

Design and Access Statement

17 Elgood Avenue, Northwood, HA6 3QL

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1.0 Background

This design and access statement has been prepared to explain the design criteria for this planning application, with reference to the HDAS guidelines.

2.0 Context of the area

The property resides within the Gate Hill Estate: an area designated of Special Local Character. This estate has houses of many different styles and ages, with different ridge heights, variable orientations and no particular preponderance of roof hips versus gables. Architecturally, these properties range in styles and forms, but most are relatively traditional in appearance, with either brick facades or rendered stucco (see photograph 1):



Photograph 1 - View down Elgood Avenue

The property at 17 Elgood Avenue is situated on a hill which rises steeply as it meets Ravenswood Park to the north west. Each plot in this vicinity is relatively wide: the two neighbouring properties at numbers 15 and 19 are 18.9m and 16.0m wide respectively, while the frontage at number 17 is 15.4 metres wide.

The side boundaries in this section of Elgood Avenue each have significant changes in level between neighbouring properties, with level plots sandwiched between side boundary retaining walls:

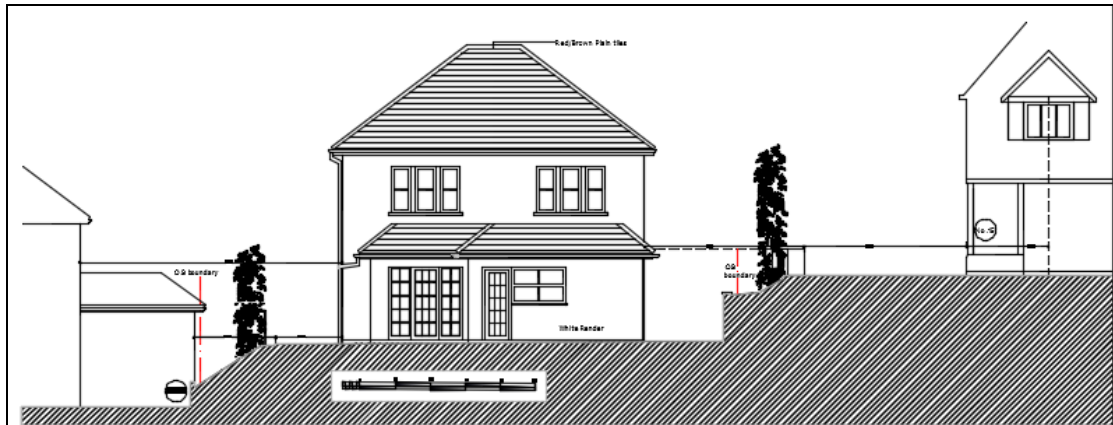


Figure 1

Between No.15 and No.17, the vertical dimension of this change in level is approximately 2 metres, and between No. 17 and No. 19 about 1.8 metres. As can be seen in Figure 1, No. 15 (to the right) is also set quite far off its near boundary with the subject property, creating a significant break between solid and void. In reality, this space is shrouded in dense vegetation (with the same affect on the other side), leading to the subject property appearing separate and somewhat isolated, when viewed from the road, as can be seen in photograph 2:



Photograph 2 - View down Elgood Avenue, with No. 17 in the foreground

Photograph 3 below illustrates the vista up the road, where the dense screening is again in evidence:



In 1982, the property at 17 Elgood Avenue had a single storey extension added at the rear. This application proposes to demolish this. Otherwise, externally, the house is in its original condition.

The current owners had a building survey undertaken on the property in 2014 and the advice given by the building surveyor is that owing to undersized roof rafters (causing sagging), the roof will need to be replaced. This proposal proposes to raise the ridge height of the new roof by 57 centimetres in the central section, while still retaining the hipped profile.

3.0 Design considerations

The property was built in the 1920's and has simple rendered arts and crafts detailing, as photograph 4 illustrates.



Photograph 4 - Front facade of 17 Elgood Avenue

Along the frontage, the intention is to preserve this appearance of the detailing as far as possible, for example, the new replacement windows are to be made in timber to retain a similar transom and mullion pattern.

The proposed design incorporates the following:

- a two storey, one metre wide side extension, hipped at the roof and set back on plan one metre from the frontage (LHS as viewed from the road).
- a part single storey, part two storey rear extension, projecting six metres to the rear at ground floor level, and stepping back to four metres deep at first floor level. The roof of the latter proposes to use a conventional hip, with a rear facing dormer. This roof is subsidiary to the main roof.
- redistributed existing windows, e.g. to Sadie's bedroom.
- a habitable loft, with front facing dormer. The latter has been designed such that it is (1) set down 0.3 metres from the ridge line, (2) offset 0.5 metres from the hip at either side (measured diagonally) and (3) elevated 1.165 metres above the eaves line. Appendix 1 provides examples of other front facing dormers that are in existence on the Gatehill Farm Estate, including several located on the upper sections of Elgood Avenue.

The Gross internal area of the ground floor of the proposed house is approximately 115m², representing less than 11% of the building to plot ratio (the site measures 1090m²).

3.1 Two storey side extension

At its nearest point, the external wall of this element is located 1.8 metres away from the side boundary with No. 15 (based on OS data).

