

Design and Access Statement

Relating to

Proposed increase in ridge height, pitch and design of main roof. New 2no. dormer windows on rear roof slope with rooflights and internal alterations.

at

**8 Cherry Orchard
West Drayton
UB7 7JR**

for

Mr & Mrs Nagarajan

Prepared by

Stones Architects Ltd
50 Coldharbour Lane
Hayes
UB3 3EP

9 July 2024

Project ref: 2024.013/SW/JC

Description of Existing House

The application site is comprised of a detached 2 storey house located along a street of very different properties, which has a diverse mix of vernacular style architecture on Cherry Orchard. The dwelling has painted brick walls and a tiled, hipped roof.

The site has Public Transport Accessibility Level (PTAL) of 3, which is reasonably good. The site has good transport links; including bus routes, West Drayton train station which is within walking distance and provides regular trains into London via the Elizabeth line.

The site is not subject to any Heritage Policies, see below:

- The site is not located within a Conservation Area
- The existing building and adjacent buildings are not statutory or locally listed
- The site is not in an Area of Special Character

Existing survey drawings and photographs are enclosed with the planning application.

Proposal

The proposal comprises of a new second floor with an increase in the ridge height, pitch to match adjoining properties and others on Cherry Orchard. New 2no. dormer windows on rear roof slope with rooflights and internal alterations to accommodate the above. A new stair to the second floor is provided from the first floor landing.

Planning History

The application site has the following relevant planning history:

Application Reference	Description	Decision
TBC	Proposed LDC, new single storey side extension	Awaiting decision
23645/APP/2000/1821	Erection of two storey and single storey front extensions.	Refused 29-09-2000
23645/APP/2001/2199	Erection of a two storey front and single storey porch extension.	Approved 03-12-2001

Brief

The applicants wish to extend their house to provide additional bedrooms for their family. They have four dependents which requires an additional 2no. bedrooms. The applicants would like to extend and adapt their house to cater for their family and provide a better planned dwelling more suited to modern living.

Planning Policies

The London Borough of Hillingdon (LBH) Local Plan Part 2, Householder Development Policies have been referred to when designing the proposed application scheme.

Stones Architects Ltd (SA) obtained Pre-Application Advice from Richard Buxton, the Duty Planner at LBH, the details of which are discussed in the Design section below.

Design

Outline drawings were prepared for pre-application comment, please note the following:

Ref	LBH Duty Planner Comments	SA Application Scheme
1	LBH: Unlikely that the LPA would support the proposal, suggested re-designing the roof with hipped ends and reducing the height	This pre-application scheme showed a gable ends to the new roof design and a full width dormer. SA drawings submitted for pre-application: <ul style="list-style-type: none">Existing S02, S03, S04 and S05Outline proposed B01A, B02A, B03A, B04 and B05AAttached to the appendix
2	No. 10 Cherry Orchard has a lower roof form than nos. 4 and 6, therefore being closer to no. 10 would be a better option	<ul style="list-style-type: none">A revised design was submitted (B01A, B02B, B03B, B04B and B05B)Attached to the appendix
3	LBH comments: The proposal is heading in the right direction.	The existing roof pitches are as follows: <ul style="list-style-type: none">No.10 is 44 degreesNo.8, 40 degreesNo.6, 48 degrees

		The proposed roof pitch of no. 8 (the application scheme) is 48 degrees, with a hipped roof design.
4	<p>LBH suggested using bonnet tiles and plain hipped tiles to match existing.</p> <p>Generally worth a submission on the revised design, as the planning process will determine if acceptable.</p>	<p>The height of the existing roofs from ground level are as follows:</p> <ul style="list-style-type: none"> • No.10, 8475mm • No.8, 7732mm • No.6, 10000mm <p>The proposed designed height of no.8 is 8700mm, which is slightly higher than no.10 and lower than no.6</p>

The proposals are shown on drawings listed in the Appendix at the end of this statement.

Materials used will be to match existing work, and will comprise of the following:

- New plan roof tiles to match existing
- Bonnet tiles to match existing
- Lead clad dormer windows

Access

The existing street access to the site will be retained.

The new proposals will comply with the Building Regulations current at the time of commencement.

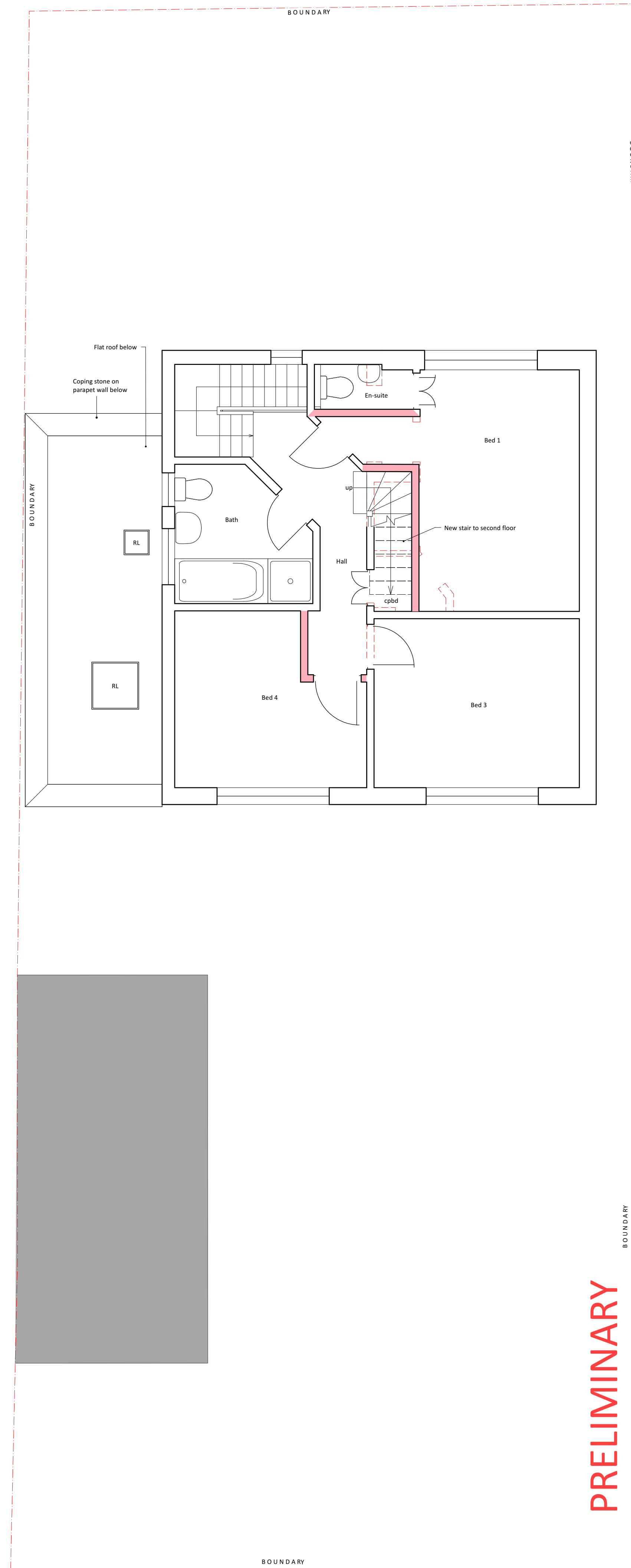
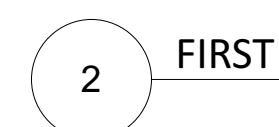
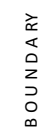
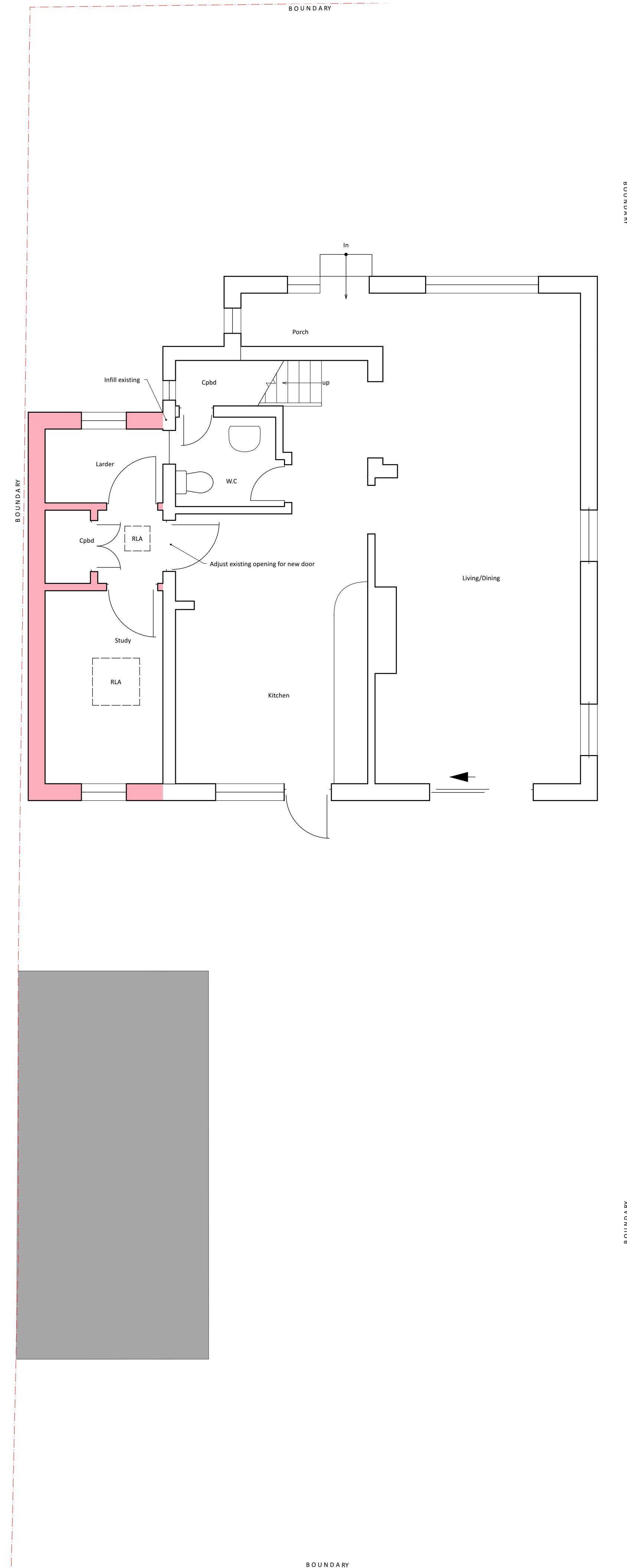
Existing refuse arrangements will continue.

