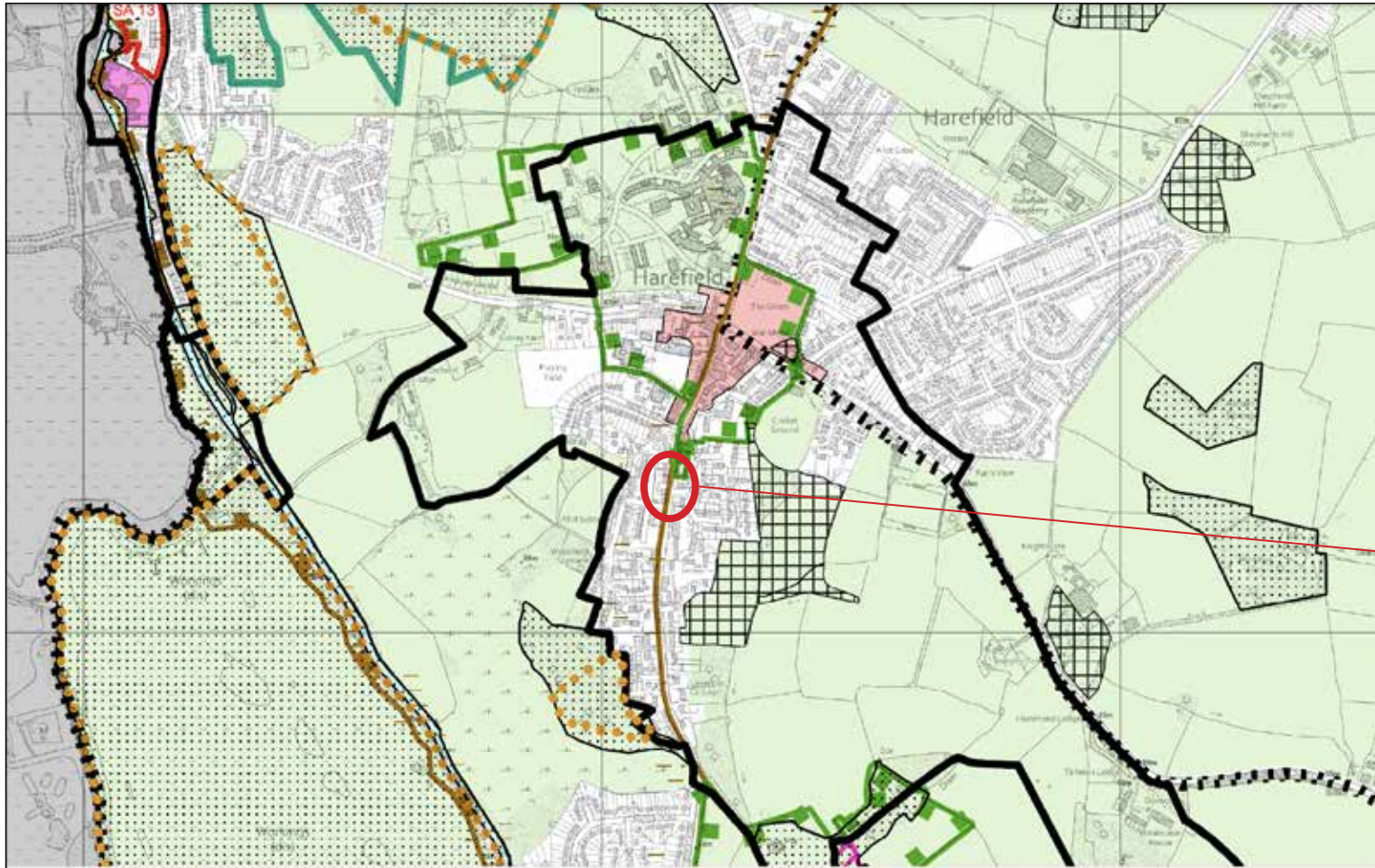
c.1872 map



c.1950 map
















c.1973 map










Extract from Hillingdon Development Plan



-  National Nature Reserve
-  Nature Reserve
-  Nature Conservation Sites of Metropolitan or Borough Grade I Importance
-  Nature Conservation Sites of Borough Grade II or Local Importance
-  Registered Park and Gardens
-  Road Safeguarding
-  Scheduled Ancient Monuments
-  Site Allocations, Minerals and Transport Designations
-  Sites of Special Scientific Interest
-  Archaeological Priority Areas
-  Archaeological Priority Zones
-  Town Centres
-  Local Centres



-  SITE ENTRANCE (PEDESTRIAN)
-  SITE ENTRANCE (VEHICULAR)
-  PRINCIPLE ELEVATION
-  RIGHT OF WAY: VEHICULAR ACCESS
-  FOOTPRINT OF PROPOSED REAR EXTENSION
-  2No. CAR PARKING SPACES IN APPLICANTS' OWNERSHIP
-  DISTANCE FROM SUBJECT DWELLING TO PROPERTY BOUNDARY / DISTANCE FROM PROPERTY BOUNDARY TO ADJACENT DWELLING



View 03: view of front & side elevations from north-east.