3.2 Part single storey, part two storey rear extension

At its nearest point, the external wall of the ground floor extension is located 3.9 metres from the side boundary with No. 19 (based on site measurement to the neighbour's garage side wall).

Both 3.1 and 3.2 have been checked for compliance with the '45 degree rule' cited in HDAS, and this is shown in Figure 2 overleaf.

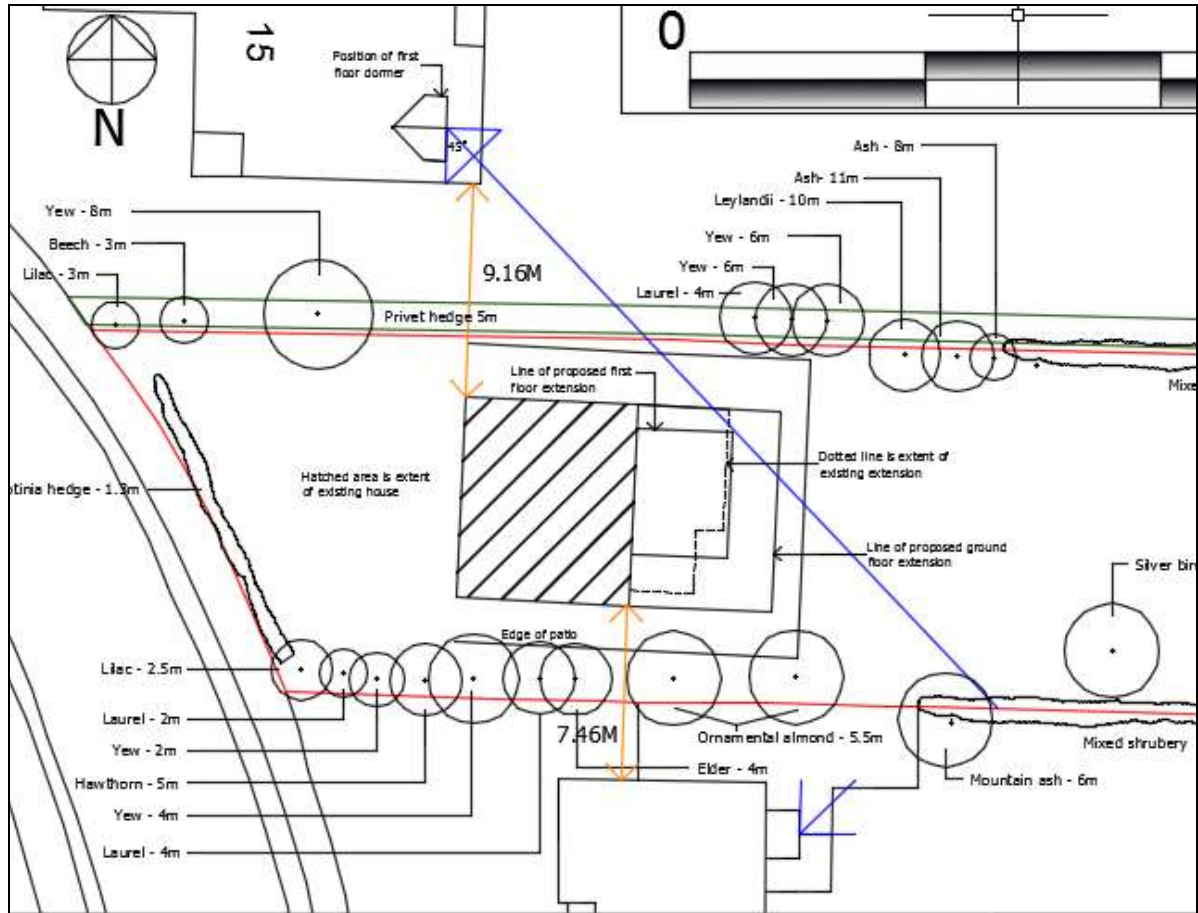


Figure 2

3.3 Proposed alterations to existing windows

On the front facade, it is proposed that an existing small four panel window to the left of the entrance door is replaced by a larger window matching the one above it at first floor level.

On the southern side elevation, at ground level, it is proposed that the head height of the small casement window servicing the existing lounge 2 is increased such that it matches the head heights of other windows on this flank wall.

At first floor, it is proposed that an oddly-sited bedroom window to Sadie's room is enlarged and repositioned such that it is more central to the room. As can be seen from photograph 5 opposite, the view out of this window is restricted by dense vegetation.



Photograph 5 - First floor side window to Sadie's bedroom

4.0 Consultations with the Duty Planning Officer

A planning consultation has taken place with Hillingdon Council's Duty Planning Officer (Mr R Buxton) on 24th May, 2016 and based on the information submitted, the advice was that the proposals do not incur any obvious planning problems, nor contravene HDAS guidelines.

It was advised that evidence would need to be provided to demonstrate that front facing dormers are already part of the nearby vernacular, and as mentioned previously, this evidence is provided in appendix 1.

Appendix 1- front facing dormers on Gatehill Farm Estate



14 Elgood Avenue



14B Elgood Avenue



16 Elgood Avenue



The Dormers, Elgood Avenue



36 Gatehill Road



15 Gatehill Road