Existing vehicle parking will be retained, no additional off-street parking is envisaged with the proposals.

Appendix A

List of documents submitted with the application.

Drawing no.	Drawing title
S01	Site location plan
S02	Existing ground and first floor
S03	Existing roof Plan
S04	Existing elevations
D01B	Proposed plans
D02B	Proposed elevations & sections
D03B	Proposed axonometrics
D04B	Proposed exploded axonometrics
D05B	Roofscape photo survey
D06B	Roofscape photo survey
Doc	Design and Access Statement



A	26/04/2024	Proposed stairs, bed 1 access & en-suite redesigned.
ISSUE	DATE	REVISION

PROJECT

8 CHERRY ORCHARD, WEST DRAYTON

CLIENT
MT CHAKKARAVARTHY NAGARAJAN

DRAWING

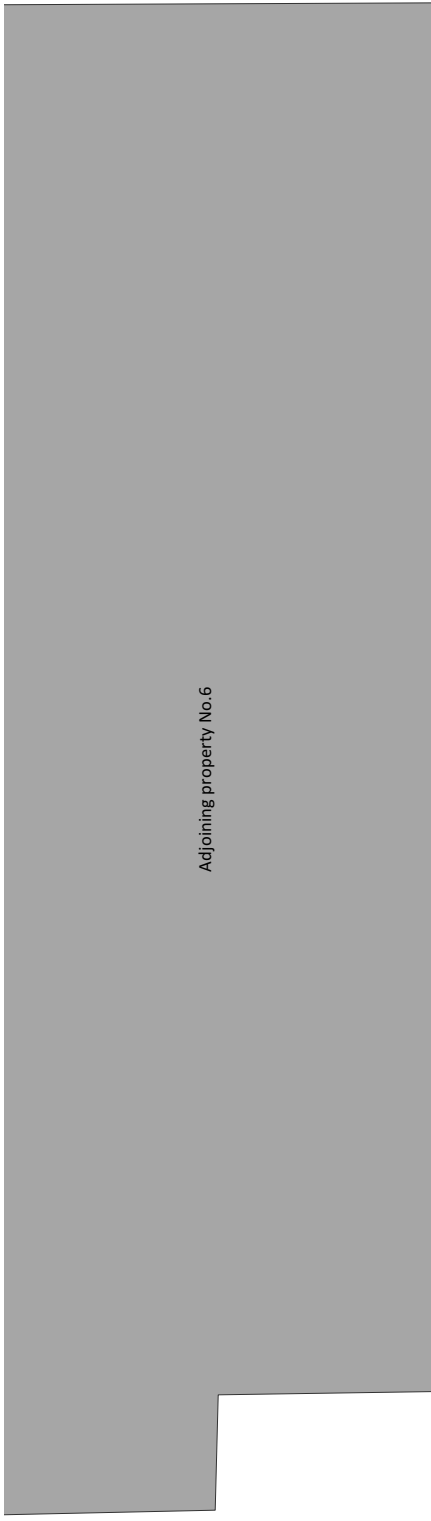
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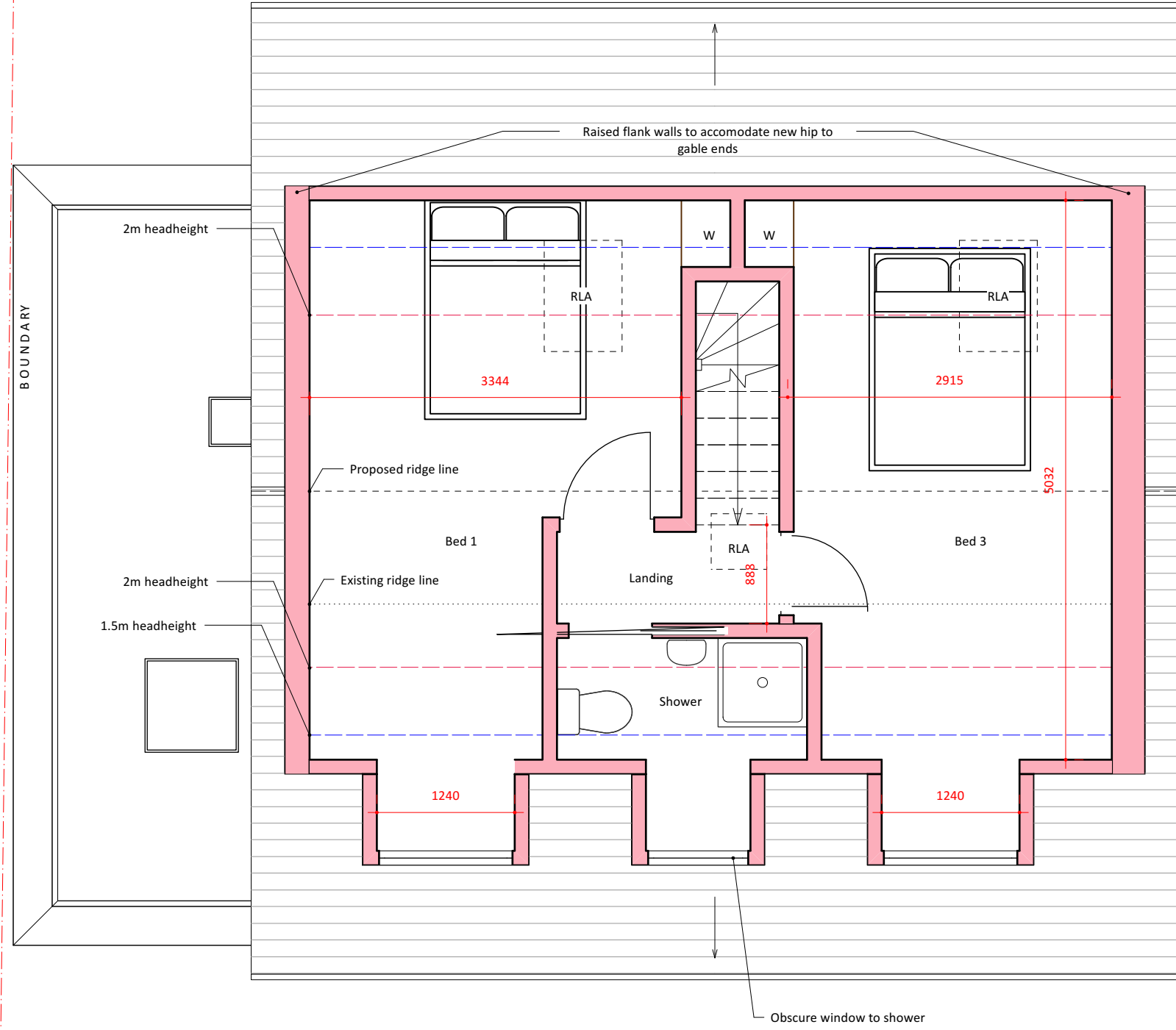
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SCALE	1:50				
DRAWN	S.W.	CHECKED	JC		

