

DESIGN STATEMENT

27 THE FURROWS, HAREFIELD, UXBRIDGE, UB9 6AT



FRONTVIEW



REAR VIEW

The planning application relates to semi-detached house in, **London Borough of Hillingdon, UB9**. Specifically, the works comprise: **Construction of a two-storey side extension**. The subject property is situated on a corner plot at the junction of The Furrows and hillside. It is neither listed nor located in any conservation area.

INTRODUCTION:

The existing building is a two-storey semi-detached house, generally as old as the surrounding dwellings. The front and rear elevation has render finish/brick work. Pitched roof traditional windows are prominent features of the property. The property is set beneath a hipped roof and is characterized by a two-storey bay feature to the front. The property currently benefits from a detached garage to the side and there is a good-sized enclosed garden to the side and rear. The property is considered a good quality dwelling house in a desirable residential area.

The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.

PROPOSED DESIGN:

The proposed design involves construction of two-storey side extension to create modern living accommodation. The proposal provides an extended kitchen/dining facility for a growing family at ground floor along with a bedroom and en-suite at first floor level. The elements of the proposal are subservient in scale and proportionate to the main dwelling and are acceptable in design. The proposed side extension is set back 1m from the side boundary and a minimum of 1m behind the main front elevation. The proposal also ensures that the openness of the area is maintained, and the return building line is not exceeded. The proposed side extension roof would follow a hipped profile, with the ridge line of the extension set down from the main ridge, enabling it to blend into the main roof-scape and balance with the skyline of the surroundings. The proposal appears to be in keeping with the character of the existing property and is considered acceptable in terms of scale and appearance.

Built on a relatively wide plot area, the proposed development is not considered to impact either neighboring property in terms of loss of privacy, visual dominance, and overbearing effects as the development is proposed to the side. No part of the proposal will unduly restrict the passage of either daylight or sunlight to any windows, doors or glazed areas serving habitable rooms in the adjacent dwellings. The materials and styling employed in the parent house have been duplicated wherever possible. **As such, any possible “extended appearance” will be avoided.**

The proposed design for the house responds to this context carefully, thus the key elements, are in keeping with the original house design. The aim is to use only matching materials, and to retain the original features of the existing house and to enhance them where appropriate. Windows and openings are designed to stay in keeping with original appearance and proportions.

Scaling of the proposed components has been designed so that no over scaled massing parts are present or dominant, that may overwhelm the existing feel and look of the property. The proposed design would not affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.

IMPACT ON THE NEIGHBOURING AMENITIES:

Given the degree of separation it is considered that the proposal would not significantly impact on the amenity of the neighbouring property by virtue of over dominance or loss of outlook. The proposal includes the addition of windows on the rear and front elevation, with views over the road and rear garden. As such the proposal would not significantly increase any overlooking and loss of privacy. The extension been set back from the front and side, would not result in an incongruous addition thus harmonize with the architectural composition of the original dwelling, and would not be detrimental to the character, appearance, and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area.

There is no impact on parking provision as a result of this proposal.

LAYOUT:

The layout of the proposal responds in a careful and calculated manner primarily to its context by minimizing the impact on the neighboring properties and maintaining privacy. The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better configured space is created. Hence, we regard our proposal to be in keeping with the local character of this area. No adverse impact will be anticipated on the neighboring property's daylight and sunlight by the position and scale of the proposed extension, particularly in the context of existing building bulk.

Our design has fully considered the impact of development on the amenity of neighbour and the environment in general and it has taken this into account at all stages of the development process.

LANDSCAPING:

The proposal is not of a scale or type to require specific structural or detailed landscaping.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

CONCLUSION:

Given the relationship with adjoining neighboring properties, the overall scale and design of the proposal would not have significant impact in terms of overbearing, overshadowing, or overlooking. The surrounding area would not be affected by the proposed development. This Design Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and adjoining properties.

The proposal is deemed to comply with the relevant policies in the Local Plan. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design.

Due to the above, we would ask the Council to look favorably on this application.