

**Proposed extensions and alterations at:
34 Nicholas Way, Northwood HA6 2TS**



**Design and Access Statement
Planning Application**

12 Septamber 2022
2022.002/KP_V1

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CONTENTS

- 1. Introduction**
- 2. Site And Surroundings**
- 3. Existing Buildings**
- 4. Planning History**
- 5. The Design Process**
- 6. Amount Of Development**
- 7. Use Of The Site**
- 8. Site Layout**
- 9. Appearance**
- 10. Landscaping**
- 11. Sustainability**
- 12. Accessibility**
- 13. Waste And Recycling**
- 14. Summary**

APPENDICES

- A** List of drawings including a reduced set of application drawings
- B** Pre-application outline proposals

SEPARATE DOCUMENTS

- 1** Arboricultural Assessment by Quaife Woodlands

1. Introduction

- 1.1 This design and access statement has been prepared in support of a Planning application for extensions and alterations to the existing dwelling comprising the following principal elements:
- 1.1.1 Proposed single storey and part first floor rear extensions
 - 1.1.2 Conversion of garage to habitable space
 - 1.1.3 Increase of main roof ridge height
 - 1.1.4 Internal alterations
- 1.2 The proposed scheme allows for additional bedrooms and a large open plan kitchen, diner and living area.
- 1.3 The application site is under the ownership of Mr Selvarajah Manimaran.

2. Site and Surroundings

- 2.1 The application site is a 1140m² plot located within a predominantly residential area.
- 2.2 The site is situated to the north-west of Nicholas Way accessible via Ducks Hill Road (A4180) and Copse Wood Way, with Ruislip Woods to the south.
- 2.3 The application site is positioned near the town centre with good access to public transport links, local shops and amenities.
- 2.4 The topography of the site is generally level.
- 2.5 The extent of the site, existing properties, physical features of the site and boundary treatments are shown on the existing survey drawings by Akaal Architecture Ltd.
- 2.6 The property is neither listed nor in a conservation area, it is however situated within an Area of Special Local Character (ASLC).

3. Existing Buildings

- 3.1 The existing building is a mid-20th century, two-storey detached dwelling with detailing influenced by the Arts and Crafts movement.
- 3.2 The building is original to the Copse Wood Estate Area of Special Local Character (ASLC) and reflects the character and style in which the area was first developed.

- 3.3 The property is externally finished in a red brick and plain tiled hipped roof.
- 3.4 The front elevation features two projecting gables at first floor with mock timber detailing set off a rendered elevation. Between the gables are two modestly sized half-dormers at first floor and a mono pitched roof over the ground floor.
- 3.5 The south-west gable is original and jetties over a ground floor bay window.
- 3.6 The property appears to retain its historic metal casement windows with leaded lights.
- 3.7 The front forecourt comprises soft and hard landscaping and two vehicle crossovers providing access to the site. The application site lies within the area of Tree Preservation Orders 398 and 398 a1 and has a PTAL rating of 1a.
- 3.8 Given the absence of any reliable survey information, the applicant commissioned a dimensional survey of the existing buildings, including elevations which are submitted with the application.

4. Planning History

- 4.1 Relevant planning history relating to the site is as follows:

Application Ref.	Proposal	Decision	Date
16673/APP/2021/3814	Double storey rear extension, internal alterations, and loft conversion with rear dormer	Undecided	11.10.21
16673/B/84/0964	Retention of permission 16673/790440(P)	Approval	07.06.84
16673/A/79/0440	Householder development – residential extensions	Approval	14.03.79

- 4.2 There is no history of Town Planning Enforcement Action on the site.

5. The Design Process

- 5.1 The applicant appointed Akaal Architecture (AA) to prepare designs leading to the current planning application.
- 5.2 An outline design review based upon the following policies and guidance was conducted:
- 5.2.1 PT1.BE: (2012) Built Environments
- 5.2.2 DMHB 5: Areas of Special Local Character

- 5.2.3 DMHB 6: Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
- 5.2.4 DMHB 11: Design of New Development
- 5.2.5 DMHB 14: Trees and Landscaping
- 5.2.6 DMHB 12 Streets and Public Realm
- 5.2.7 DMHD 1: Alterations and Extensions to Residential Dwellings
- 5.2.8 DMT6: Vehicle Parking
- 5.2.9 LPP D1: (2021) London's form, character, and capacity for growth
- 5.2.10 LLP D4: (2021) Delivering good design
- 5.2.11 LLP D6: (2021) Housing quality and standards