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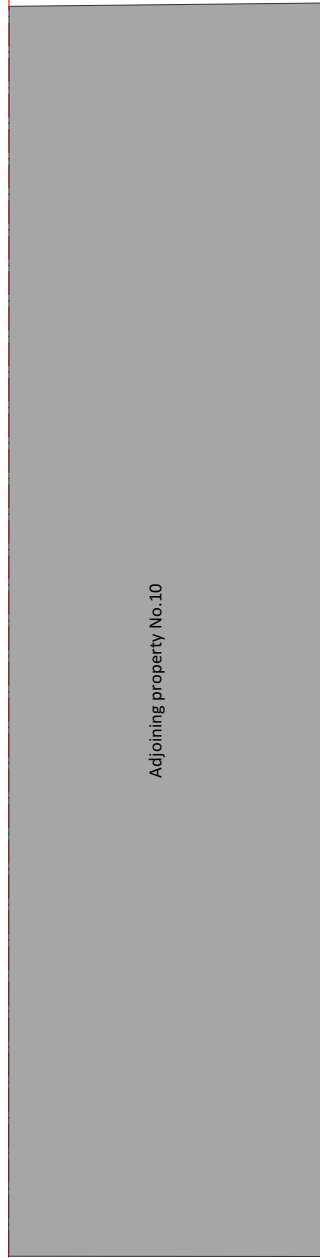
B01-A



Adjoining property No.6



Adjoining property No.30



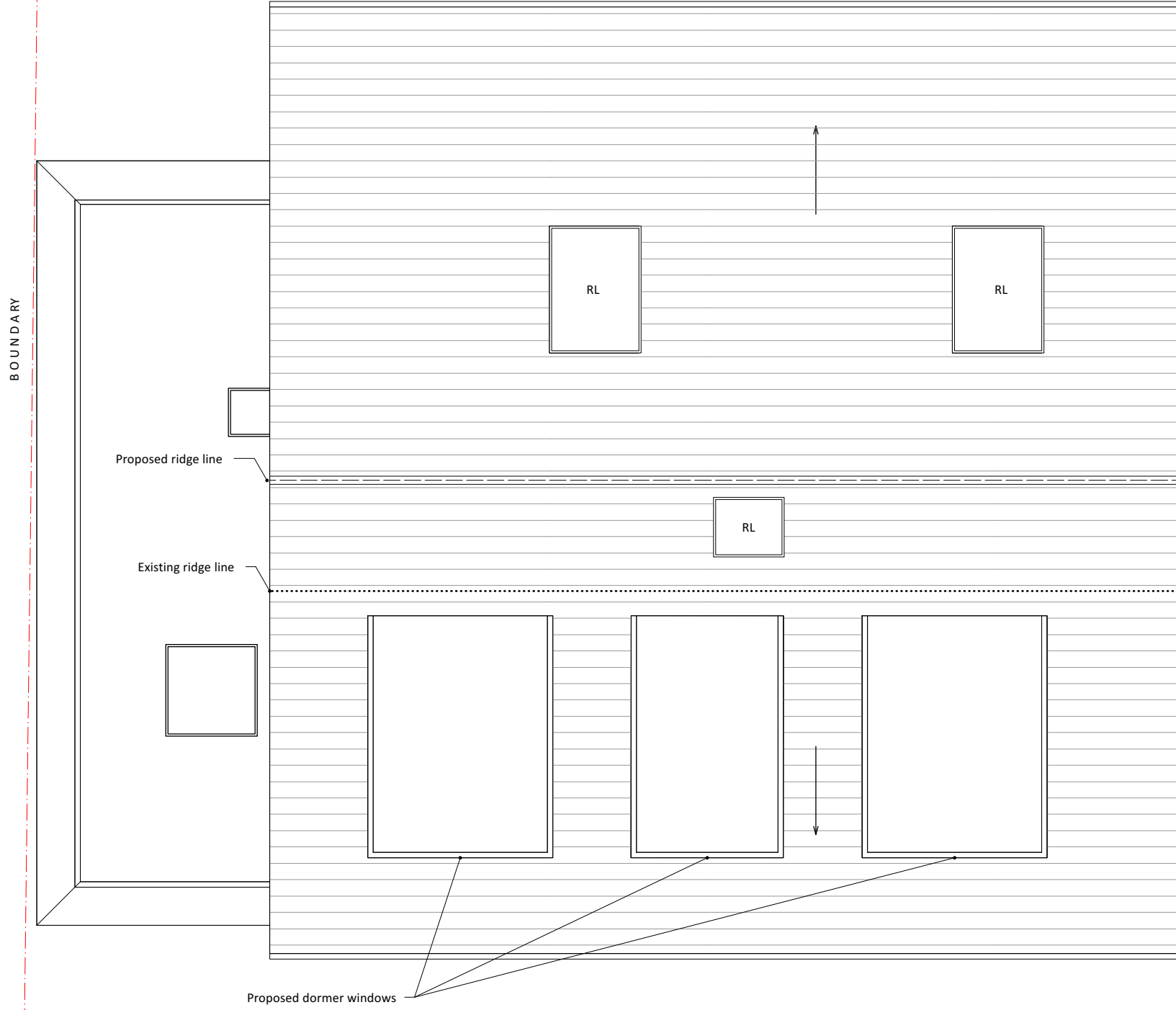
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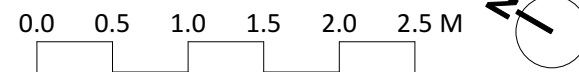
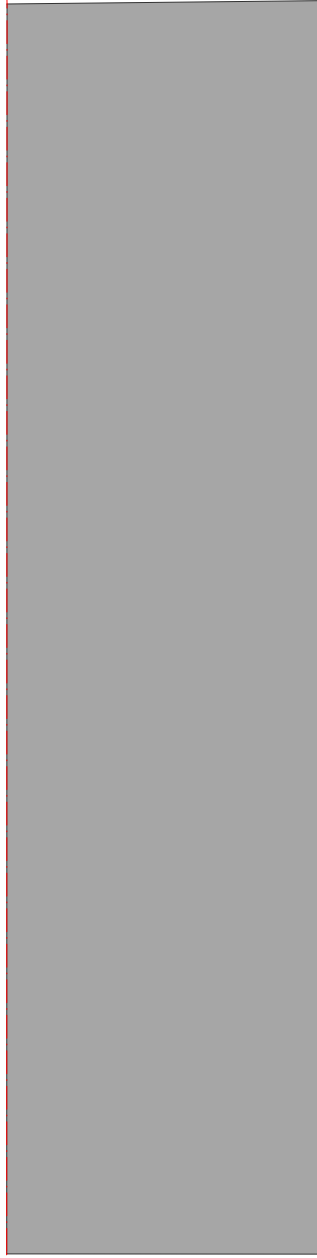
Adjoining property No.6

