

DESIGN ACCESS and HERITAGE STATEMENT

Site Address: 54 Elthorne Road Uxbridge Middlesex UB8 2PS

Applicant: Mr D Varley & Miss C Varley

Agent: Mr Simon Dickerson Planning Officer Anglian Home Improvements

Current Photographs:



Introduction: This document is submitted in support of the proposed replacement conservatory at the existing residential property at 54 Elthorne Road Uxbridge. This further application is following a recent refusal under Planning APP.REF./2021/ 3994 for the Replacement of existing side and rear conservatory due to the reasons specified in the decision notice dated 25th February 2022. The resubmitted application is substantiated with further justification and evidence provided on behalf of the homeowner and in conjunction with Anglian Home Improvements (AHI) with further mitigating circumstances now apparent.

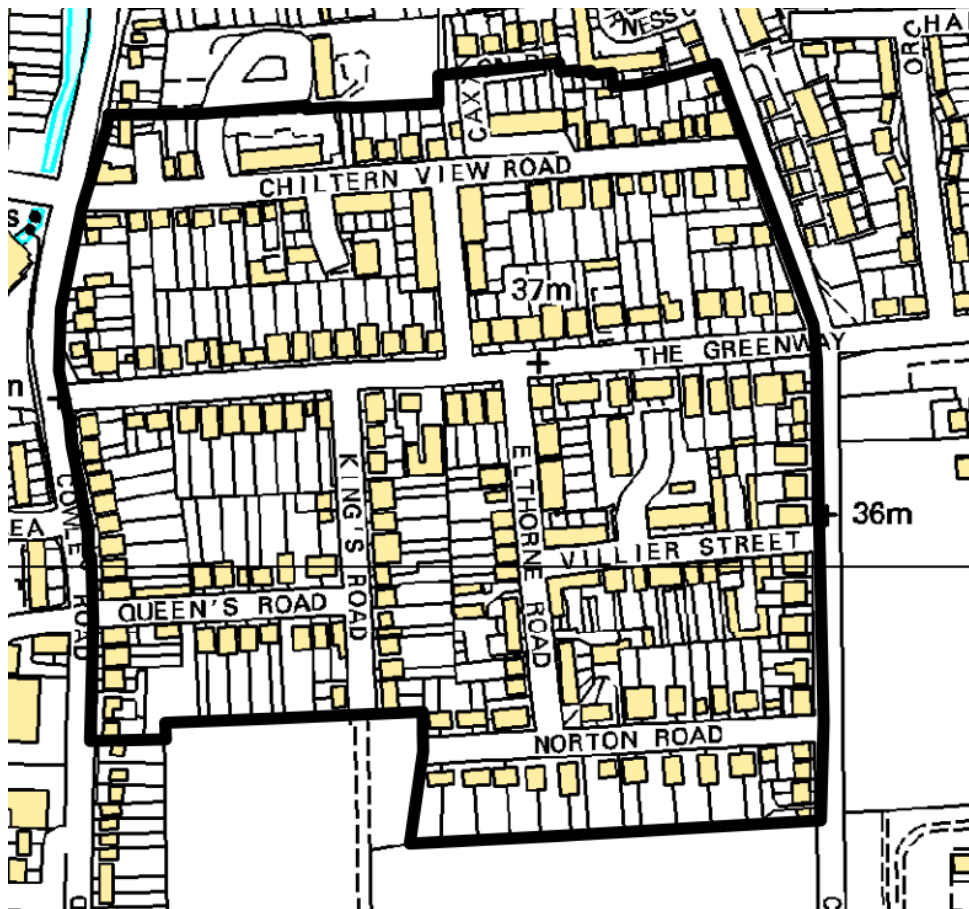
Existing Property front façade from Elthorne Road to remain unchanged:



The Site: The application site is located within The Greenway Conservation Area south of Uxbridge Town centre being 1 of 31 designated conservation areas in the London Borough of Hillingdon. As shown above the property is a two storey semi-detached late Victorian villa which has been previously developed in the past by the addition of a conservatory/covered way of various material constructions for decades. The site is located at the juncture of Elthorne Road and Norton Road. Albeit symmetrical in appearance from the front elevation

both properties numbers 52 and 54 have benefited from extra floor space with the addition of previous conservatory extensions additions.

