

Westbury Lodge Close

Integral Garage Conversions

Design Guidance Note

Harrow Council

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Westbury Lodge Close: Integral Garage Conversions

Issue

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Harrow Local Plan

The Harrow Local Plan documents and other Supplementary Planning Documents are available online at: <http://www.harrow.gov.uk>

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1. Introduction

1.1 Purpose of this Guidance Note

This Design Guidance Note is intended to be used as a reference for residents of Westbury Lodge Close, Pinner who wish to undertake **garage to habitable room conversions** within their property.

The Guidance Note provides **best practice information** in delivering sensitive and high-quality conversions which are complimentary to properties and to a wider residential context.

An example is given as to an appropriate external appearance for converted residential frontages and appropriate materials.

1.2 Status of this Guidance Note

This Design Guidance Note sits below and should be used in conjunction with Harrow Council's Local Plan documents which include the **Core Strategy, Development Management Policies** as well as relevant Supplementary Planning Documents (SPDs) such as the **Residential Design Guide SPD**.

Westbury Lodge Close resides within the '**Pinner and Hatch End**' **Core Strategy Sub Area** under Core Policy **CS6**.

1.3 Area Character

Westbury Lodge Close is a mid-1980s development characterised by terraced three-storey townhouse properties with dormer roofs in a gambrel or mansard style. The entrance to the estate is located beside Chapel Lane and within close proximity to Pinner Memorial Park and walking distance to Pinner Underground Station.

The immediacy of landscape features to the south give the Close a self-contained suburban character accentuated by a low-density residential grain with significant mature planting to rear gardens and driveways as well as street trees lining cul-de-sacs.

Properties are of a largely matching type, of a buff or red stock brick external appearance with white timber or UPVC windows and transoms and mullions arranged in a manner to reference Georgian sash window design. Timber canopies provide cover for front doors and inset garages at ground floor level, with some properties incorporating ironwork balustrades at first floor level.

2. Design Guidance

2.1 External Appearance

General Design and Amenity Principles

Any integral garage to habitable room conversion shall be required to:

1. Respect the design concept, character and detailing of the dwelling and not detract from its appearance through additions or alterations.
2. Be of an appropriate scale which does not dominate the existing dwelling frontage or that of neighbouring properties.
3. Maintain the building line of the dwelling and that of neighbouring properties and not project forward of this line or adversely affect the visual amenity of the surrounding area.
4. Incorporate new window and door openings which reference the size and proportion of existing frontage openings and align with them vertically and horizontally (i.e. the height, width and position of any new door or window opening should align with existing openings).
5. Incorporate materials and external finishes which are generally identical to, or very closely match, those of the existing dwelling.

2.2 Exemplar Garage Conversion



Original Frontage with Integral Garage

Dwelling is of a single character with matching and consistent external material finishes, openings and architectural features

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Poor Practice Garage to Habitable Room Conversion

Conversion responds poorly to existing dwelling features and negatively impacts character.

1. Overall conversion does not respect the character of the existing property
2. New window opening does not align with existing frontage openings
3. New window is low quality and of a non-matching type to existing
4. New brick to garage door opening does not match original brick type



Best Practice Garage to Habitable Room Conversion

1. Overall conversion respects character of the existing property
2. New window aligns with existing frontage openings
3. New window matches and compliments existing window types
4. New brick to garage door opening is of a matching type to existing frontage

2.3 Materials

Material use for any integral garage to habitable room conversion shall be required to respond to the material palette present in the existing dwelling, with consideration made to any replacement specified brick, window type or other architectural feature so as to match the existing features of the dwelling.



Brick

There are primary two external brick types used for Westbury Lodge Close properties (see images to left).

These consist of a buff varied stock brick type (top left image) and a red stock brick (bottom left image).

All effort should be made to match existing frontage brick types in all integral garage conversions and particularly where a large proportion of the garage opening is to be infilled.



Windows

There are two window types used for Westbury Lodge Close properties resulting in two distinct frontages.

The first type (top left image) comprises small dormer windows with greater tiled areas and a canted bay window at first floor level. The second (bottom left image) consists of larger dormer windows with a weatherboard fascia and a box bay window at first floor level.

New windows at ground floor level should match both the style and proportion of any existing windows to the dwelling.