

Design & Access Statement

Date: 26/05/17
Reference: UB83PU-DAS-0517
Revision: 03
Project: Two Storey Side Extension and Subdivision into Two Dwellings
Site: 102 Apple Tree Avenue, Hillingdon UB8 3PU

1. Introduction

The aim of the proposal is to increase the property on 102 Apple Tree Avenue, Hillingdon UB8 3PU, via the provision of a two storey side extension. The property will then be split into two dwellings, with the two storey side extension being a one bedroom dwelling. The property hosting the proposal is an end of terrace two storey dwelling.

The backbone of the design process was to conserve the aesthetic character of the property and that of the properties within the area. Furthermore, great considerations were given to the neighbouring properties, in order to avoid the proposal negatively affecting these.

The following sections of this document should be read in conjunction to the existing and proposed plans as listed below:

Existing Plans:

- UB83PU-DWG-001_01 – Existing Front Elevation
- UB83PU-DWG-002_01 – Existing Rear Elevation
- UB83PU-DWG-003_01 – Existing Side Elevation
- UB83PU-DWG-004_01 – Existing Ground Floor Plan
- UB83PU-DWG-005_01 – Existing First Floor Plan
- UB83PU-DWG-006_01 – Existing Roof Plan
- UB83PU-DWG-009_01 – Existing Front and Rear Gardens

Proposed Revised Plans:

- UB83PU-DWG-05171
 - Proposed Front Elevation
 - Proposed Rear Elevation
 - Proposed Side Elevation
 - Proposed Roof Plan
- UB83PU-DWG-05172
 - Proposed Ground Floor Plan
 - Proposed First Floor Plan
- UB83PU-DWG-05173
 - Proposed Dual Vehicular Access Route
- UB83PU-DWG-05174
 - Proposed Front and Rear Gardens

Additional Plans:

- UB83PU-DWG-201_00 – Ordinance Map (1:1250)
- UB83PU-DWG-202_00 – Ordinance Map (1:500)
- UB83PU-SKETCH-002_00 Front Elevation Lines
- UB83PU-SKETCH-001_00 New Vehicular Access Route

2. Design Considerations & Amount of Development

The property was not found to be within a conservation area. However, numerous design considerations were implemented in producing the design to conserve the original visual appearance of the property, as well as protecting that of the neighbouring dwellings.

The development's design was produced in line with the following documents:

- Hillingdon Design and Accessibility Statement (HDAS 2008)
- Local Development Framework Accessible Hillingdon Supplementary Planning Document
- London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies 2007
- The design is also in line with the London Unitary Development Plan.

2.1 History

An application was submitted to Hillingdon Council on 29th April 2016 with the same intention – to develop the property with a two storey extension to be used as a separate dwelling. The application was refused for the following reasons:

The proposed development....

(1) by reason of its projection forward of the recognised established return line along this side of Apple Tree Avenue on this corner plot and

(2) its excessive size, scale and bulk is considered to represent an unduly intrusive and incongruous form of development which would....

(3) fail to appear as a subordinate addition to the host dwelling and would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part.

We have consideration to each of the above and have addressed these points as follows:

1. The extension has been moved behind the established return line. Previously the proposal was 1m behind the front of the existing property. This has now moved back to 1.8m which is behind the return line of the neighbouring property.
2. The width of the proposal has decreased to exactly 2/3 of the width of the existing property. A distance of minimum 1m is maintained between the proposal and the neighbouring property.
3. We have decreased the size of the proposal (65sqm to 59sqm) as well as changing its position.

We believe having addressed the points above, we comply with the requirements of a successful development. We have taken the correct measures as advised by Case Officer, Nicola Taplin, to reduce the size and position of the development.

2.2 Two Storey Side Extension

Consideration was given to the two-storey side extension in terms of their setting and with particular reference to the character and quality of the overall street scene. As the photographs below show, a two storey extension will fit within the character of the set of four properties terraced on Apple Tree Avenue. In fact, the end-of terrace property at the other end of the terrace (no. 108) relative to the property in question (no. 102), already features a very similar extension to the one proposed. The proposal will therefore complete the terrace into an aesthetically balanced and pleasing development. The same can be said about the proposed garden area, as discussed in the section below.



