



**Rebel Design
Studio**

Planning - Design & Access Statement

**Laura & Hussein Taleb
94A Fairway Ave, UB7 7AW**

Contents

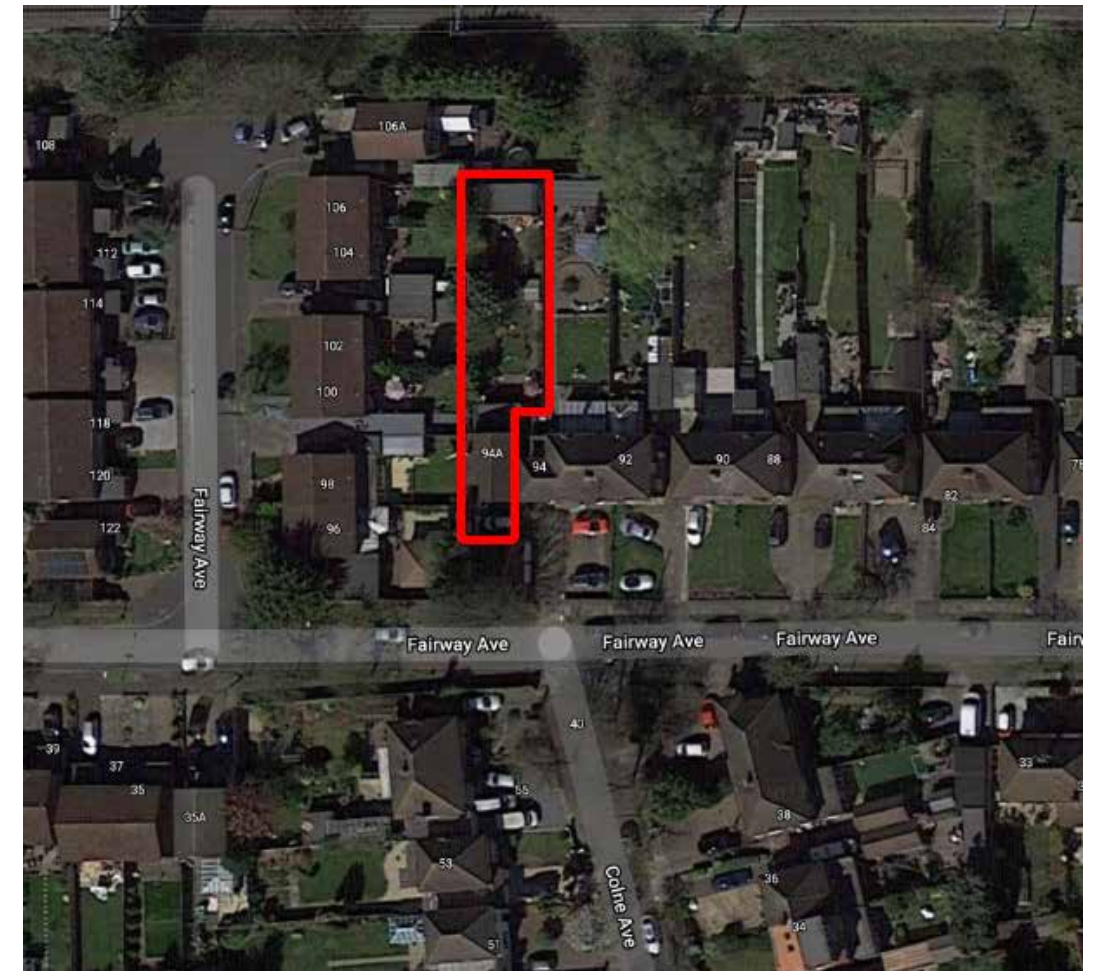
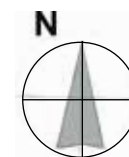
1. Introduction	3
2. Existing Property	4
3. Proposed Design - Site Layout	6
4. Proposed Floor Plans	7
5. Proposed Design	8
6. Proposed Design - 3D Visuals	10
7. Conclusion	14

1. Introduction

This Design & Access Statement has been prepared to supplement the accompanying planning drawings for the construction of new extensions to be sited to the front and rear of the existing dwelling. The proposals contained in this report are based on information available at the time, including some historical survey information and photographs of the property.