View 04: view of front elevation from High Street



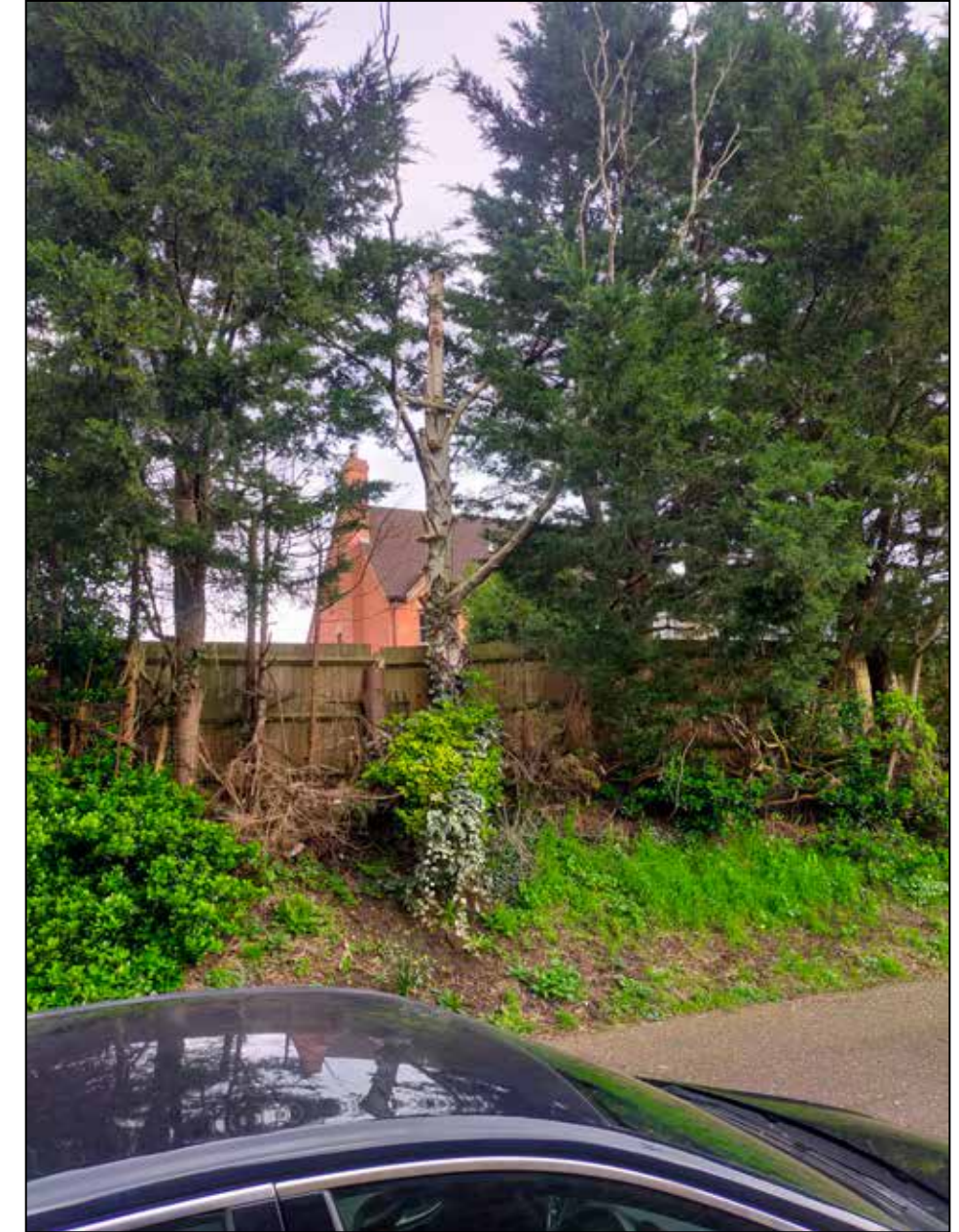
View 05: view of rear & side elevations from north-west.