Figure 1 - No.106 and No.108 Apple Tree Avenue



Figure 2 - No.102 - 108 Apple Tree Avenue

At least 1m will be maintained between the side extension and the boundary of the property. This is to comply with the Council's requirements, as well as providing the opportunity for external access to be retained to the rear part of a house and its garden and for periodic maintenance to be carried out to the side elevations, roof and gutters of the dwelling without the need to gain access to adjoining land.

As per the requirements, given the property being an end-of terrace dwelling, we aim to match the extension at no. 108. *In the previous application, we wanted to match the building symmetrically but due to the development not adhering to the 2:3 ratio of New Development to Original Dwelling, we have reduced the width so that it complies with this instruction.*

The two-storey side extension will be integrated with the existing house and now has set-back of 1.8m as opposed to 1m in the previous application. The movement of the extension addresses the issue of the extension encroaching the return line of the neighbouring property at 100 Apple Tree Avenue. The proposed side extension shall now be 4.1m in width as a property.

Another change we have made in this second revision as well as narrow the development, is to lengthen it in order to meet the required floor space (the proposed property is 59sqm). We have been able to keep the minimum required garden space also (the proposed garden is 42.15sqm). It is lengthened to the same extent as the rear extension of the original property, however it is tapered at the Southern corner of the property in order to maintain a 1m space between the proposed extension and the neighbouring property. At first floor level, the building finishes flush with the rear wall of the existing dwelling. The roof profile shall match that of the existing rear extension of the original dwelling.

The existing roof line will be maintained within the two-storey side extension, which will replicate the existing hipped roof profile.

2.3 Subdivision of the property into two dwellings

With the provision of the two storey side extension, it is proposed for the side extension to act as a separate dwelling, a one bedroom flat over two storeys. Layouts of how this will be achieved are provided in the attached plans.

2.4 Wall Finishes

The walls for the proposed extension shall be of a brick finish. We aim to match the colour of brick as best as possible. The new wall making up the proposed side extension, will be made completely of brick as is the current property – see the photograph below as well as drawings attached.



Figure 3 – Existing Side Elevation of the property.



Figure 4 – Existing Front Elevation of the property

2.5 Windows and Doors

All proposed windows and doors will be white PVC double glazed windows to match those existing. We have proposed the main door to access/egress to the new dwelling on the side elevation of the property as seen in the plans. Positively, this lies in character of the surrounding homes on Apple Tree Avenue.

On the front elevation, on the proposed side extension, we plan to have a new set of PVC windows, at ground floor level, of 2.4m x 1.25m to match the existing dwelling windows in style, colour and size. Centred above the new ground floor window, a new window at first floor level of 2.4m x 1.25m will match the existing first floor windows in style, colour and size. The sizes of the front windows are such that to match those on the two storey side extension of 108 Apple Tree. This in order to maintain continuity and balance between the developments on either end of the terrace.

2.5.1 Rear Elevation

On the rear elevation it is proposed to have a door for garden access with an adjoining window. At first floor level there will be two sets of windows of proportionate size to the existing property. The right window shall be obscured as this will be for the bathroom. They will be positioned relative to each other and relative to the existing house. These windows will match the existing in style and colour.

2.5.2 Side Elevation

As mentioned above, the door for the main entrance to the new dwelling shall be positioned on the left-most side of the side elevation. The side elevation wall will not accommodate any windows.

A 1.8m high security fence shall be installed to the right of the entrance door, spanning to the boundary of the property.

2.6 Increase in Floor Area/Space

The floor areas will change as shown in the table below. Please note all areas include partitions and staircases areas were only considered in the lower floor relative to the staircase.

Level	Existing (m ²)	Proposed (m ²)
Level 00	64.7	35.5
Level 01	40.6	23.5
TOTAL	105.3	59.0

This comfortably exceed the required 58m² for a one bedroom dwelling over two storeys.

3. Front and Rear/Side Gardens

3.1.1 Front Garden

As shown by the attached plans, in particular plans UB83PU-DWG-009 and UB83PU-DWG-05174, we can see that amendments are proposed to the front garden area. The guidelines suggest that the front garden should not be converted fully into hardstand, and that the green/grass areas should be retained at least as much as 25%.