Front elevation of existing house



Aerial view of existing house and surrounding buildings



Rear elevation of existing house

2. Existing

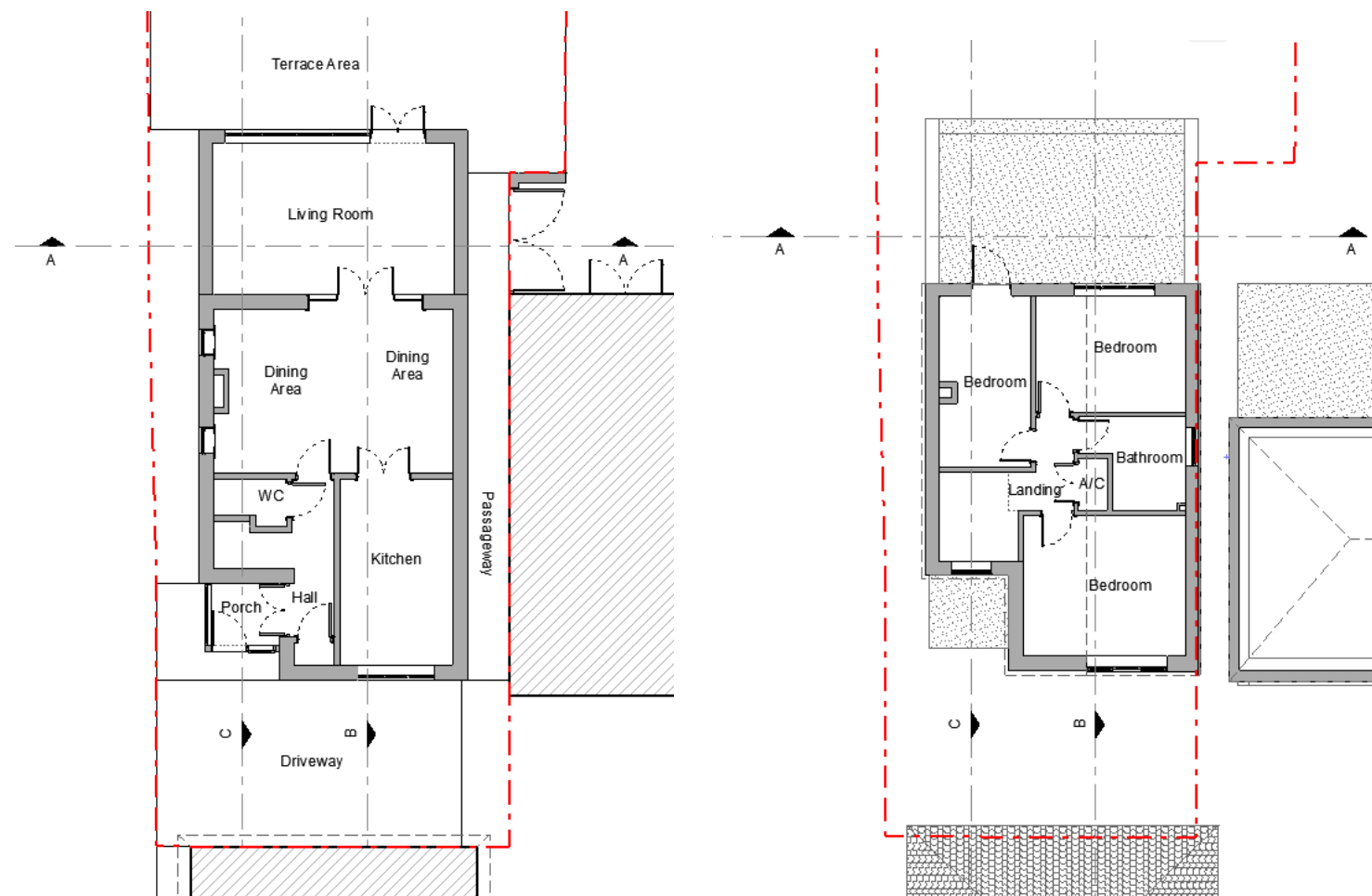
2.1 Floor plans & Elevations



Existing West Elevation

