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Design and Access Statement

Granny Annex, front porch addition and first floor rear extension

For

Mrs. H. Walsh

Project

**48 The Drive
Ickenham
Uxbridge
Middlesex
UB10 8AG**

14th October 2019

Revision A

Contents

1.0 Introduction

2.0 Design

- 2.1 The Process
- 2.2 Community
- 2.3 Considerations
- 2.4 Use
- 2.5 Layout
- 2.6 Scale
- 2.7 Landscaping
- 2.8 Appearance
- 2.9 Access
- 2.10 Planning Policies & Guides
- 2.11 Consultations
- 2.12 Conclusion

3.0 Appendix

Photographs of surrounding and existing property of 48 The Drive, Ickenham, Middlesex.

1.0 Introduction

This Design & Access Statement accompanies a Full Planning application to request permission for a Granny Annex addition. This Application follows on from a previously refused application reference 1288/APP/2019/3394 for similar with Planning at Hillingdon Borough Council.

Ickenham is an area centred on an old village in Greater London now forming part of the London Borough of Hillingdon. Settlements have been discovered dating back to Roman times and the area appears in the Domesday Book but no significant historical events are recorded within. Historically the village split into four manors then became two, Ickenham and Swakeleys. The Metropolitan Railway opened a small halt on their line between Harrow and Uxbridge in 1905, opening up to Londoners seeking days out in rural surroundings. The original platforms were extended in 1922 due to demand and then a formal station rebuilt in the 1970s. Ickenham became a commuter settlement for London workers becoming part of the London commuter belt.

48 The Drive is 4 bedroom detached dwelling set in a private road on the outskirts of the built up area, overlooking the Colne valley with the River Colne, Fray's river and the Grand Union Canal running through it. The dwelling is not a listed building nor is it located within Conservation or Green Belt designated land. Dwelling houses along The Drive vary in position, size and style with no one Architectural design common throughout. No. 48 however has a quaint cottage style with the plain clay tiled roof sloping front to rear, eyebrow window heads to the main front facing windows at first floor. The property lies in extensive grounds both to the front and rear with large off street parking to the front and significantly larger gardens to the rear bordered with high level vegetation and the odd mature tree. Moderate extensions have taken place historically including a two storey part rear extension built in the early 1980's and a part side/part rear single storey extension built in the mid 1990's. Further applications include works to the swimming pool in the back garden which were permitted but not constructed including erecting a detached building to house the existing swimming pool. The swimming pool no longer exists and only a detached single garage and log cabin to the side/rear exist.



2.0 Design

2.1 The Process

The curtilage of 48 The Drive is relatively extensive with at least 15m length front garden and driveway and over 30m long rear garden. Historic additions include a two storey extension to the part rear where roof pitches have been noted to be shallower than the original. Another extension to the side and part rear have also been added to provide ground floor bedroom space for the husband whom at the time was poorly and sadly no longer with us. Other approved planning applications include swimming pool enclosures and then a detached building to house the swimming pool. While noted on the planning portal as being approved it was not built and since then the pool has been filled and covered owing to the unaffordability of maintaining the pool.

Today, the owner as a widower wishes to share the house with her children and their families given that the dwelling is a beautiful building to look at and having been well maintained wishes to continue to live there with all the fond memories. While still mobile and able to look after herself it is noted the dwelling is too large for one person but cramped with the extending family, therefore the intention is to construct an extension to the side to improve the living standards to the main dwelling but including an area as an Annex to the side. To maintain architectural style while restoring a sense of balance and form to the existing the proposal is to construct an extension to the left hand side mirroring the roof pitch style on the right hand side, replacing the existing detached garage to the side and log cabin to the rear. The intention is to demonstrate it is subordinate to the original, setting the primary elevation back from the existing dwelling.