1 SECOND

4 ROOF



Adjoining property No.6



PRELIMINARY

ISSUE	DATE	REVISION
A	24/04/2024	Addition of dimensions to second floor plan

PROJECT
8 CHERRY ORCHARD, WEST DRAYTON

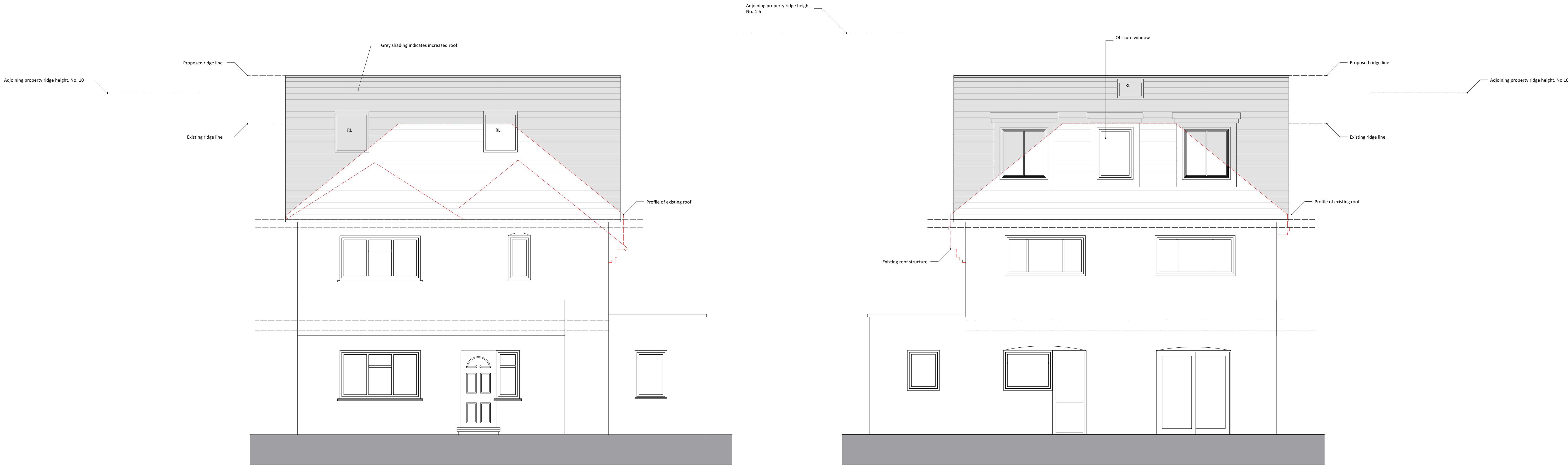
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DRAWING
OUTLINE SECOND & ROOF PROPOSED



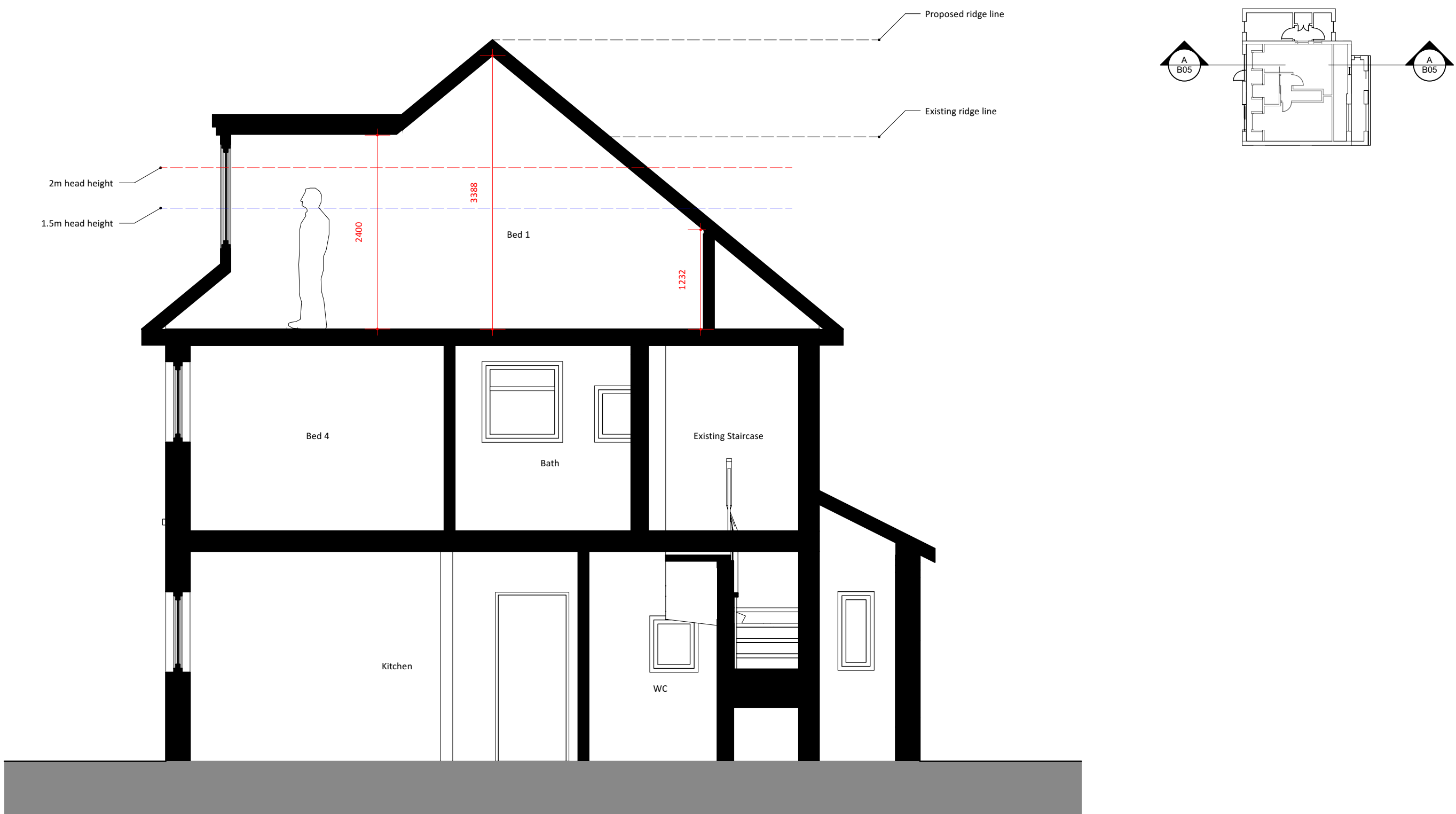
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1 North