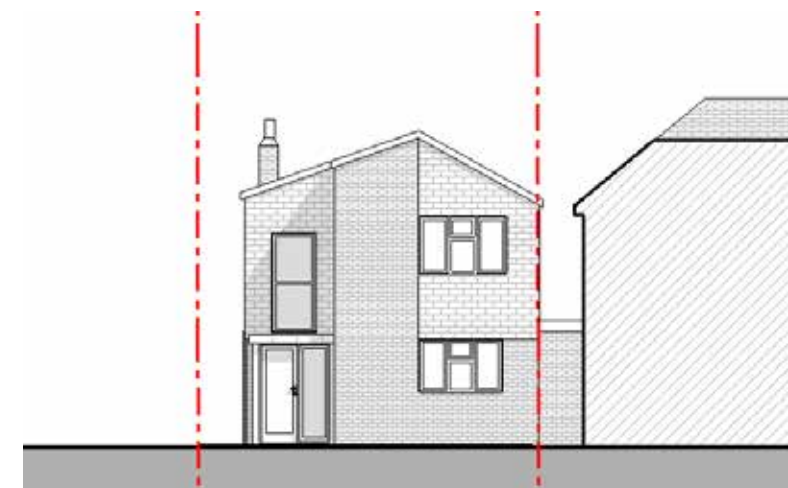


Existing East Elevation



Existing Ground Floor Plan

Existing First Floor Plan



Existing South Elevation



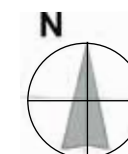
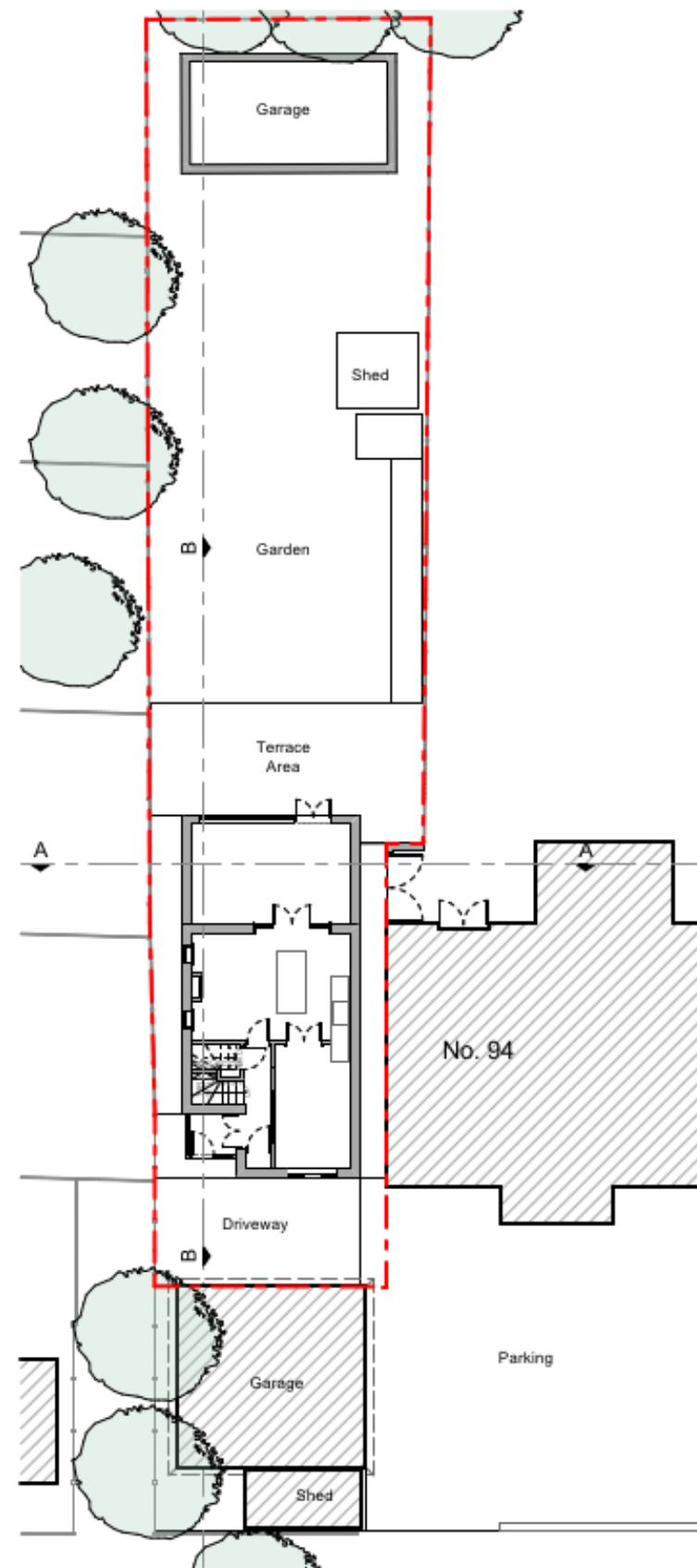
Existing North Elevation