View 06: rear elevation of existing dwelling showing setback from adjoining dwelling.



View 07: Dovedale Close looking north: Dovedale Close terraced housing to the left hand side of image; rear boundary of the subject property to the RHS of the street.

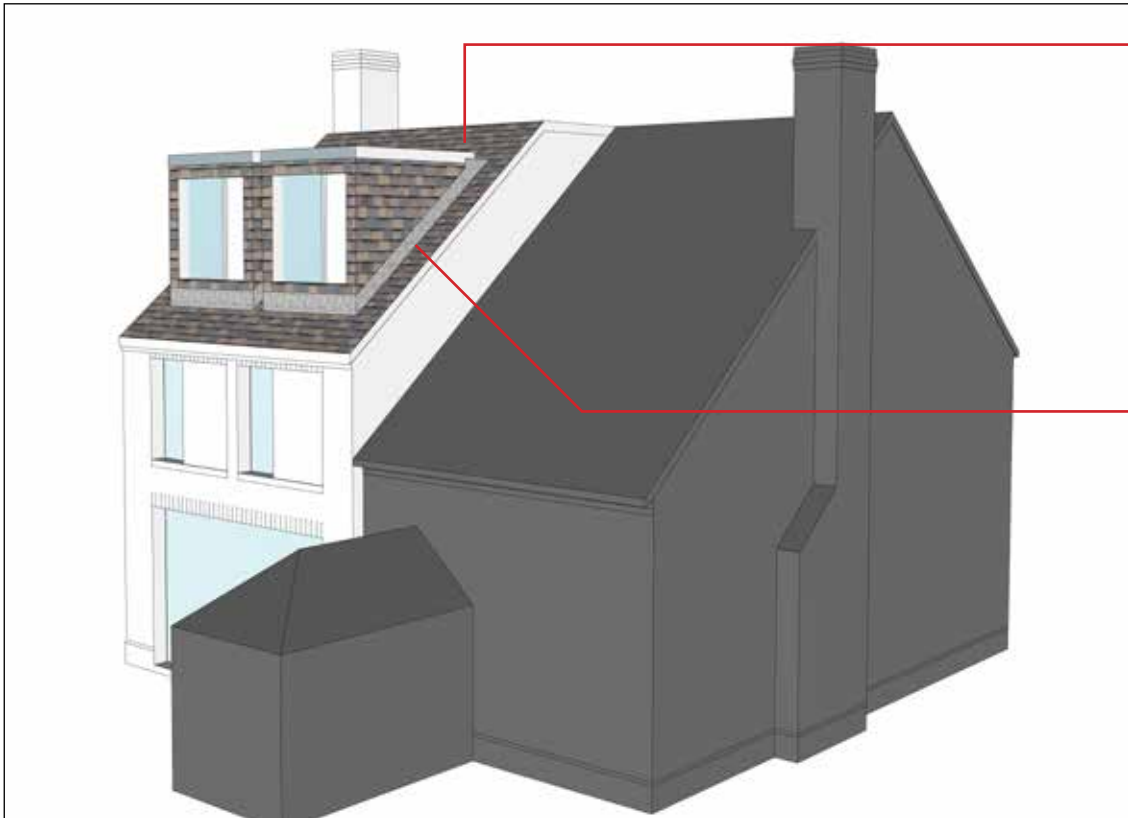


View 08: view of rear boundary of subject property showing the drop in ground level of c.1.2m from subject property to Dovedale Close.



ROOF REDESIGNED:
CROWN ROOF OMITTED &
ROOF VOLUME REDUCED

SIZE (VOLUME & FOOTPRINT) OF
REAR EXTENSION AT GROUND
FLOOR HAS BEEN REDUCED



VOLUME OF REAR EXTENSION AT FIRST
FLOOR HAS BEEN REDUCED;
A SETBACK HAS BEEN PROVIDED
BETWEEN THE SUBJECT PROPERTY
AND THE ADJOINING DWELLING

REAR 'BOX' DORMER HAS BEEN
REDUCED FROM A PAIR TO A SINGLE
DORMER. THE PROPOSAL SHOW
EXTENDS TO NO MORE THAN 1/3RD OF
THE WIDTH OF THE ROOF.

DESIGN OF WINDOWS IN REAR EX-
TENSION HAS BEEN AMENDED TO
'TRADITIONAL' STYLE OF OPENING

