



12 Berghem Mews
Blythe Road
W14 0HN
London,
+44 (0)20 3642 6800

info@flinedesigns.com



Design & Access Statement

23 Hoylake Crescent
UB10 8JD
London

Contents

1 Introduction

2 Location

3 Proposal

4 Conclusion

1. Introduction

This Design and Access Statement is submitted in support of a Planning Application with respect to the proposed development of 23 Hoylake Crescent, UB10 8JD. The proposed development comprises of a single storey rear extension incorporating demolition of the existing outbuilding, demolition of the existing garage and construction of a new garage and internal reconfiguration to the original house at 23 Hoylake Crescent.

The design proposal has taken into consideration the site context, the property history and the surrounding fabric. Our proposal aims to provide additional accommodation to the dwelling whilst ensuring the works are appropriate to both the individual property and that of the surrounding buildings.

This Design and Access Statement will demonstrate that:

- The proposal will not negatively impact the main building or neighbouring properties.
- The proposal will match the existing building in terms of materials and use.
- The proposal will provide additional residential space and better quality of living to the current occupants.

In determining the scheme, the following plans and drawings should be considered:

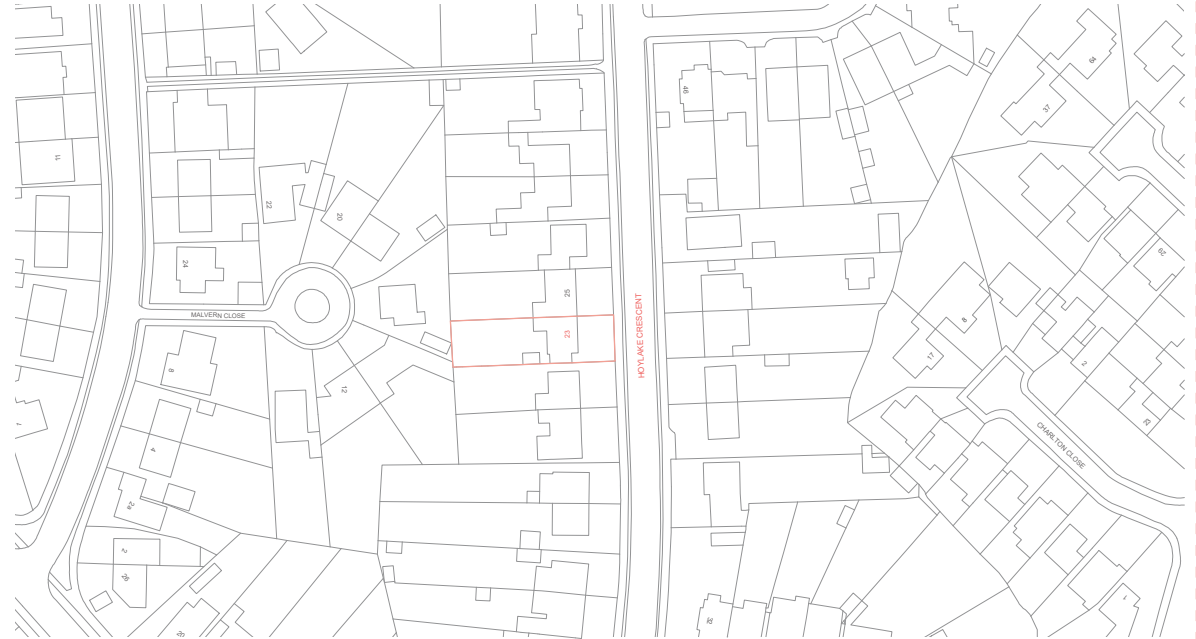
- FL23 - 01_Location Plan 1:1250 @ A3
- FL23 - 02_Block Plan 1:200 @ A3
- FL23 - 03_Current and Proposed Ground Floor Plans 1:100 @ A3
- FL23 - 04_Current and Proposed First Floor Plans 1:100 @ A3
- FL23 - 05_Current and Proposed Roof Plans 1:100 @ A3
- FL23 - 06_Current and Proposed Front and Rear Elevations 1:100 @ A3
- FL23 - 07_Current and Proposed Side Elevations (East) @1:100
- FL23 - 08_Current and Proposed Side Elevations (West) @1:100
- FL23 - 09_Current and Proposed Sections A-A' @1:100
- FL23 - 10_Current and Proposed Sections B-B' @1:100

2. Location

The site is located in the London Borough of Hillingdon and does not lie within a conservation area.

It is located in the western side of Hoylake Crescent. Immediately to the North is 25 Hoylake Crescent, and to the South is 21 Hoylake Crescent.

The site is occupied by a semi-detached bungalow and an outbuilding.



OSmap showing No.23 Hoylake Crescent in red colour.



Aerial view of 23 Hoylake Crescent in red colour and surrounding properties.