2.2 Site Photos



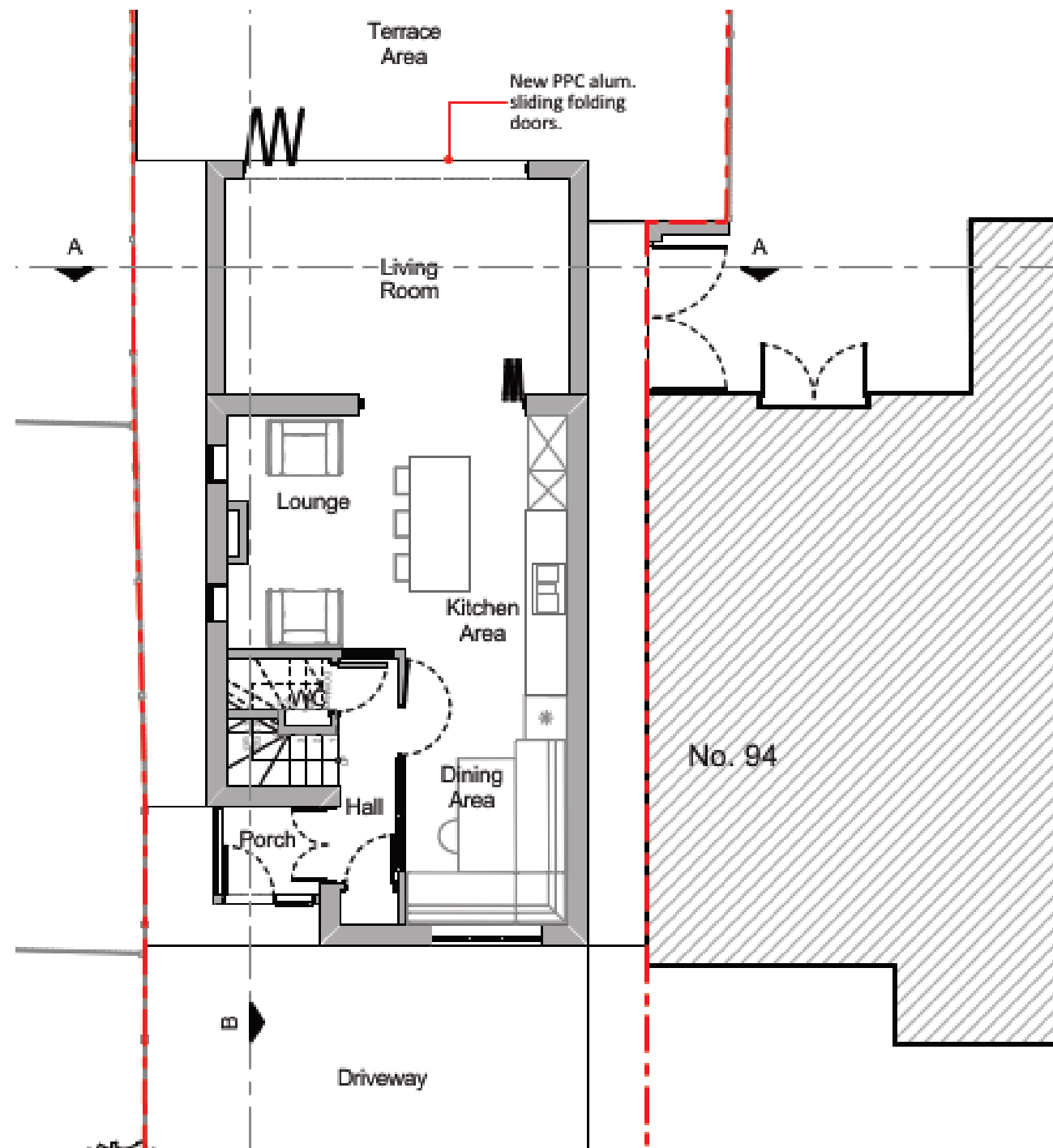
3. Proposed Design - Site Layout

3.1 Site Analysis

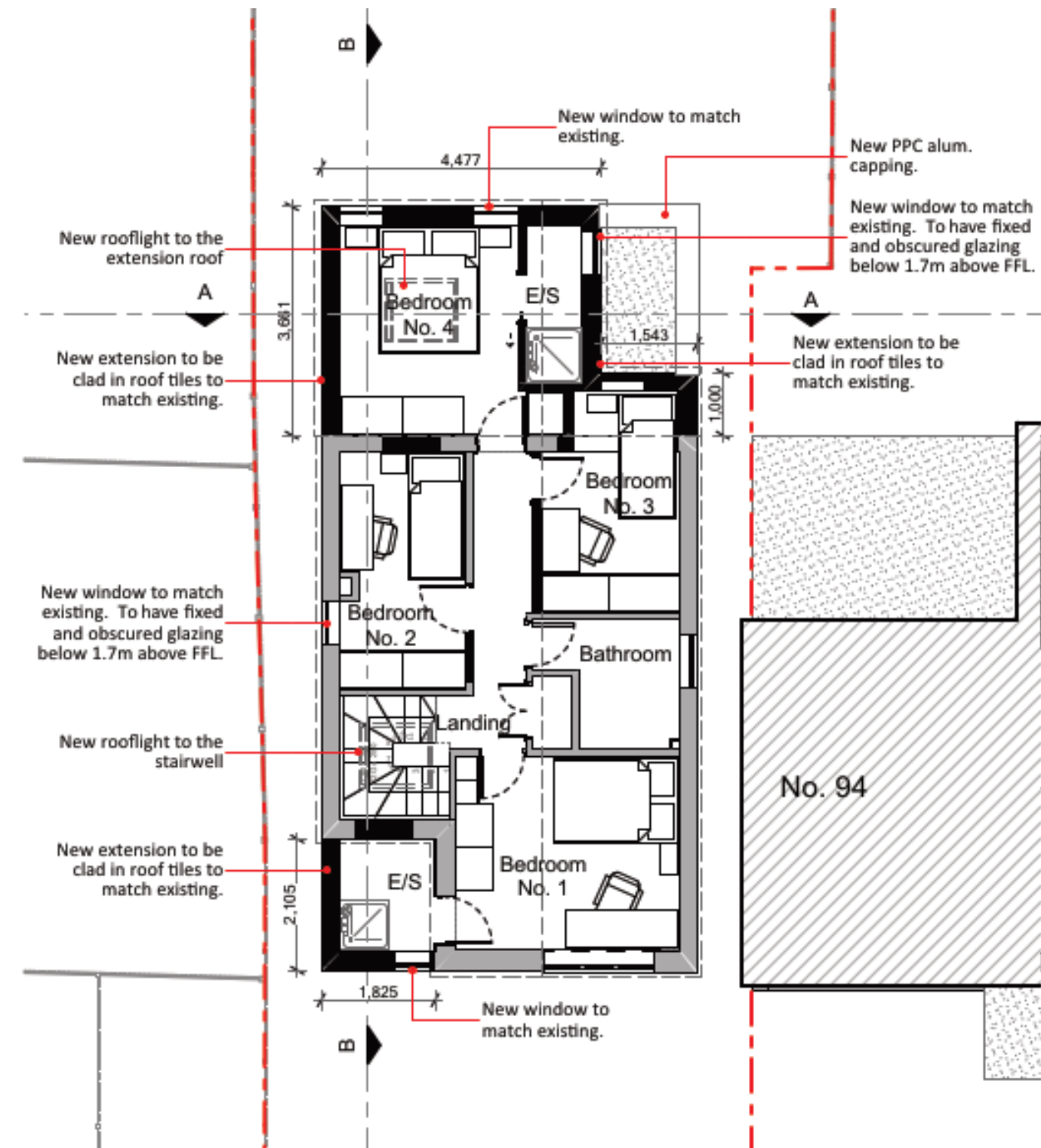


4. Proposed Floor Plans

4.1 Ground & First Floor Plans



Proposed Ground Floor Plan



Proposed First Floor Plan

5. Proposed Design

5.1 Proposal

Description:

Construction of new First Floor extensions to the front and rear of the property and alterations to glazing at Ground Floor level.

Planning History:

Application No:	PP/2012/3779
Status:	Final Decision
Proposal:	Two-storey side infill extension, six rooflights to side and main front roofslopes and timber decking to rear

Design:

The primary functions of the proposed extensions are to:

- improve the quality of the external terrace areas and views to the garden from inside the dwelling
- enhance the facilities of the existing accommodation
- improve the house both internally and externally.