5.3 The design process for this project unfolded as follows:

- 5.3.1 Initial preliminary proposals were prepared for client discussion as sketch layouts
- 5.3.2 Agreed outline proposals were prepared for Pre-Application consultation with LBH (London Borough of Hillingdon)
- 5.3.3 A Pre-Application was submitted on 31 March 2022 and a subsequent meeting with planning officer Christos Chrysanthou on 8 June 2022.
- 5.3.4 LBH response dated 1 August 2022 is based on the revised drawings prepared following the meeting having incorporated the officer's comments. (Drawings B01_A & B02_C) Report Ref.:16673/PRC/2022/74 summarised as follows:

Title	Pre-Application comments (01.08.22) - Ref.:16673/PRC/2022/74 Drawings S01, S02, B01_A & B02_C	Planning Scheme Drawings 03.01 & 03.02
<u>Principle</u>	<i>The site is in the developed area of the Borough and there is no objection in principle to extending the application property.</i>	-
<u>Design and impact on the character of the area</u>	<p><i>Revised plans have been received following the pre application meeting. The revised proposal retains more of the original character of the dwelling and corresponds better to its architectural style than the original proposal.</i></p> <p><i>The proposal would result in the formation of a crown roof. Whilst the formation of a crown roof is not supported by Policy DMHD 1, it is noted that recent developments at properties in Nicholas Way and within the</i></p>	Planning application scheme incorporates the officer's suggestions

	<p><i>wider area of special local character have resulted in similar hipped to crown roof adjustments including a recent approval opposite the site at No.37 Nicholas Way (35128/APP/2021/1098)</i></p> <p><i>Having regard to the above and taking a balanced view, the revised pre-application scheme is considered an improvement to the original scheme</i></p> <p><i>Further details would be required regarding the design detailing, materials and windows and revisions would be required to reduce the height of the new front gable window and ensuring the detailed design of the eaves and hipped elements match the existing dwelling</i></p>	
<u>Residential amenity</u>	<i>The two storey rear extension does not appear to breach the 45 degree line of sight from the nearest first floor rear window of the adjacent properties. The proposed rooflights would serve non-habitable rooms and being positioned in the front and rear roof slopes are unlikely to result in any significant overlooking that would impact on neighbour amenity.</i>	-
<u>Highway safety</u>	<i>The proposal does not appear to involve alterations to the existing access and the site appears to retain sufficient parking for several vehicles in the front driveway</i>	-
<u>Conclusion</u>	<i>The revised scheme is considered to have some merit and is an improvement to the original scheme submitted. To be supported by the council, any future application would need to address the concerns outlined in the above report over the design and details of the proposed extensions and possible impact on existing trees.</i>	Planning application scheme incorporates the pre-application officer's recommendations including an Arboricultural Assessment

- 5.4 The fundamental design approach attempts to minimise the impact on adjoining neighbours and retains the character and appearance of the existing building as required by Policies DMHD 1, DMHB 11 and DMHB 5 & 6.
- 5.5 The suggested pre application comments have been incorporated within the detailed planning scheme with a supporting Arboricultural Assessment.
- 5.6 Amended drawings B01_A & B02_C following the pre-application advice were positively commented upon by planning officer as summarised above.
- 6.1 Pre-Application drawings B01_A & B02_C were further amended to incorporate the above comments, as such, the proposal depicted on the planning application drawing **03.01 & 03.02** is deemed acceptable.

7. Amount of Development

- 7.1 It is considered that the proposed design fully honours the importance of the adjoining properties and scale, yet at the same time allows insertion of the depicted extensions such that overall setting is not compromised.

8. Use of Site

- 8.1 The existing use of the application site is C3 Dwelling house.
- 8.2 The proposal is to be enjoyed by the freeholder of the unit.
- 8.3 The proposal provides necessary new accommodation within a sustainable location as recommended within Hillingdon Local Plan.
- 8.4 The Council generally has policies to encourage additional private sector investment and promotes redevelopment.
- 8.5 On this basis it is considered that the proposed uses are acceptable and consistent with the Council and other policies and will allow maximum use of the site on an economically viable basis.

9. Site Layout

- 9.1 The layout of the scheme was strongly influenced by the following:
- 9.1.1 Existing footprint
 - 9.1.2 Adjoining properties and boundary conditions
- 9.2 The layout of the development ensures that there is no possible overlooking from proposed habitable rooms.