2 South



3 SECTION A-A

PRELIMINARY

ISSUE	DATE	REVISION
A	24/04/2024	Addition of section to page & rescale

PROJECT
8 CHERRY ORCHARD, WEST DRAYTON

CLIENT
MT CHAKKARAVARTHY NAGARAJAN

DRAWING
OUTLINE PROP. ELEVATIONS & SECTION



PROJECT #	2024.013	DWG #		REV	
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PRELIMINARY

ISSUE	DATE	REVISION
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PROJECT
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DRAWING
O.P. STREET ELEV. CHERRY ORCHARD

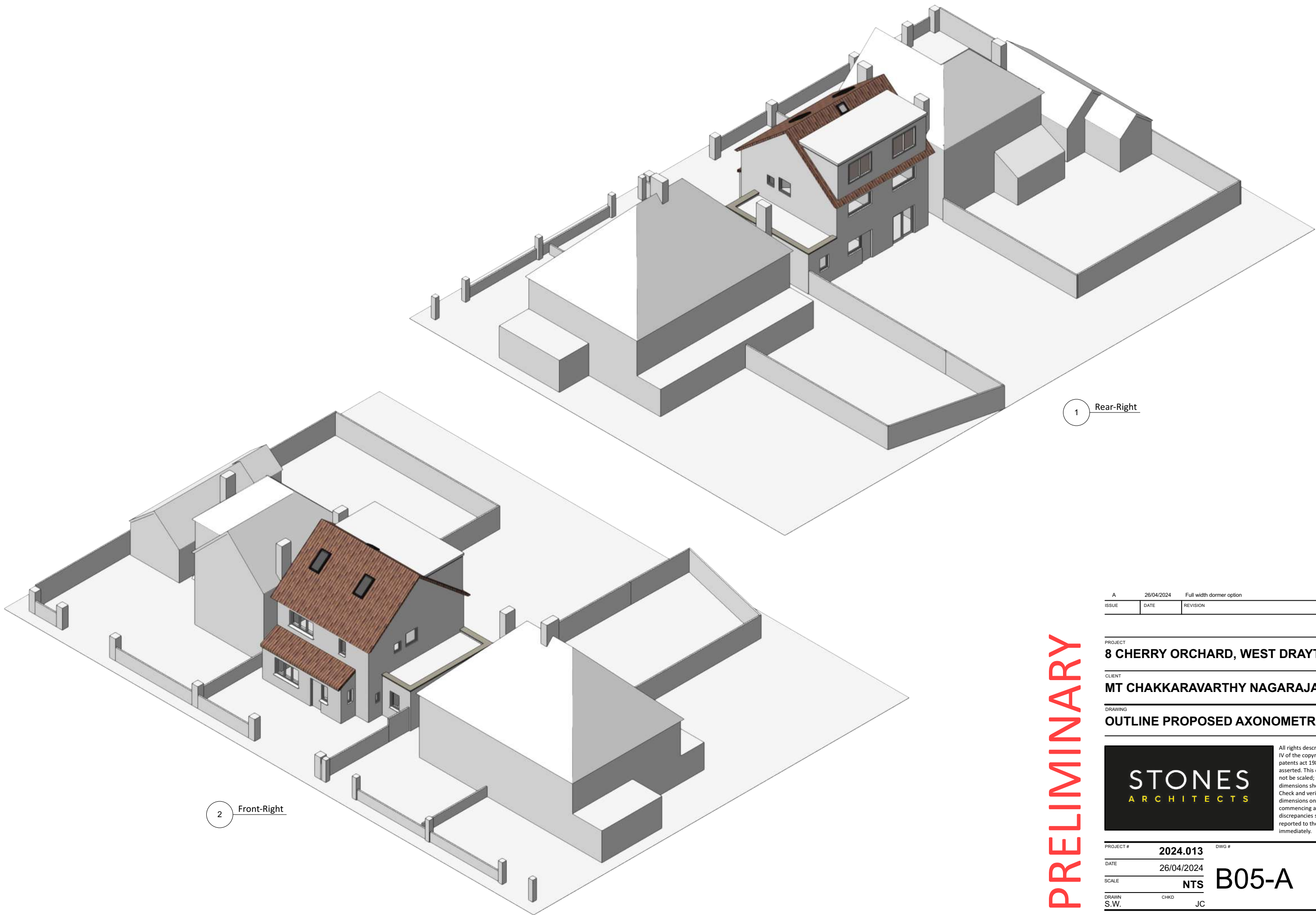
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B04



1 Rear-Right

2 Front-Right

PRELIMINARY

A	26/04/2024	Full width dormer option
ISSUE	DATE	REVISION

PROJECT
8 CHERRY ORCHARD, WEST DRAYTON

CLIENT
MT CHAKKARAVARTHY NAGARAJAN

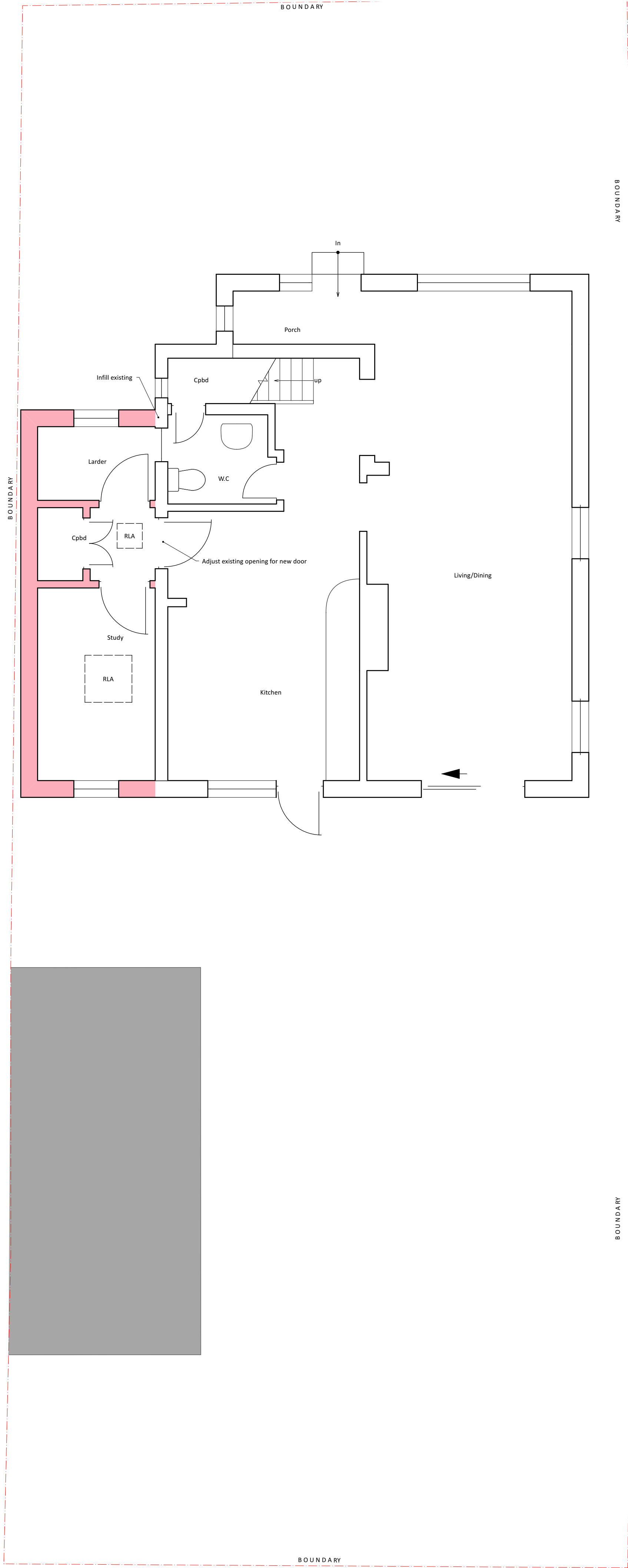
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B05-A