The use of the house is domestic residential and this proposal will not change this use.

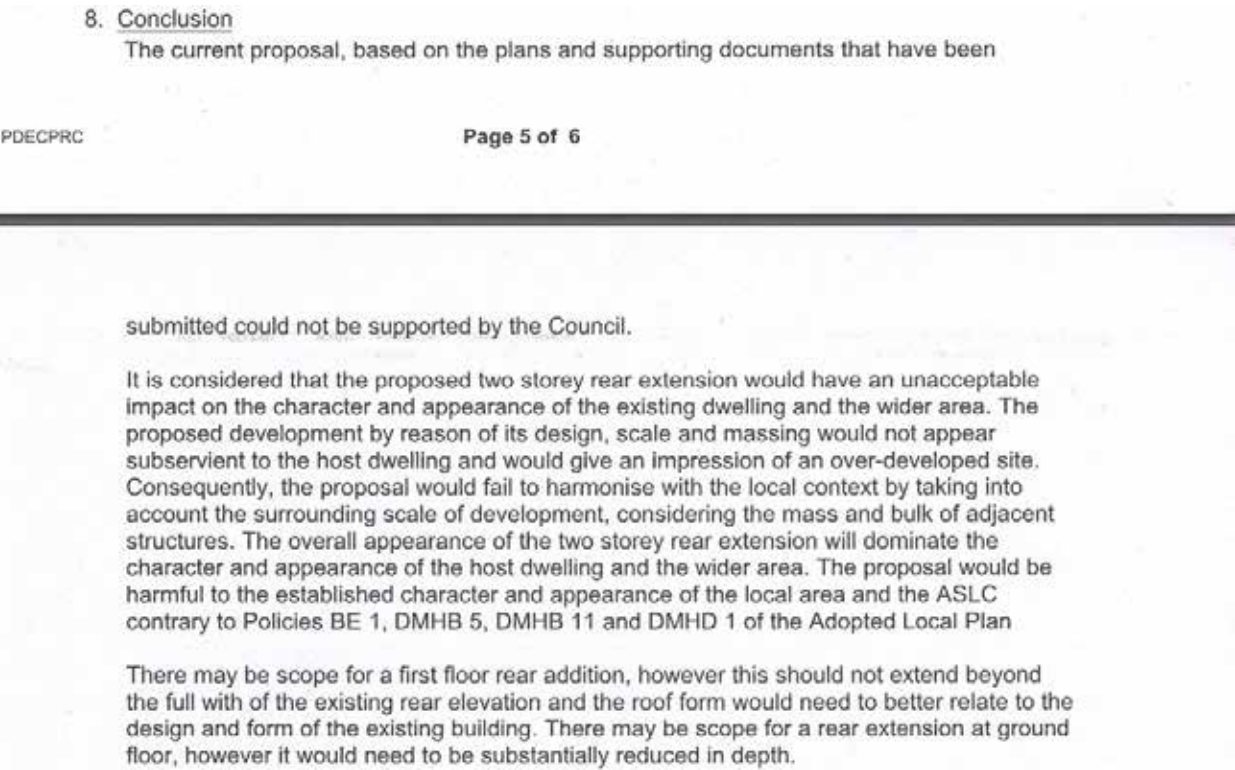
Relevant Planning Policies:	Other Policies:	NPPF-12 - NPPF-12 2018 - Achieving well-designed places
The Development Plan for the London Borough of Hillingdon:	DMHB 11 - Design of New Development	
The Local Plan: Part 1 - Strategic Policies (2012)	DMHB 12 - Streets & Public Realm	
The Local Plan: Part 2 - Development & Management Policies (2020)	DMHB 5 - Areas of Special Character	
The Local Plan: Part 2 - Site Allocations & Designations (2020)	DMHD 1 - Alterations & Extensions to Existing Dwellings	
The West London Waste Plan (2015)	DMT 6 - Vehicle Parking	
	LPP D4 - (2021) Delivering Good Design	

Proposal:

It is proposed to extend the existing dwelling at First Floor level only, to both the front and the rear of the dwelling to create additional bedroom and Bathroom accommodation for a young growing family. The house is quite small and the family are quickly outgrowing the house with three young children. They are keen to stay in the area and are looking to increase the habitable accommodation of the house to allow them to do this. It is proposed to infill the space at the front of the dwelling at First Floor level to square off the building allowing the creation of a new En-Suite to the existing Bedroom. The existing single-storey front Porch will be re-built as a result of the proposed works. To the rear, it is proposed to extend the dwelling at First Floor level with a staggered extension to create an additional Bedroom with En-Suite. The bulk of the extension will be approx. 3.6m deep with a section of the extension reduced to approx. 1m deep where it sits adjacent the boundary between No. 94A and the neighbouring house No. 94.