The Granny Annex provides a small Kitchenette and Dining Table with a downstairs toilet and shower facility where the owner may no longer be able to climb stairs. The extension also provides ground floor additions serving the existing dwelling including a Study and a Cinema room, Utility room off the Boot Room located to the rear – an extension of the existing area to the rear of the existing Kitchen. The larger ground floor room to the rear provides a Sun Room, with glazing facing down the garden and across the rear patio towards the Kitchen, and a roof lantern within the flat roof over to draw in as much light as possible. A secondary straight staircase provides alternative access from the side passage doorway to two additional Bedrooms within the first floor side extension. This will enable a chair lift should the need arise in the future. Further minor alterations at first floor mean the property will contain six bedrooms each with an En-Suite. The main entrance shall remain the primary entrance to the entire dwelling with a moderate porch addition to the front, the stepped back nature allows sufficient room to install a ramp across the front where mobility may become impaired, without obscuring the front driveway and parking.

The extension design shall match the original steep pitched roof with the hipped roof and lower side eaves to balance the existing right hand side. Ample side access passage shall be maintained with proposed 1450mm gap at ground floor, exceeding the required 1.0m limit at first floor with side extensions. The rear main roof to the Annex shall maintain the steep pitch roof and form a valley gutter at the juncture with the existing shallower pitch roof. To balance the proposal and to form adequate accommodation and Bathroom facilities it is proposed to construct a first floor side extension to the rear on the right hand side of the dwelling. This allows the steep pitched roof to form a similar valley gutter with the existing shallow pitched roof, forming two En-Suites within the existing Bedroom 4 where the new first floor room shall be the re-located Bedroom 4. The rear first floor right hand addition will sit over 4.0m from the right hand boundary but would not be seen from the front due to the extended hipped roof and lower eaves. Where the Bedroom 4 extension requires Bedroom 1 En-Suite window to be filled it is proposed to insert an obscure glazed window to the side serving the En-Suite.

To create further balance and greater ground floor space to the Extension and Annex on the left it is proposed to construct a similar ground floor extension to the rear with pitched roof edge similar to the existing right hand side. Patio doors to the side and French doors with side lights to the rear allow daylight with the roof lantern over where no windows other than the side access doorway are proposed along the side at ground floor therefore no overlooking to no.50 The Drive.

The proposed front Porch addition fills similar floor area to that already in place as a dual pitched roof canopy, enclosing it with an internal door creates a closed entrance preventing warm air to escape in cold periods, improving the efficiency of the dwelling. Two thin windows shall be added serving light to the dark main stairwell and landing.

2.2 Community

Community implications are limited due to the well-established vegetation that line all boundaries surrounding the dwelling limiting overlooking by immediate neighbours and the modest side extension seen from The Drive.

2.3 Considerations

The design has been developed to consider immediate neighbouring properties and any potential loss of amenity such as daylight or loss of privacy. Consideration is also given to the extent of development by removing the garage and log cabin reducing the total increase of construction added to the original dwelling. Style of architecture and materials used match the existing dwelling so as to blend and extend, not to be a separate entity, however the purpose does provide the annex which will enhance living conditions for the widowed owner and her family. The ground floor rear extension has been reduced by 225mm in length to reduce any form of visual impact to no.50.

2.4 Use

The existing use of the site is Class C3 Dwelling houses. The extension to include the Annex will not alter the external walls of the original dwelling apart from the Boot Room to the rear, requiring beam support to open up creating one larger area for storage. The property is to remain as domestic and the extension is intended to serve the existing dwelling with small spaces for the Granny Annex included. There would be no annoyance for any of the neighbours.

2.5 Layout

The extension, while replacing the existing garage and log cabin, shall be located to the left hand side providing the extension with an Annex included. The existing Kitchen to the main dwelling shall be relocated to the existing ground floor Bedroom and Sitting Room. The existing Utility which will be lost making way for the extension shall be relocated to the extension, a Scullery included to the rear of the proposed relocated Kitchen on the right hand side. The main dwelling shall otherwise remain largely unaltered. The extension shall be set back from the primary elevation with three front facing windows, Kitchenette, Study and Cinema to the front, WC and Bathroom plus Utility mid section and Sun Room plus Boot Room to the rear at ground floor. A stair access at mid length shall lead to the first floor now with six Bedrooms each with En-Suite facilities. The first floor link to the main dwelling will be through the existing main Bathroom which will no longer be required where an En-suite serves each Bedroom..