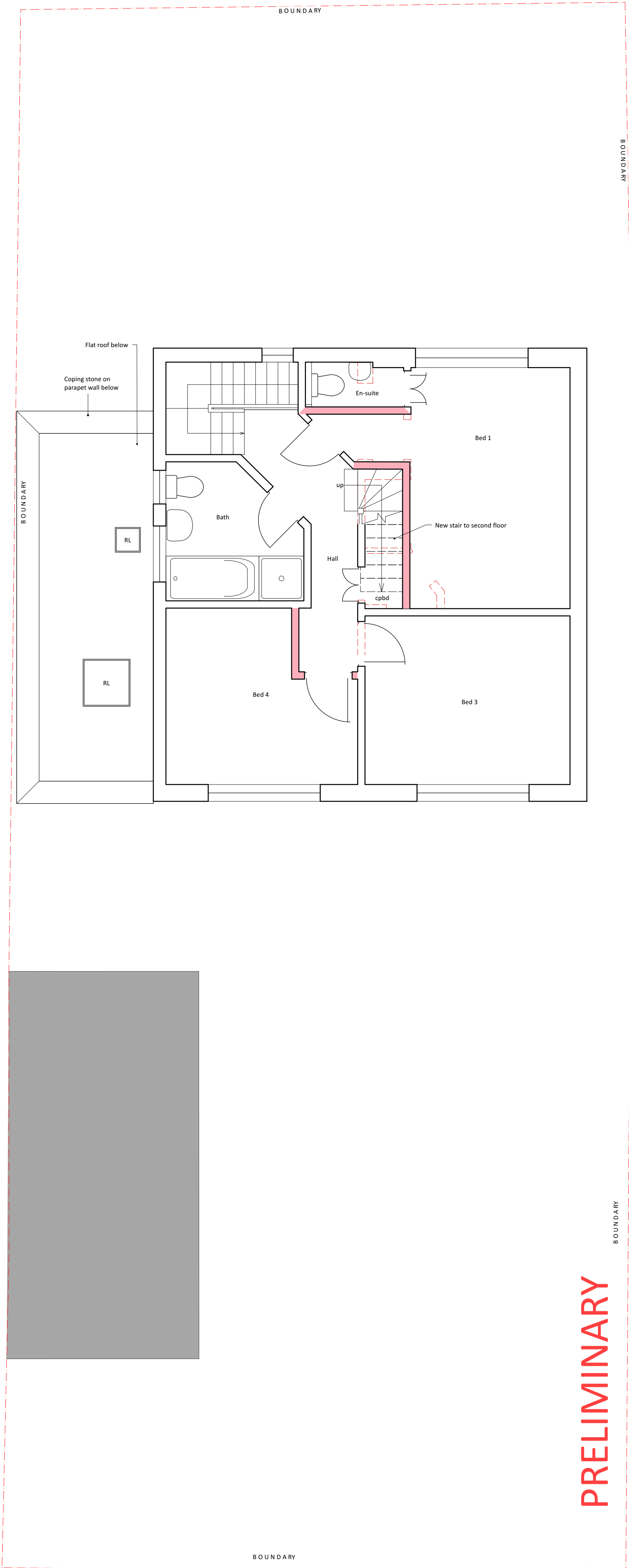
1 GROUND

ADJOINING PROPERTY NO. 8

ADJOINING PROPERTY NO. 10

BOUNDARY

BOUNDARY



2 FIRST

ADJOINING PROPERTY NO. 10

BOUNDARY

BOUNDARY

PRELIMINARY

ISSUE	DATE	REVISION
A	28/04/2024	Proposed stairs, bed 1 access & en-suite redesigned.

PROJECT
8 CHERRY ORCHARD, WEST DRAYTON

CLIENT
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DRAWING
OUTLINE GROUND & FIRST PROPOSED

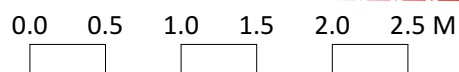


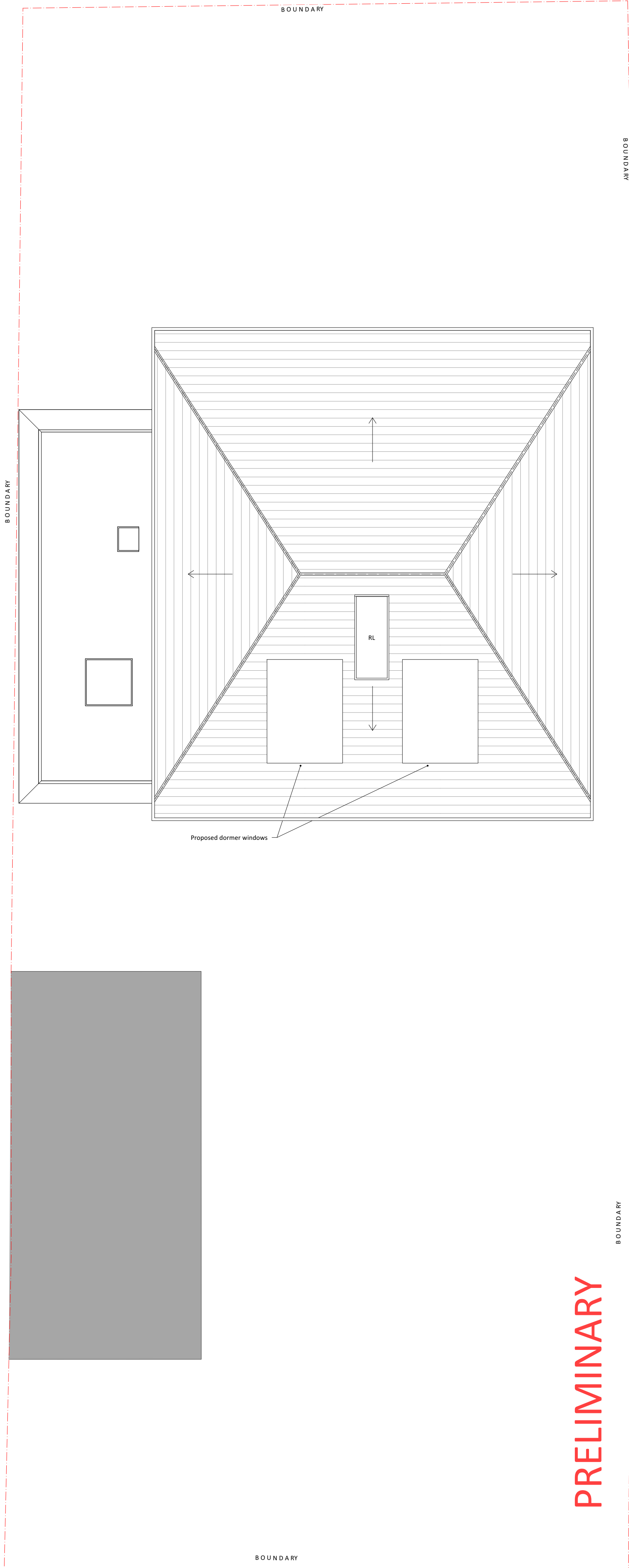
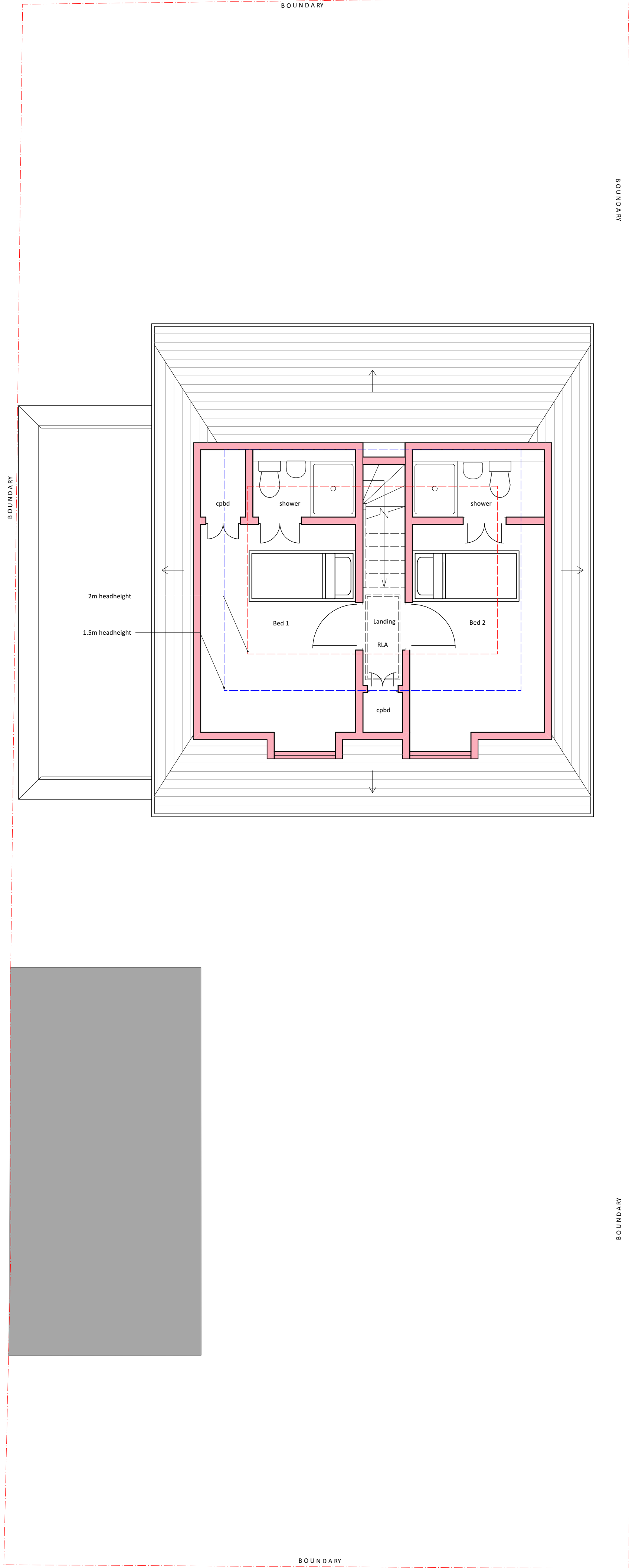
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PRELIMINARY