Pre-Appplication Advice:

An application for Pre-Application Advice was made on the 03.03.21 and a meeting was subsequently held with Batatunde Aregbesola Ref: 240/PRC/2021/57 and the following advice was issued:



Subsequent to the advice given at this meeting, we have omitted the Ground Floor extension completely, only requesting that we alter the glazing to sliding folding doors to replace the existing glazing.

We also adjusted the design of the First Floor extensions to be more harmonious with the existing house design to minimise the impact on the surrounding area.

Mass & Scale:

The extension to the front of the property simply infills a void above the front Porch. The position of the dwelling on a corner site reduces the impact on any adjacent properties to the west of the site given its separation from the houses No.'s 96 to 106A. Because of the orientation of the front of the dwelling facing south, any additional bulk added to the building by the front extension does not have a detrimental impact in terms of overshadowing and overbearing. The roof of the new infill extension is an extension of the existing roof form so the appearance of the house will have a similar feel to the original staggered elevation as we are also proposing to use materials to match existing.

For the rear extension, the property is located at the end of a terrace of houses and is bounded on the Western boundary by approx. 12m long rear gardens. For this reason and the fact that the design of the dwelling is completely different to the houses in the area, we feel that a 3.6m deep extension would be appropriate. It would also allow for the extension to be constructed over the footprint of the existing walls below. We were keen to replace some of the lost internal volume in creating the new corridor access to the new Bedroom with a small extension on the Northeastern corner. Without this 1m deep addition, Bedroom No. 3 becomes a really small Bedroom and it diminishes the gains in extending the property. We are aware of the Council's dislike for full width rear extensions but we feel given that the Northeastern corner is not easily visible from anywhere except for a moment through the narrow passage way between the houses, it does not have a material impact on this policy.

Appearance & Materials:

To help with the integration of the extensions into its surroundings we are proposing to use materials to match existing for the new extensions i.e. hung tiles for the walls, roof tiles and London Stock brickwork.

6. Proposed Design - 3D Visuals

6.1 View of the rear elevation from the Northeast



6.2 View of the rear elevation from the garden



6.2 Street view from East side of Fairway Avenue



6.2 Street view from West side of Fairway Avenue



7. Conclusion

For the following reasons we believe that the proposed development shown in this document should be considered as appropriate development. The proposed designs have been given detailed thought and consideration in an attempt to meet the applicant's needs as a growing family whilst trying to adhere to local planning policies and protect the amenities of neighbouring properties.

1. Given the location of the house at the end of a terrace of semi-detached houses and the unique style of the house, the addition of modest First Floor extensions will not be out of keeping in terms of design and will blend in with the existing design of the dwelling.
2. Any First Floor side facing windows will protect neighbouring privacy by utilising obscured and fixed glass below 1.7m above finished floor level.
3. Although previously extended, the property is still relatively small and cannot currently support the families living accommodation requirements. We believe that as a minimum, an extension as shown would not impact on the neighbour's amenities and should be considered appropriate.
4. The design of the neighbouring house No. 94 is not typical of the houses on the rest of the terrace in that it was originally the end of the terrace with a large plot of land to the west which was subsequently developed by the original owner of the land to create a new detached house - No. 94A. No. 94 was also extended by the addition of a part single-storey/part two-storey side extension. This included for a set-back two-storey element and a flat roof single storey element. There are no windows at First Floor level in the rear walls of No. 94 which could be affected by the proposed development. There is glazing in the single-storey element at Ground Floor level but this serves a non-habitable Utility Room. We can also show that because of the orientation of the properties, these Utility doors are predominantly in shadow for most of the day from the mass of the existing house (94A).
5. No. 94 has advised the applicants that they have no issue with any extension they may construct and are happy to submit this in writing to the Council as part of any planning application.

We would appreciate any and all feedback and advice that you can provide with regards to the proposed development and how best the applicant can maximise the potential of their home.

Regards,

Rebel Design Studio