Greenway Conservation Area:



Site Location (N.T.S.)



The property is a rectangular corner plot with the front shorter elevation facing Elthorne Road and the longer side elevation being on Norton Road. Please note that Norton Road is a no through road and from 25 Norton Road towards this end it is a private road, where residents are responsible for upkeep of the road. You will see the conservatory at 54 Elthorne Road is visible from Norton road across an approximately 2 metre wide driveway. There are no other views to the conservatory at street level apart from this point. Residents have a view of the roof of the conservatory from 6 properties along Norton Road from the first floor of their properties only. The site measures approximately 360 square meters

Approach to 54 Elthorne Road from Norton Road

Only view to conservatory travel west to east on Norton Road



Block Plan (N.T.S.)



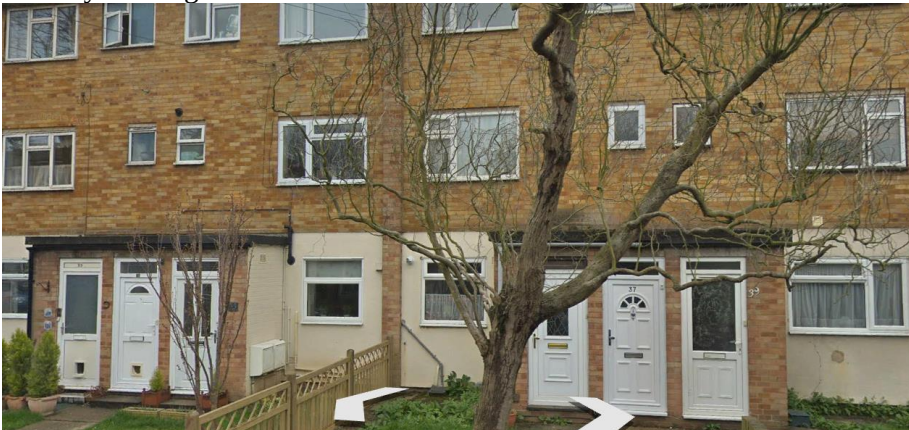
Streetscape – Local typologies:

The surrounding neighbouring properties are mixed, with a combination of Victorian, Edwardian, 1930s terraced houses, two-storey semi-detached houses, flats and more recently built three-story purpose-built housing blocks around and along Elthorne Road, together with detached houses. The height of all neighbouring buildings range between two and three stories with a small number of low rise 1960s private and council properties. There is no consistent architectural character along Elthorne Road or Norton Road and surrounding roads within the Conservation Area. Numerous properties have incongruous glazing frontage on the ground floor with the use of UPVC being specified and approved by Hillingdon Council in the past for extension additions/conversions of larger properties being renovated into flats and garage conversions etc.

3-storey housing block on Elthorne Road



3-storey housing block on Elthorne Road



Garage conversions in Norton Road



Typical Victorian houses in Elthorne Road 150 year old pubs in Elthorne Road and Chiltern View Roads recently renovated into flats utilising UPVC



Two Victorian detached houses boarding Villiers Street and Cleveland Roads renovated into flats recently, utilising flat roofs, UPVC windows and window proportions not in character with the Victorian architecture of the original building



Proposal Outline:

AHI have been contracted to erect a replacement of existing side and rear conservatory of the 2- storey semi-detached property. Our customer has chosen to replace the existing conservatory glass roof and wall frames whilst retaining the London stock brick dwarf walls due to a number of urgent and important reasons which will follow later in this

statement. Fundamentally the proposal is considered to be an improvement of the existing DIY failing structure to upgrade the external appearance of their property considered to be as a necessity whilst being a modest proposal sensitive to its surroundings and local heritage. Furthermore we are not intending to change or alter any features in relationship to the period architectural details of the host building as viewed from the Elthorne Road street scene but merely to replace and protect the integrity of the existing building structure.

