

DESIGN & ACCESS STATEMENT

6 Chester Road Northwood HA6 1BQ

This design statement is for an amended proposal of the planning application reference number 9642/APP/2022/644.

The amended proposal has taken into account the comments made in the Decision Notice and Officer Report received on 25 April 2022.

The amended new extensions will be sympathetic and respect the original characters and scale of the existing house, using matching bricks on the ground floor and pebbledash rendered wall on the first floor, and matching plain clay roof tiles and hipped roof forms, in a scale with a subordinate association with the existing house. This will provide an enlarged kitchen, living and dining spaces, a new study room, and a new utility room and a new toilet on the ground floor; and enlarged bedroom spaces and two new en-suite shower rooms on the first floor, and a new bedroom with en-suite bathroom on the second floor.

As in the last planning application, it is proposed to remove the existing single storey side garage, the lean-to rear conservatory, the side and rear box dormers, and the chimney stacks. The overall building height remains unaltered. Off street parking provision is unaltered and the demolished garage will be re-provided as part of the ground floor side extension.

The following changes has been made to the proposal:

1. The width of the proposed part double storey side extension is stepped from 2.7m at the front of the house to 2.47m at the back of the house to maintain a minimum 1m distance from the side boundary to No 4 Chester Road, in line with Policy DMHD 1.
2. The width of the proposed 4m deep single storey rear extension has been set back on both sides to maintain a minimum 1m distance from the boundaries to No.4 and No. 8 Chester Road. The flat roof of the single storey rear extension will be finished with a parapet at a height of 3m from external ground level, in line with Policy DMHD 1.
3. The width of the first floor rear extension has been set back further away from the window of a habitable room on the first floor flat of No.8 Chester Road to maintain the 45 degrees line of sight from the centre of the window, so that the proposed first floor rear extension will not adversely impact on the residential amenity of the neighbouring flat in terms of visual intrusion, loss of outlook, loss of light or loss of privacy. This is in line with Policies DMHD 11 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).
4. The roof form has now changed to hipped roofs configuration without any crown roof, in keeping with the character and appearance of the existing building and respect the original hipped roof form.
5. The 1 no. proposed window in the roof of the rear extension will take the form of a traditional dormer window, with tiled hipped roofs and windows in similar proportion to the first floor windows, in keeping with the Edwardian character and design of the existing building.
6. The 4 no. proposed Velux roof lights is changed to conservation rooflights constructed of a black metal frame externally and set completely flush along the roof line, to ensure they appear as subtle additions to the building.

7. The double storey rear extension will have a hipped tiled roof of matching material and colour and similar pitch to the existing roof. The ridge of the roof will be set lower to the ridge of the existing house so that it is subordinate to the roof of the original house. The level of the eave has been dropped slightly below the existing eave line of the house to achieve the hipped roof configuration. The dropped eave is an existing feature at the front elevation of the house on either side of the bay windows and therefore the dropped eaves to the new roof to the rear extension is in keeping with the existing character of the house.
8. The double storey side extension will also have a hipped tiled roof of matching material and colour and similar pitch to the existing roof. The ridge of the roof will be set lower to the ridge of the existing house so that it is subordinate to the roof of the original house. The level of the eave has been dropped slightly below the existing eave line of the house to achieve the hipped roof configuration. The dropped eave is an existing feature at the front elevation of the house on either side of the bay windows and therefore the dropped eaves to the new roof to the side extension is in keeping with the existing character of the house.
9. On the east elevation, facing the boundary fence to No 8 Chester Road, the existing window in the ground floor kitchen will be replaced with new windows to suit the new kitchen cabinetry layout in the kitchen. The lowering of the head of the window provides more privacy to the kitchen and reduce the current overlooking situation from the windows at the upper level flats at No.8 Chester Road. The existing door from the kitchen will be removed and blocked up with facing brickwork to match existing, to suit the new kitchen layout.
10. On the east elevation facing the boundary fence to No 8 Chester Road, 1no. existing window in the ground floor toilet will be replaced with a glazed door for the new utility room, to access the rear garden.
11. On the west elevation of the first floor side extension facing No. 4 Chester Road, a small window with obscured glazing will provide daylight into the shower room but offer privacy to the adjoining property. The number of windows on this elevation has been reduced from 2no. in the last application to 1no.
12. On the east elevation of the first floor, the existing 2no. windows to the bathroom will be replaced with 1no. window in a new position to suit the new layout of the bathroom. This window will be of similar proportion to the existing windows and will be fitted with obscured glazing to provide privacy and avoid overlooking.
13. The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. To minimise the amount of water from the site entering the sewer, water run off from any roof or hard paving associated with the proposed development will be directed to a soakaway, or tank or made permeable. A water butt will also be provided to collect rain water from the roof drainage.