D e s i g n & A c c e s s S t a t e m e n t

Proposed Rooflights.

13 Queens Road, Uxbridge. UB8 2NN

on behalf of Ms R Huynh

by **salvatore zaffuto** **architecture**

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1.0 INTRODUCTION

1.1 This design and access statement has been prepared on behalf of Ms R Huynh to accompany a householder planning application for the insertion of rooflights into the existing roof slope. The application site lies with the boundary of the London Borough of Hillingdon, located on a corner plot, at the junction of Queens Road and Kings Road.

1.2 The site is currently occupied by a two storey detached dwelling of brick and tiles with elements of render. The application site lies within a predominately residential area located within The Greenway Conservation Area. The area of open land to the south of the site is designated as Green Belt. Construction is underway for extension and alterations approved under planning application 13841/APP/2020/3517.

13 Queens Road is a two storey detached Edwardian dwelling built in the early 20th century.

2.0 SITE & CONTEXT

2.1 The application site is a corner plot located to the south side of Queens Road, on the junction of Kings Road. Located in The Greenway Conservation Area, the site is occupied by an Edwardian two storey dwelling built in the early twentieth century. To the south of the application site is an area of open land that has been designated as Green Belt.

2.2 13 Queens Road is an L-shaped dwelling built using London stock facing brick with red brick detailing to various areas. The front elevation is defined by a projecting front element capped with a gable roof. At ground floor level is a projecting single storey square bay window with a hip roof over finished in plain clay tiles. The bay is beautifully defined using moulded red brick mullions separating the timber framed fenestration. The windows comprise of two-light casement with leaded top lights and a stained glass detail. Around the window openings are red brick details and the eaves line is decorated with a brick dentil detail. To the right of the bay window is a recessed front door with a leaded fan light above. At first floor level are two-light casement windows similar to the ground floor bay windows. The windows at this level are treated to the same level of decoration as the fenestration to the ground floor. Above this is a pebble dashed gable end with a central timber framed casement window. There are decorative barge boards framing the gable end with a central finial detail. The roof is plain clay tiles with two hole crested ridge tiles. The element to the right of this is set back and is less decorated that the projecting front. Windows and doors to this area are highlighted by an a red brick arch over each opening. A modern uPVC door and side light provides the principle entrance to the dwelling. The existing front door entrance to the front elevation has been partially blocked by previous owners.

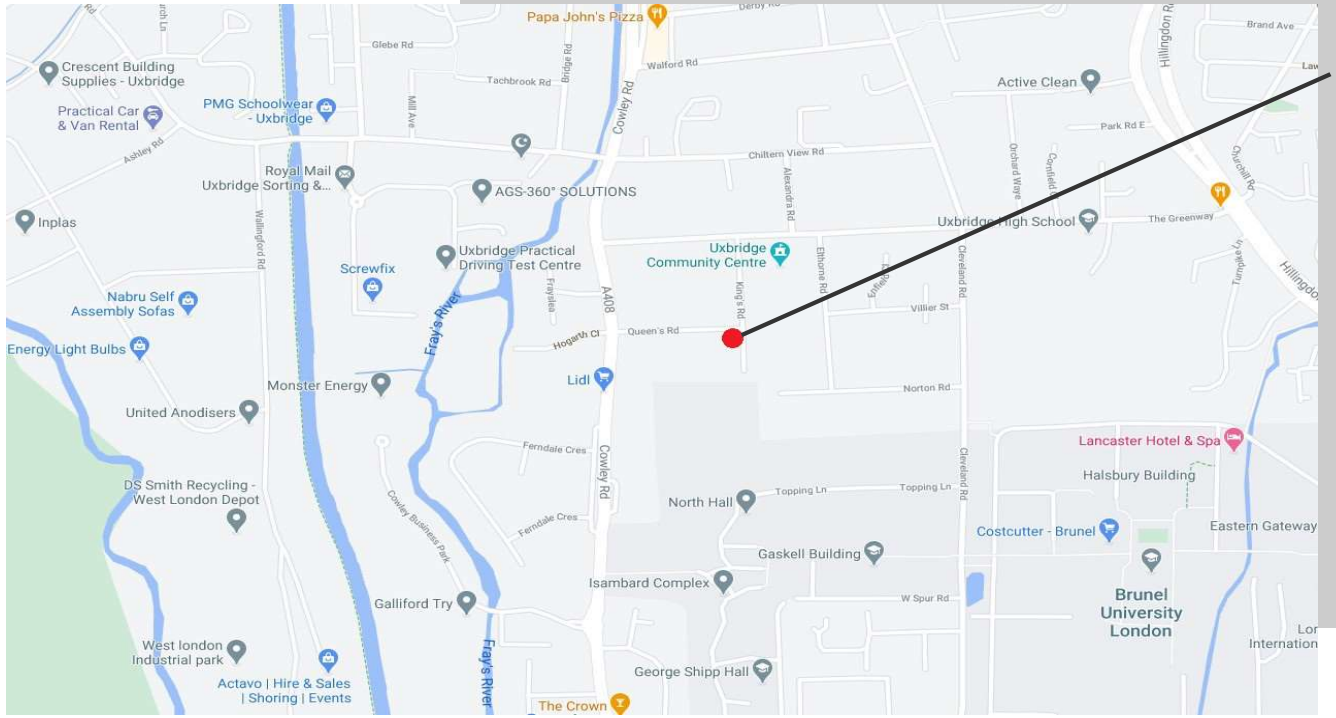
2.3 The rear of the dwelling is simpler in form and comprises of single storey brick element projecting approximately 6.1m from the original rear wall. Adjacent to this is an aluminium conservatory projecting approximately 3.6m from the rear wall. Above these elements are the fenestration to the bedrooms at first