The existing front garden is made up of both grass and driveway blocks. We aim to fence between front gardens and reposition the grass in order for both properties, existing and proposed, to have greenery and provision for parking. The existing property will have the hedge removed as shown in the picture below. All remaining hedges shall be retained. This will provide a new access for vehicles for the existing dwelling front garden, allowing for two cars and raised flower beds adjacent to the front of the house and fences either side.



Figure 5 – Hedge area to be removed

The proposed new dwellings' front garden will maintain enough existing hardstand for one parking space, the rest of the front garden space is to be converted to grass area. In total, the proposed 'green' (hedges, grass, flowerbeds) area, will be 3.4m² and hardstand/driveway area will be 2.6m².

These arrangements cause minimal changes to the overall street scene and creates a sense of continuity throughout the terrace and improves and balances its aesthetic features.

The provision of three parking spaces will match and exceed what the requirements stated by the national SDP guideline for properties of 4 bedrooms or more – which is 1.5-2.

Lastly, we propose a marginal change to the grass area in front of the properties to allow vehicular access to the existing dwelling. This will involve cutting into the grass verge (highlighted in the picture below and in UB83PU-SKETCH-001_00 New Vehicular Access Route) in order to allow sufficient space for the vehicle to enter the driveway using the dropped kerb currently in place. We aim to use tarmac with both a wearing and finish course.

We will employ two driveways, one for the proposed dwelling and one for the existing dwelling as shown by drawing number UB83PU-DWG-05173. This will provide for separate access to the parking spaces for each dwelling, hence removing any shared access



Figure 6 - Grass verge to be removed

As we can see from the photograph below, such proposal was adopted by the properties at no.104-108, on the other end of the terrace.



Figure 7 - Layout of Driveways at No.104-8 Apple Tree Ave

3.1.2 Rear/Side Gardens

3.1.2.1 Garden Space

The total proposed garden area for the new dwelling will be 42.15m². The garden space standards contained within the adopted plan advises that properties with one bedroom should have at least 40m² of garden, so we exceed this requirement. The original property will have a reduced garden area of 72m² excluding the outbuilding which meets the requirements of 60m² for a three bedroom dwelling.

The garden will be fenced off from the front elevation by means of traditional 1.8m high garden fences.

3.1.2.2 Vegetation

As per the photograph below, there is a small tree in the front garden. This will, upon consent, be removed in order to provide a vehicular space for the existing dwelling.



Figure 8 - Tree Location

4. The Construction Stage (General Overview of Materials to be Used)

The construction works will feature insulated stud walls for internal walls as well as a new insulated cavity walls for the perimeter walls. Bricks with insulation and Thermolite blocks will be used for the cavity walls. Timber will be used for the roof joists, tiles to cover the roof and black PVC will be used for the gutter, downpipe and fascia boards. The new floor areas will be made up of timber joists and timber planks with floor finishes as per the client preferences.

5. Conclusion

To conclude, given the above parameters, we can confidently deem that the proposal will not have a negative impact on the general street scene. On the other hand, it will aesthetically complete the terrace with a consistent and pleasing design. The appearance of the rear facade will be attractive as a result of good architecture. The development as a whole will use colours matching those of the existing property, creating a pleasing rhythm between the walls, windows and door frames of the proposed extension. The design of the extension also enhances the general visual aspect of adjoining buildings, which also feature side extensions almost identical to the one proposed.

The design of the proposed extension ensures that it will not reduce the levels of daylight and sunlight to adjoining buildings and gardens. Overlooking to neighbouring properties will also not be increased by the proposal.

The very simple and creative design approach leads to a proposed development which is both sensible and innovative. There seem to be no conflict with local or national planning policy, and for these reasons coupled with the amendments since the last application we believe this planning application should be approved.

In addition to the above, we have recently gained consent for a similar extension at a close by property, 2 Peach Tree Avenue. The proposal was for a double storey side extension with a further single storey extension to create a separate one bedroom dwelling. We believe the acceptance of the proposal for 2 Peach Tree Avenue gives us confidence and testimony that this proposal is feasible and lawful.

Due to the refusal of the first revision of these plans, we have amended the design according to the suggestions made by the Case Officer, Nicola Taplin as mention above in Section 2.1.

EXISTING



PROPOSED



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Architects & Civil Engineer*