Previous Property Planning History:

The original property has been the subject of two previous planning applications. One of these applications reference number 20866/B/88/2391 was approved for the erection of a boundary wall as detailed below albeit no details are showing on the Councils web site.

20866/B/88/2391	54 ELTHORNE ROAD UXBRIDGE	Erection of a boundary wall	26-10-88	Approval
20866/A/88/0072	54 ELTHORNE ROAD UXBRIDGE	Erection of garden shed (under section 53 of the act).	12-01-88	General Perm.Devt.

Surrounding Property Planning History:

Numerous surrounding neighbouring properties have had previous Planning Applications approved and have been significantly developed in the past from their original footprints in accordance with NPPF considerations and Local Plan Policies. Such examples include extension additions at both ground and 1st floor, garage conversions, conservatories etc. Numbers 39, 25, 12 Norton Road all have had previous Planning Permission given when UPVC has been specified as an acceptable material finish.

London Borough of Hillingdon - Planning.

PLANNING APPLICATION DETAILS

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Reference 33304/APP/2012/2777
Status Approval
Proposal Conservatory to rear
Location 39 NORTON ROAD UXBRIDGE

1.2 Proposed Scheme

Planning permission is sought for the erection of a rear conservatory to extend accross the entire width of the site, projecting 3.6m in depth with a monopitched roof measuring 3.49 in height. The brick plinth is shown to be constructed of bricks to match the existing dwelling and the frame of the conservatory is proposed to be white upv.

London Borough of Hillingdon - Planning.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Window UPVC/Aluminium Rooflights - Conservation type

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	UPVC / Aluminium

PLANNING APPLICATION DETAILS

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Reference 19982/APP/2019/3137
Status Refusal (P) (**Appealed**)
Proposal Single storey rear extension and alterations to side elevation
Location 25 NORTON ROAD UXBRIDGE

London Borough of Hillingdon - Planning.

PLANNING APPLICATION DETAILS

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Reference 17160/APP/2014/1322
Status Approval
Proposal Conservatory to rear
Location 12 NORTON ROAD UXBRIDGE

3. Description of Proposed Works

Please describe the proposed works:

Construction of conservatory in white UPVC, UPVC windows, French door and double hipped roof.

Images showing 39 25 Norton Road having previous UPVC conservatory Planning Approvals together with 52 Elthorne Road which has an existing conservatory in place:



Planning Policy Considerations:

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

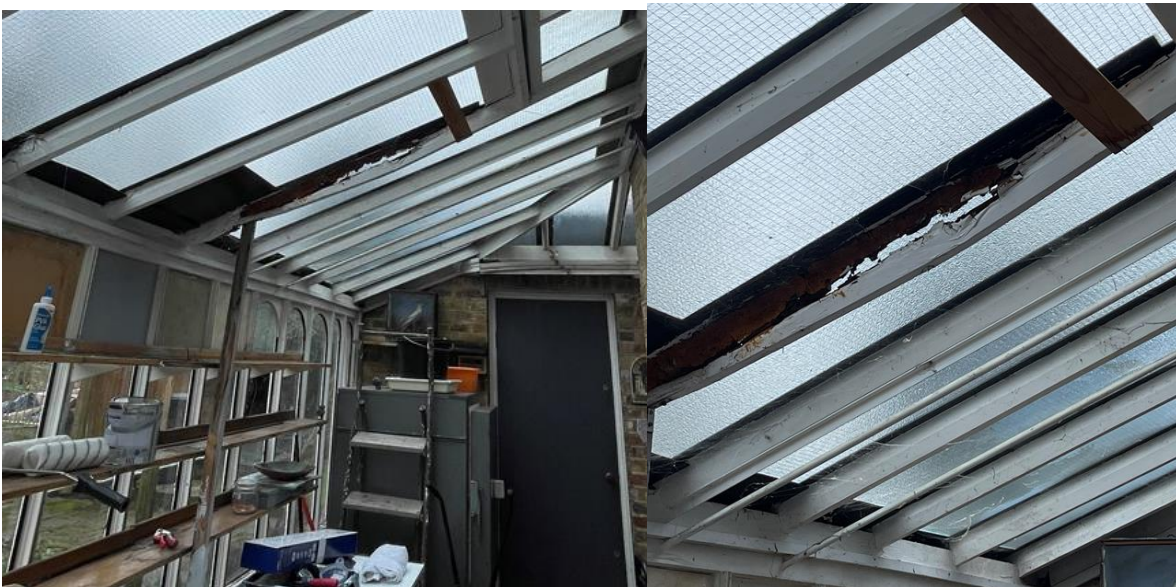
DMHD 1 D6 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking (2021)