10. Appearance

- 10.1 In view of the nature of the existing street and its setting, it is considered necessary to ensure that any intervention must be discrete and that it should preserve and enhance both the architectural language and maintain the street scene aesthetics.
- 1.1 The general proposed materiality of the building is as follows; facing brickwork to match the existing London stock brickwork, traditional eaves detailing and plain tiled

roof. Parapet walls with re-constituted stone copings and powder coated aluminium fenestration to the proposed single storey rear extension element.

- 10.2 The brief requires a design life of at least 50 years which requires the building to be of a high quality, using quality materials, workmanship and detailing.

11. Landscaping

- 11.1 Hard landscaping will be permeable block pavements with existing soft landscaping to be retained.
- 11.2 It is envisaged that if a planning application is acceptable, reserved matters would apply to landscaping design and implementation.

12. Sustainability

- 12.1 A detailed Sustainability Assessment does not accompany the application
- 12.2 It is envisaged that if the planning application is acceptable, reserved matters would apply to detailed construction and services design and implementation.
- 12.3 It is considered that all new building elements, including services, will have to apply to national norms including all parts of the Building Regulations in force at the time of commencement of construction.
- 12.4 All new construction including services to emerging energy saving specifications. Double-glazing will be provided throughout.
- 12.5 Across the whole project the following will be implemented at technical design stage; subject to any forthcoming planning consent:
- 12.5.1 Low energy and intelligent light fittings
 - 12.5.2 Movement activated lighting fittings in bedrooms, bathrooms and corridors
 - 12.5.3 Dusk/dawn activated external lighting fittings
 - 12.5.4 Dual flush WCs
 - 12.5.5 U values based on Building Regulations requirements
 - 12.5.6 Use of variable extract speed fans to meet demand

13. Accessibility

- 13.1 Pedestrian access to the site is gained from the existing street level.

- 13.2 Wheelchair access across level thresholds is proposed as well as a semi ambulant wc at ground floor level
- 13.3 Postal deliveries will be as existing.
- 13.4 The design of lighting for the project includes:
 - 13.4.1 The natural topography of the land and the importance of the entrance
 - 13.4.2 Low level lighting will be generally provided in the external areas, and low level emergency lighting on circulation paths
 - 13.4.3 Existing street lighting is adequate for the purposes of the project
 - 13.4.4 Choice of external lighting fittings, signage and illumination of signage will be the subject of later design and planning conditions
 - 13.4.5 Energy conserving movement triggered fittings in circulation spaces with bedroom areas and all necessary emergency lighting

14. Waste and Recycling

- 14.1 The design of waste facilities will comply with the council's Planning Guidance, and we assume in accordance with BS EN 840 and as follows:
 - 14.1.1 Refuse collection will be as existing
 - 14.1.2 Storage of materials for recycling shall be separated
 - 14.1.3 Food waste, glass, cardboard, paper and plastic for recycling shall be separately stored for transportation
 - 14.1.4 Cardboard bundles shall be separated

15. Summary

- 15.1 The design has developed to ensure that the principal features of the site i.e building lines, site boundaries and general setting is preserved and enhanced by the proposal.

- 1.2 The need to develop the site is a direct response to the applicant's brief which is to provide additional sleeping accommodation and a well-designed open plan contemporary living and kitchen space.
- 15.2 The design of the site layout and the building is of high quality and fully sympathetic with the character and quality of the local area and setting
- 15.3 Akaal Architecture is a practice committed to providing our clients with the highest quality of service. We are experienced in managing all aspects of the design process from conception to completion. Our portfolio ranges from residential, commercial, residential urban planning, Ministry of Defence, places of worship and leisure. We are socially and environmentally responsible in our work, which is reflected in the use of innovative technology and sustainability.

Appendix A**List of Drawings and Other Documents Submitted**

Ref.	Drawing no.	Scale	Title
1	S01	1.1250 at A1	Site Location Plan & Site Photos
2	S02	1.100 at A1	Existing Plans
3	S03	1.100 at A1	Existing Elevations
4	03.01	1.100 at A1	Planning application drawings – Proposed Plans
5	03.02	1.100 at A1	Planning application drawings – Proposed Elevations
6	B01_A & B02_C	1.100 at A1	Pre-application outline proposals – Proposed plans & elevations
7	Quaife Woodland	NTS	Arboricultural Assessment
7	AA	NTS	Design and access statement (DAS)

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