floor level. These windows are timber framed sliding sashes with red brick arches over and stone cills. Above the Bedroom 01 windows to the rear elevation is a small gable end feature roof which echoes the main gable at the front elevation.

2.4 The side elevation facing Kings Road houses two brick chimneys and fenestration to the bathroom, hallways and kitchen. Generally these windows have been replaced with aluminium framed sliding sash windows. A modern buff facing brick boundary wall separates the pavement from the dwelling and is capped in areas with a timber trellis.

2.5 13 Queens Road was at one time a much larger plot, but was subdivided over time, to the west with a bungalow (13a Queens Road) between itself and 14 Queens Road. To the south a pair of semi-detached two storey dwellings are located in what would have formerly been the garden area to 13 Queens Road.

2.6 The majority of 13 Queens Road is original and positively impacts the conservation area and the street scene.



The application site is located within a predominately residential area with easy access to Uxbridge centre and its amenities.

3.0 PHOTOGRAPHS/IMAGES

3.1 – Photograph of 13 & 13a Queens Road.

This photograph illustrates the relationship between 13 & 13a Queens Road. It shows the two storey dwelling on the application site and the adjacent bungalow.

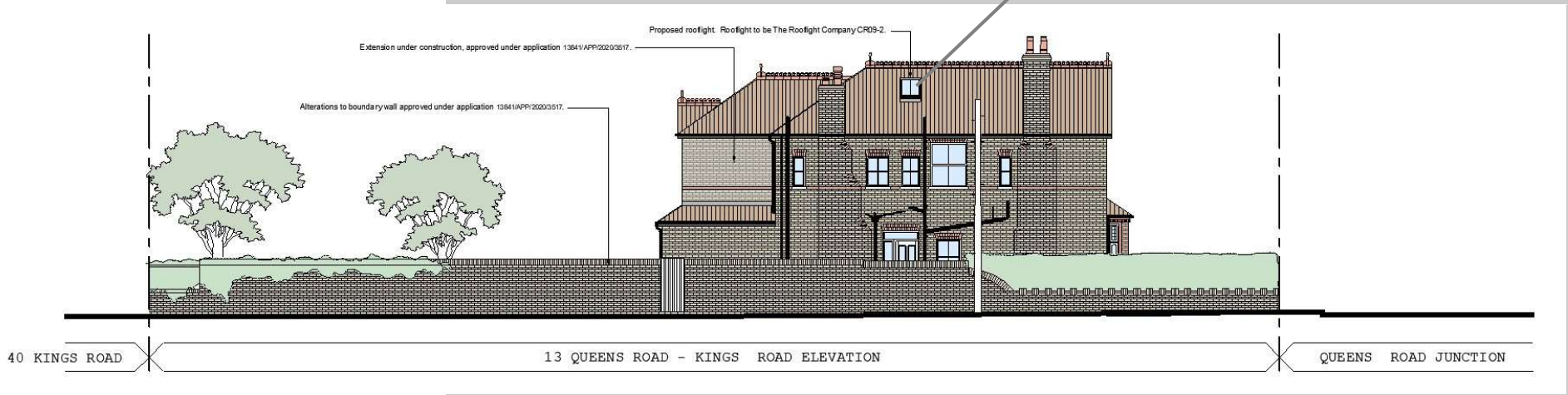
3.2 – Photograph of 13 Queens Road taken from the junction of Queens Road & Kings Road.

This photograph illustrates the flank elevation and the prominence of the dwelling on a corner site.

4.0 DESIGN

4.1 The applicant proposes the insertion of 2No roof lights into the existing roof slope. The proposed roof lights will provide additional natural light to the existing loft area. The applicant proposes the use of The Rooflight Company's Conservation Rooflight. This type of roof light offers the look of a traditional cast iron Victorian roof window and has been used extensively used by English Heritage and The National Trust.