3. Proposal

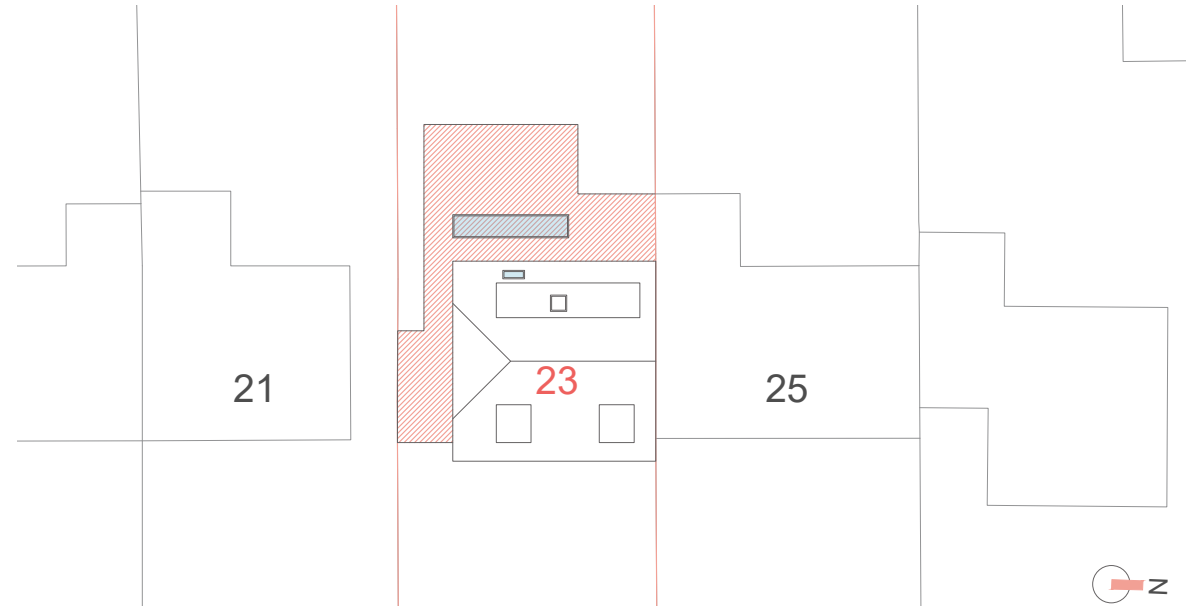
The proposal is for a single storey rear extension incorporating the demolition of the existing outbuilding (that has been in existence for more than 20 years), demolition of the existing garage (that needs to be replaced due to the existence of asbestos in the roof) and the construction of a new garage with different size to provide additional downstairs living space for the occupants of the property, one of whom is elderly and will have difficulty accessing upstairs in the future.

Amount & Scale

The proposed single storey rear extension will have a depth of 6m (corresponding with the rear elevation of the existing outbuilding) and a width of 6.6m. Incorporating the existing outbuilding with the main dwelling will provide more usable living space for the residents and will enhance the light for the neighbouring property (21 Hoylake) as the new extension will be 1.2m away from the fence (on the south side), and will offer additional privacy as it will run continuously from the garage to the rear elevation of the current outbuilding. It will be located at the west of the site and it will have the same height as the existing rear extension. The existing garage, which steps in from the front facade of the main building by 1.15 m, will be demolished and a new one will be placed along the front facade (similar to the garages of most other homes on Hoylake Crescent). The new garage will have access to the rear garden through an alleyway with a width of 1.2m.

Layout

The single storey rear extension will provide additional space for an open plan kitchen/dining area and for a lounge. The proposal also incorporates a new larger bathroom with two doors to provide access both from the lounge and the bedroom on the ground floor and a utility room with an obscured glass window. There will be access to the rear garden through bi-folding doors located at the west of the site and an additional single door located at the south and leading to the alleyway of 1.2m at the side (South) of the dwelling.



Block Plan showing the proposed extension.



View of the rear garden with the outbuilding on the left.



View of the boundary with 25 Hoylake Crescent.

Glazing

All new glazing is to be high quality double glazed units in keeping with the existing windows of the property. A long skylight is proposed on the flat roof on top of the kitchen/dining area to provide natural sunlight. An additional small skylight is proposed on the rear slope of the main pitched roof to provide light for the new bathroom. The rear extension will comprise of two bi-folding doors by the kitchen/dining area and an oriel window by the lounge to provide natural light to the living space.

Access

There are no changes to the existing access to the dwelling. The proposal does not affect the traffic in Hoylake Crescent.



View of the front of the property from Hoylake Crescent.



View of rear of the property from the rear garden.

4. Conclusion

The proposed development would represent an appropriate form of development given the size of the plot and it would not be harmful to the character of the surrounding built environment, nor living conditions of neighbouring residents given the existing structures on the property.

The proposed extensions will not negatively affect the visual appearance of the property as viewed from the street.

The proposal preserves the character of the existing building and enhances the quality of living of the current occupants as it brings additional residential floorspace.

The residents at 21 and 25 Hoylake Crescent have been consulted on the proposed design by the owner and they are supportive of the development as it would not be harmful to their properties or current living conditions.