B	22/05/2024	Redesign of roof and second floor
A	24/04/2024	Addition of dimensions to second floor plan
ISSUE	DATE	REVISION

PROJECT
8 CHERRY ORCHARD, WEST DRAYTON

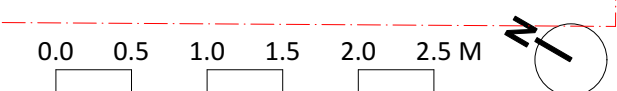
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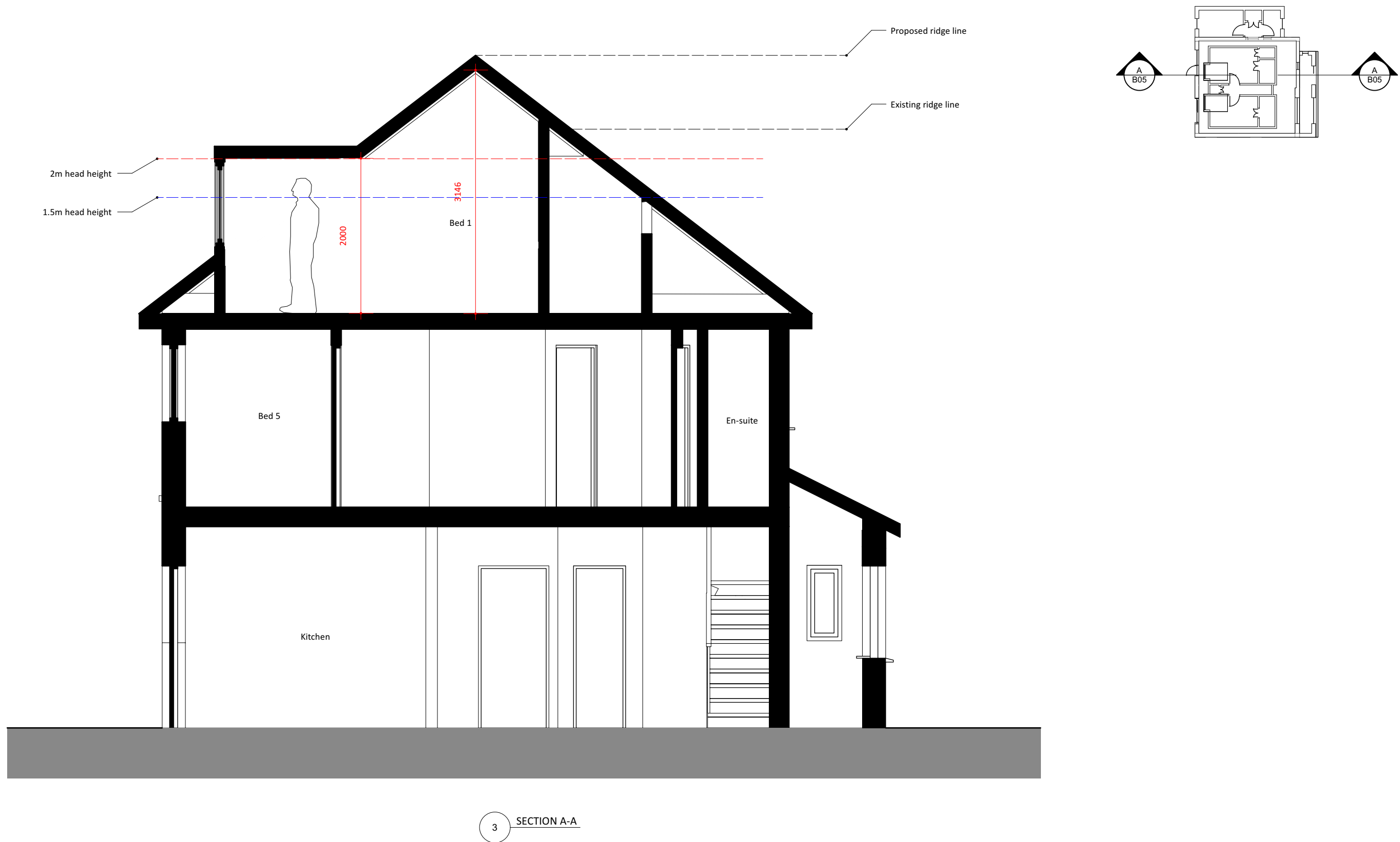
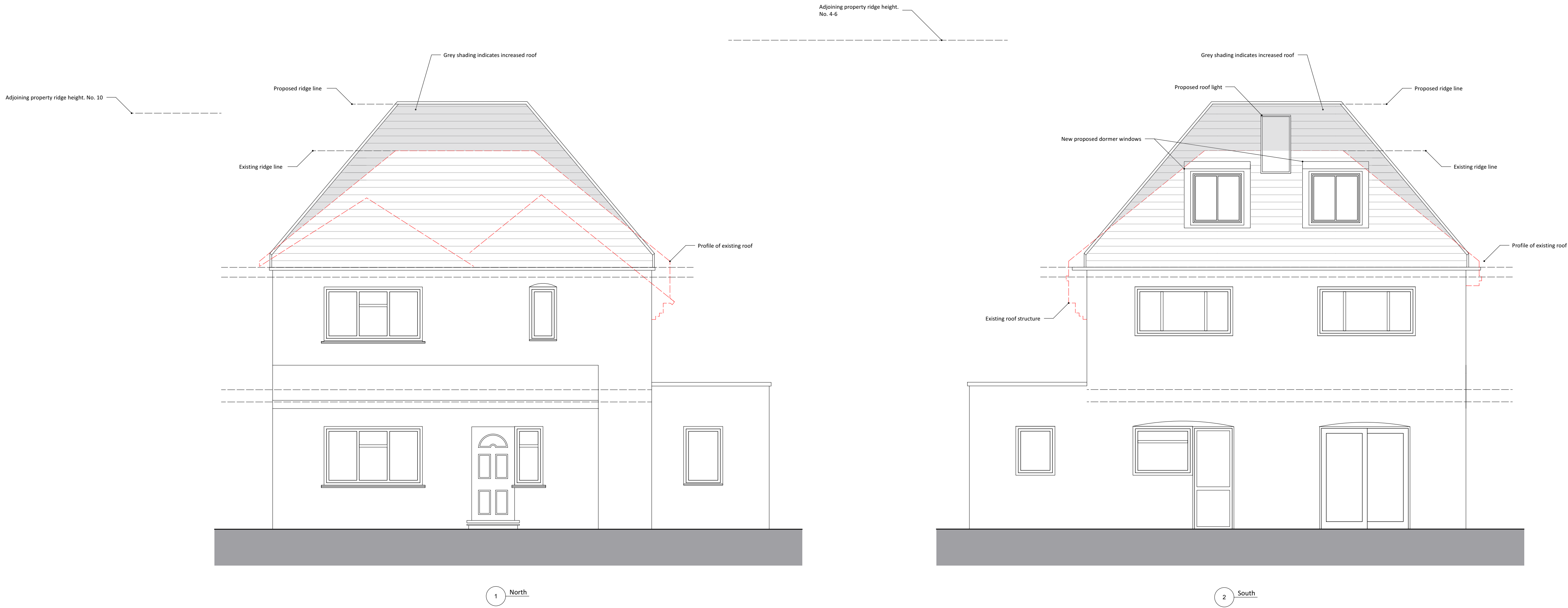
DRAWING
OUTLINE SECOND & ROOF PROPOSED