LPP D6 Housing quality and standards

The Proposal-Design Principles:

Our customer seeks to replace the existing dilapidated DIY timber conservatory as it has now reached the end of its useful life. It cannot be repaired/maintained and as per the below image is currently a health and safety issue as it is now having to be propped up. Our customer has taken the decision to invest in replacing the dangerous structure to maintain the 4 person living accommodation/space provided whilst still protecting the fabric of the existing structure within the Greenway Conservation Area.



The single storey side and rear conservatory replacement proposed is subservient to the existing in that it is set well back from the front elevation of Elthorne Road and will be substantially well screened from Norton (Private) Road with the existing boundary wall fencing trellising and established surrounding planting. (See previous photograph provided)

The bulk, scale, location, design and materials of our proposal have been carefully considered and chosen for this site situation.

We consider the replacement proposal to be of an appropriate scale form and design and would not detract from the scale or character of the existing property, would not appear prominent or intrusive in the context of the site and its surroundings including the landscape and character of the Greenway Conservation area.

The replacement of the frames and roof with the use of UPVC will provide greater longevity retaining the usable space and maintain the value of the current property. Added enhancements will be in safety of the occupants, sound, draft proofing and security benefits. In essence with the use of materials being UPVC double glazing, U-values will be of a higher standard as minimise any form of heat loss and will address reducing the carbon footprint in line to tackle climate change COP26

The proposed side rear replacement conservatory will have no impact in terms of privacy sunlight or daylight on the adjoining neighbour - *“Seven neighbouring properties were consulted on 1-11-21. No comments were received during the public consultation period”*.

We are unaware as to whether any parish Council consultation/feedback was received and as to whether a site inspection was carried out? An e-mail received from the Planning Officer Hardev Gill dated 11.02.2022 stated *“This is likely to be put through for decision in the next two weeks, having reviewed the scheme it appears it will be recommended for approval at this juncture, however this is subject to management review”*.

Access/Parking:

There will be no change to the existing private driveway access arrangements which provides sufficient on site parking as a result of the replacement conservatory proposed.

Landscaping:

We will not be required to remove or cut back any hedges or trees on the site. A sufficient amount of amenity space will still be retained.

Conclusion:

We consider our current proposed replacement addition to be of a modest size, relates well to the existing dwelling, surrounding grounds, will be inconspicuous within the Greenway Conservation Area and is sympathetic in the choice of the materials chosen as a necessity. Our opinion and interpretation is that it respects the Greenway Conservation area status. Our proposal will have a negligible impact bearing in mind the site-specific merits mentioned above and below given the past history of the property and surrounding areas.

To conclude the scheme proposed gives the most aesthetically pleasing look, is not overbearing, is sited to the side /rear of the property and does not create any neighbourly privacy issues and would not be detrimental to the Greenway Conservation Area.

We trust our further application for our replacement project will also achieve a positive determination with the above details in mind.