2.6 Scale

The proposed extension shall replace the detached garage to the side but with a hipped roof, the slope shall reduce the impact on the neighbouring dwelling, balancing the existing right hand side. The depth of the extension at first floor shall match the existing limiting the scale of the proposed and reduce the visual impact from the front street scene. The width of the proposed steps in from the boundary by 1.45m at ground floor level and further still at first floor significantly reducing any impact and loss of light on the immediate neighbour. The proposed is subordinate to the existing.

2.7 Landscaping

Minor adjustment is required to the rear garden behind the proposed extension but s more making good abutting the extension. Otherwise little else is required to change the grounds. There is room to the front to provide ramped access to the porch in the future should the mobility decrease. The large grassed area to the front is considered hardstanding to provide additional parking in the near future.

The alterations will enhance the appearance of the dwelling, improving the property's facilities allowing the owners a chance to enjoy the privacy of their own garden while sharing the dwelling with their family.

2.8 Appearance

The alterations will blend in appropriately with the existing building. The surrounding neighbouring properties all differ, there is no fixed style to the design and construction while some additions and alterations nearby have been extensive and modern by comparison. Visual impact from the street is nominal. All designs are therefore appropriate to the street and neighbourhood, maintaining construction materials matching existing.

Attractiveness is a key consideration in the design while acquiring functionality.

2.9 Access

The driveway approach to the house will be maintained and largely unaltered, the front grassed area may become hard standing to allow for additional off road parking should the need arise. The existing dwelling front Porch entrance door is enclosed in a walled addition, the proposed Porch intends to introduce light to the Entrance area. The first floor windows allow more light to a dark first floor landing.

There are no additional implications in terms of access for persons or vehicles.

2.10 Planning Policy & Guides

The Application has been carefully considered in relation to the following Policies:

Unitary Development Plan Part 1 Policies: PT1.BE1 Built Environment, Part 2 Policies: BE13, BE15, BE19, BE20, BE21, BE22, BE23, BE24, BE38, DMHB 11, DMHD 1, HDAS-EXT and LPP 3.5

2.11 Consultations

There have been no consultations leading to the compilation and submission of the application.

2.12 Conclusion

Following on from the refusal of the previous scheme for a Granny Annex which was viewed to be a potential to become a fully self-contained unit, the concept and subsequently the proposed scheme has been revised to include rooms serving the main dwelling. The Granny Annex element within the side extension is now supplementary to the extension, providing an area to retreat to from the main family area.

The proposed scheme is modest in the intent to improve. With the two storey side extension located to the side replacing the existing Garage and Log Cabin as well as the existing single storey side Utility, the increase in ground space is limited. The hipped roof proposal at first floor balances the left hand side of the dwelling with the existing right hand side reducing any possible impact on the immediate neighbouring dwellings loss of light while limiting impact from the street scene. Rear roofing has been designed to balance and match the main roof pitch where seen from the front and sides. It creates a uniformity either side of the existing shallow pitched roof rear extension at the centre.

New windows are limited to the front and rear with the extension ground floor and the main house Bedrooms 1, 5 & 6 En-Suite windows to be in obscure glazing serving as ventilation and light only.

The considerations detailed in this design document ensure that the proposal preserves the openness of the surrounding land and is not detrimental to the character of the property and its surroundings.

3.0 Appendix:



3.1.1
48 The Drive –
Front elevation
From the private road drive
approach



3.1.2
48 The Drive –
Side Elevation
Part side part front view



3.1.3
48 The Drive –
Side Elevation
Part side view and detached
garage



3.1.4

48 The Drive – Rear Elevation

Looking down from the rear Garden towards the rear of the House. Note log cabin to be removed



3.1.5

48 The Drive – Intended extension

Location

Looking from the rear to the proposed Annex replacing the log cabin and garage



3.1.6

48 The drive – Proposed Bedroom 4 addition

View of the flat roof and En-Suite window to be filled



3.1.7

48 The Drive –

View of the front Porch

Looking from the front drive at the existing canopy to be replaced with the new Porch.



3.1.8

48 The Drive –

Utility to be removed

Looking from the front at the chimney And Utility adjacent the garage.



3.1.9
48 The Drive –
Front garden
 Looking towards drive from the existing dwelling.



3.1.10
48 The Drive –
Front Entrance
 Looking at the existing entrance.



3.1.11
48 The Drive –
Front drive parking
 Noted to be obscured by conifer border.