PROJECT #	2024.013	DWG #		REV	
DATE	22/05/2024				
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B	22/05/2024	Redesign of roof and second floor
A	24/04/2024	Addition of section to page & rescale
ISSUE	DATE	REVISION

PROJECT
8 CHERRY ORCHARD, WEST DRAYTON

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DRAWING
OUTLINE PROP. ELEVATIONS & SECTION

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1 Proposed



2 Existing

PRELIMINARY

B	22/05/2024	Redesign of roof and second floor
A	24/04/2024	Addition of existing elevation
ISSUE	DATE	REVISION

PROJECT
8 CHERRY ORCHARD, WEST DRAYTON

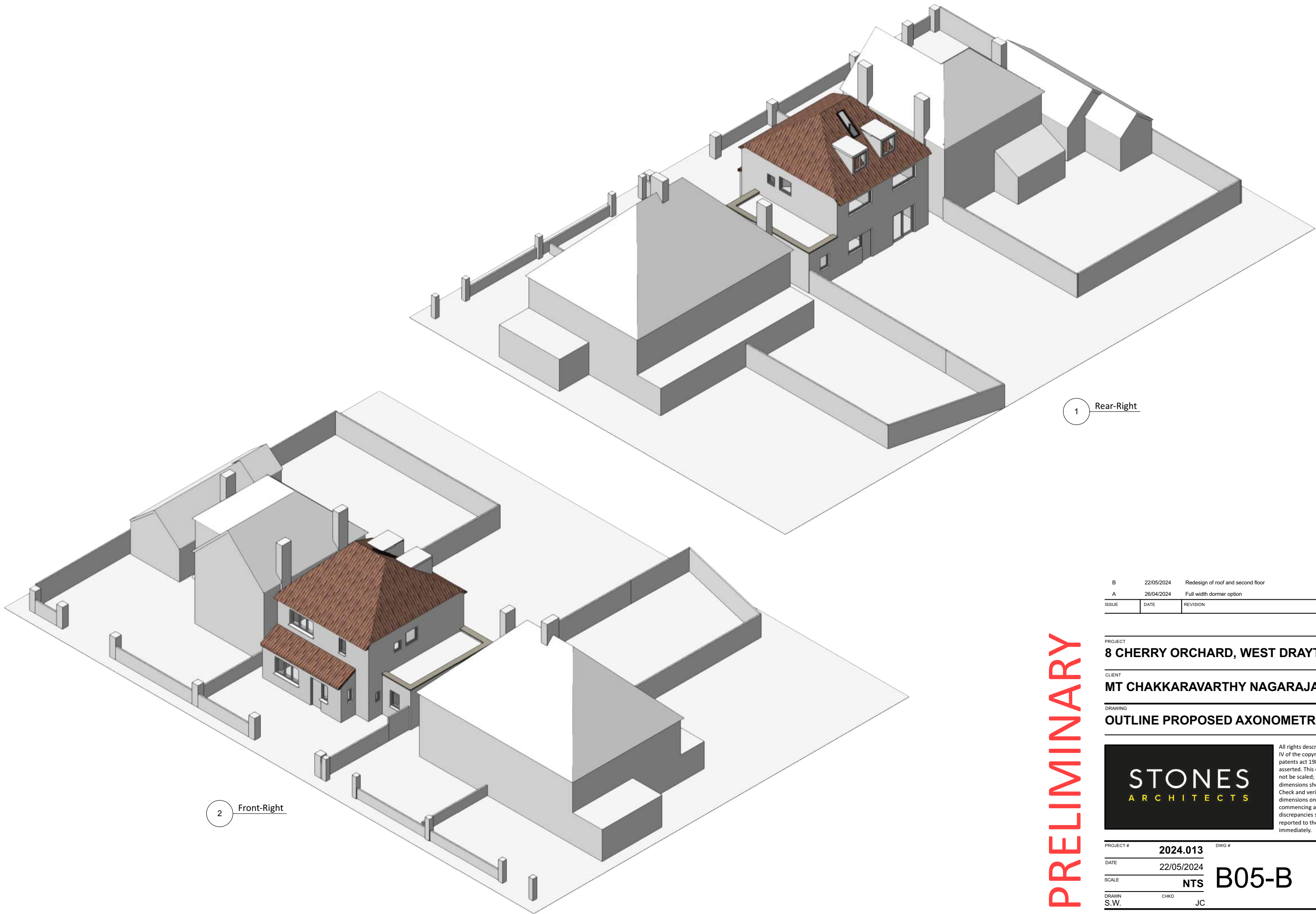
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DRAWING
OUTLINE STREET ELEVATION



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S.W.			

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1 Rear-Right

2 Front-Right

PRELIMINARY

B	22/05/2024	Redesign of roof and second floor
A	26/04/2024	Full width dormer option
ISSUE	DATE	REVISION

PROJECT
8 CHERRY ORCHARD, WEST DRAYTON

CLIENT
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B05-B