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 50 COLDHARBOUR LANE HAYES UB3 3EP

Brief Design and Access Statement

Relating to

Single storey rear extension, part single storey side extension with lightwell, part double storey rear extension with alterations.

At

**74 Clayton Road
Hayes
UB3 1BA**

For

Mr & Mrs Sidhu

Prepared by

Stones Architects Ltd
50 Coldharbour Lane
Hayes
UB3 3EP

2 February 2023

Project No. 2023.036

Description of Existing House

Brief Design and Access Statement to support a Householder Planning Application for a new single storey rear extension, part single storey side extension with lightwell, part double storey rear extension with alterations at the application site, 74 Clayton Road, Hayes UB3 1BA.

The existing house is a brick built two-storey terrace house (end of block), finished externally in painted render.

The site is not located within an area of conservation, nor are the buildings on site or adjacent to no.74 statutory or locally listed.

Existing survey drawings are enclosed with the planning application.

Planning

The London Borough of Hillingdon adopted their 'Supplementary Planning Guidance/Documents'. This document has been reviewed before undertaking the proposed design and alterations.

Over the years the Council has approved applications for numerous buildings including rear roof extensions depending on the type of building, location, detailing etc. Key considerations are location (visibility from afar), size, effect on adjoining properties and design.

The application site has the following planning history:

- 23964/APP/2024/206 – Permitted Development: New rear facing dormer window with rooflights, awaiting decision.
- 23964/APP/2015/3167 - Use of roof space as habitable room involving the installation of two rooflights to the rear (Application for a Certificate of Lawful Development for an Existing Development. Approved in August 2015
- 23964/77/1074 - Established use certificate (P), approved August 1977.

Many houses in the borough have suffered from unseemly alterations often carried out without consent.

Brief

The applicant wishes to upgrade the property to provide a better planned single dwelling, which caters for modern living.

Design

The significant external changes proposed involve the following:

- Proposed single storey rear/side extension with a lightwell
- Proposed part rear double storey extension
- New French windows

With the extensions and alterations the architects were able to provide a better planned space.

The construction of the proposed extension is in painted render generally to match existing. The flat roof covering is to be a single ply membrane with a pre-cast concrete coping over the parapet walls. Thus, the range of materials and detailing is drawn from a palette existing at the time of the original design as it is considered that a more contemporary approach would conflict with the general grain of the area.

A lightwell has been provided to provide light to the kitchen and to the new dining area so that the plan doesn't become deeper with providing natural light to middle of the house.

Pre-Application Advice

We received Pre-Application comments from the Duty Planning Officer, Richard Buxton (LBH), see below:

- Single storey rear/side extension - We were advised that the extension would require Householder Planning Consent, as it is greater than 3m from the back (further) wall. LBH suggested a submitting an application and if the depth was a concern the appointed case officer would contact us regarding a reduced depth. It should be noted that there are examples of a 6m rear extensions on Clayton Road, however a Prior Approval Application would not be applicable in this case due to the stepped rear elevation.
- Part double storey rear extension – Generally acceptable, demonstrate 45-degree sight lines from the adjoining window at no.76. Please refer to the application drawings.

It is considered that the new extension at this location will have no adverse affects on the adjoining properties.

The fenestration is proposed to maximise the sunlight and daylight within the ground floor.

Access

The existing street access will be retained. The new proposals will comply with the Building Regulations current at the time of commencement.

Appendix

List of documents submitted with the application.

Drawing no.	Scale	Drawing title
S01	1.1250 at A3	Site location plan
S02	1.100 at A3	Existing ground and first floor
S03	1:100 at A3	Existing second floor and roof plan
S04	1:100 at A3	Existing elevations
D01A	1.100 at A1	Proposed ground and first floor plans
D02	1:100 at A3	Proposed roof plan
D03	1:100 at A3	Proposed elevations
D04	1:200 at A3	Existing & proposed site plan
DAS	NTS	Design and Access Statement

ends