Proposed rooflight.



5.0 PLANNING POLICIES

5.1 The relevant policies for this application are to be found with the The Development Plan for the London Borough of Hillingdon, The Local Plan : Part 1 – Strategic Policies (2012). The Local Plan: Part 2 – Development Management Policies (2020), The Local Plan: Part 2: Site Allocations and Designations, The National Planning Framework, The London Plan – Consolidated With Alterations (2016) and the West London Waste Plan (2015). The main policies are briefly outlined below.

5.2 **PT1.BE1 (2012) Built Environment.** The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should: 1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place; 2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties; 3. Be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people’s lives; 4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time); 5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance; 6. Incorporate a clear network of routes that

are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services; 7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art; 8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals; 9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas; 10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill; 11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for

Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape. Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2-Development Management Policies.

5.3 **DMHB 11 Design of New Development.** A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: • scale of development, considering the height, mass and bulk of adjacent structures; • building plot sizes and widths, plot coverage and established street patterns; • building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; • architectural composition and quality of detailing; • local topography, views both from and to the site; and • impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development5 sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for

collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

5.4 **DMHB 4 Conservation Areas.** New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

5.5 **DMHB 18 Private Outdoor Amenity Space.** A) All new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3. B) Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres. C) Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the street scene and the character of the buildings on the site. D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

5.6 **DMHD 1 Alterations and Extensions to Residential Dwellings.** A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) there is no adverse cumulative

impact of the proposal on the character, appearance or quality of the existing street or wider area; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; v) there is no unacceptable loss of outlook to neighbouring occupiers; vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained; and ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials. B) Rear Extensions i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth; iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level; iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet; v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted; vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres; vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house; viii)pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings. C) Side Extensions i) side extensions should not exceed half the width of the

original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses; v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation; vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back. D) Front Extensions i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused; ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and iii) notwithstanding the above, at least 25% of the front garden must be retained. E) Roof Extensions i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line; ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable; iii) raising of a main roof above the existing ridgeline of a house will generally not be supported; iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows. F) Front Gardens and Parking i) new or

replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

5.7 **DMT 2 Highways Impacts.** Development proposals must ensure that: i) safe and efficient vehicular access to the highway network is provided to the Council's standards; ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents; iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes; iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

5.8 **DMT 6 Vehicle Parking.** A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations. B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

5.9 **LPP 3.5 Quality and Design of Housing Developments (2016).** Strategic A Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption

against development on back gardens or other private residential gardens where this can be locally justified. Planning decisions and LDF preparation B The design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children, disabled and older people. C LDFs should incorporate requirements for accessibility and adaptability1, minimum space standards2 including those set out in Table 3.3, and water efficiency.3 The Mayor will, and boroughs should, seek to ensure that new development reflects these standards. The design of all new dwellings should also take account of factors relating to ‘arrival’ at the building and the ‘home as a place of retreat’. New homes should have adequately sized rooms and convenient and efficient room layouts which are functional and fit for purpose, meet the changing needs of Londoners over their lifetimes, address climate change adaptation and mitigation and social inclusion objectives and should be conceived and developed through an effective design process4. D Development proposals which compromise the delivery of elements of this policy, may be permitted if they are demonstrably of exemplary design and contribute to achievement of other objectives of this Plan. E The Mayor will provide guidance on implementation of this policy that is relevant to all tenures

6.0 CONSULTATION

6.1 Neither the applicant or their agent has undertaken an pre-application consultation.

7.0 LANDSCAPING

7.1 No landscaping alterations are proposed as part of this application.

8.0 ACCESS

8.1 No alterations are proposed to the access of the dwelling or the site as part of this application.

9.0 CONCLUSION

9.1 The proposed development adheres to the relevant policies of The Development Plan for the London Borough of Hillingdon, The Local Plan : Part 1 – Strategic Policies (2012). The Local Plan: Part 2 – Development Management Policies (2020), The Local Plan: Part 2: Site Allocations and Designations, The National Planning Framework, The London Plan – Consolidated With Alterations (2016) and the West London Waste Plan (2015).

9.2 The proposed roof lights are of a design that is in keeping with the existing dwelling.

9.3 The proposed roof lights do not adversely affect the street scene or unduly harm The Greenway Conservation Area.

9.4 The proposed roof lights are by virtue of their location, size and design in keeping with those of the original dwelling and do not affect the privacy of neighbouring dwellings.

9.5 The proposed roof lights are a sympathetic addition to the existing street scene and do not comprise the integrity of The Greenway Conservation Area, the architectural characteristics of the existing dwelling and therefore should be approved (subject to conditions).