

DESIGN STATEMENT

FOR

PROPOSED REAR EXTENSION TO DWELLING

122 RAYNTON DRIVE
HAYES
MIDDLESEX UB4 8BG



STATEMENT PREPARED BY:

TURNER:
DESIGNS

DATE PREPARED: FEB 26

REV:

INTRODUCTION

SITE ADDRESS

122 Raynton Drive
Hayes
Middlesex UB4 8BG

APPLICANT:

Mr. I. Boksh

AGENT:

Nick Turner
Turner Designs
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266 Banbury Road
Oxford
Oxon. OX2 7DL

INTRODUCTION:

This Design & Access Statement accompanies an application for the single storey rear extension to the dwelling. This statement has been written to comply with the requirements of Article 4C of the Town & Country Planning Act (2005). The key objective of this proposal is to obtain planning permission for the proposals.

PLANNING POLICY:

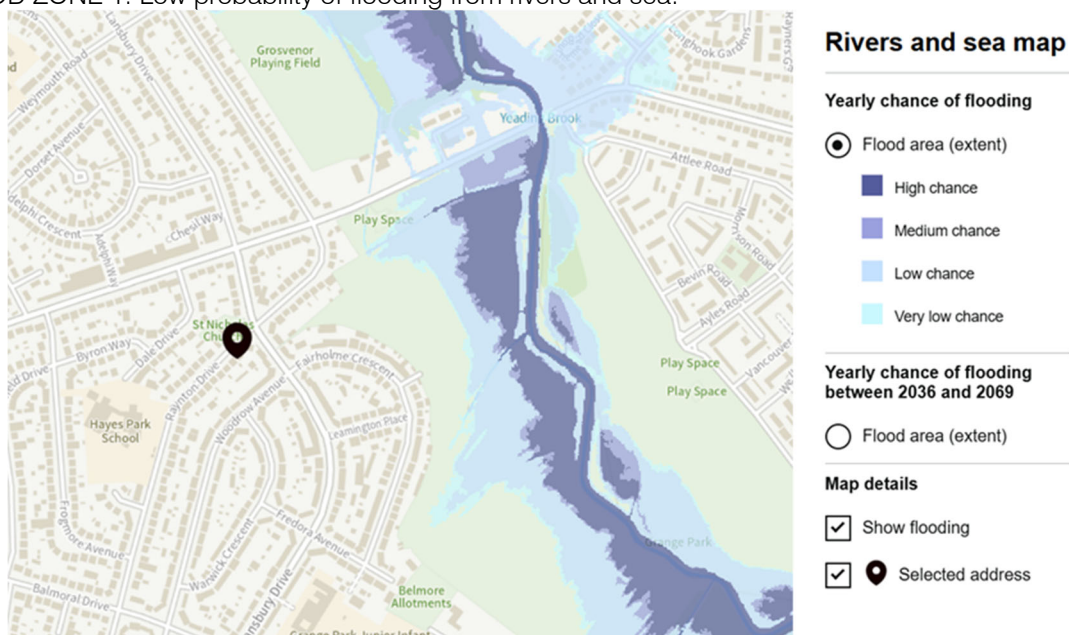
The application has had due regard to the adopted Hillingdon Council Local Plan, as well as the relevant SPD that have been subsequently adopted and Design Guide information.

The site is not located within a Conservation Area. The building is not a Listed Building nor is it close to or impact upon any adjacent Listed Buildings.

FLOOD RISK:

A preliminary check online with the Environment Agency notes that the site is located within:

FLOOD ZONE 1: Low probability of flooding from rivers and sea:



EXISTING USE

LOCAL CONTEXT:

Raynton Drive is a secondary road in the residential area of Hayes. It is a through road that connects between Lansbury and Balmoral Drives and to the wider area. It is a predominantly residential area. The area is highly sustainable, being very close to public transport routes, with buses and cycle lanes. The wider area also benefits from schools, shops and other community facilities within easy reach.

The street is characterized by regular semi detached dwellings to both sides of the highway. The properties were built post war as estate housing and reflect that with plain architectural styling including vertical tile hanging to upper floor level and hipped roofs. There is some soft landscaping to the front gardens, which softens the openness and character of the street.

This section of the street runs approximately north - south. The properties are located to both sides of the street. Generally, the properties in the area have modest front garden spaces, with off street parking generally provided to the front garden areas. Rear gardens are more generous and suit family sized houses.

THE SITE:

No. 122 is located to the eastern side of the highway and is a three bedroom dwelling over two storeys. The property is the southern half of the semi detached pair. The property is a typical example with a front facing living room and kitchen dining space opening onto the rear garden. At first floor there are three bedrooms and bathroom. The property is centrally located on the plot. The house has been extended in the past with a single storey conservatory.

The house itself is finished with facing brickwork (front elevation only) and roughcast render to ground floor and with roughcast render to upper floor level; upvc casement windows with side hung opening lights. Roofs are finished with concrete plain tiles. The site is generally level.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The proposals involve the single storey rear extension to create additional accommodation to the dwelling and includes the insertion of two dormers to the front elevation. These will now be discussed in more detail.

JUSTIFICATION:

The Applicant would like to maximize the internal space that the house currently forms, and in particular the living space that the house provides. Therefore, the most logical solution to this is to undertake an extension to the rear with a single storey development that provides the necessary space.

The Application would normally fall under the H42 larger house extension provision of the Town & Country Planning Act. However, in this case the Council has undertaken an Article 4 direction that resists this. Therefore the application is undertaken under a regular householder planning application.

The internal space intends to extend the existing dining and kitchen space to create an enlarged open plan living space that benefits from large width doors to the rear and a large flat rooflight, providing the internal space with good amounts of natural daylight.

Overall, the aim of the application is to improve the accommodation provided for a family sized property in accordance with the design guidelines and policies and in response to other examples locally. The use

of the dwelling meets the current needs for such housing and does not impact adversely in terms of density in accordance with Planning policies.

ACCESS:

INTERNAL ACCESS: Generally, the scheme has been designed with internal layouts to ensure that any corridors and circulation spaces comply with regulations. The design is in response to modern family requirements and at the same time maximize the accessibility of the property for all users.

EXTERNAL ACCESS: Ground levels immediately adjacent to the main entrances to the development is to be level access in accordance with current regulations. Other entrances to the property will be stepped as appropriate. Access into the scheme includes a suitable path wide enough for wheelchair access.

PARKING: The original dwelling provides two off street car parking spaces as currently approved accessed, which are to be retained.

The site also provides suitable covered bin and cycle storage to the front of the property and sized suitably for the size of property and number of occupants.

MATERIALS & APPEARANCE:

MATERIALS: The proposed extension to the rear involves a palette of materials to reflect those in the original dwelling and seen along the street. These include:

WALLS: smoothcoat render colour: white

ROOF: single ply roofing membrane colour: grey

WINDOWS & DOORS: upvc double glazed side hung casements frame colour: white.

RAINWATER GOODS: gutter and fascia detailing are to be upvc half round profile colour black.

The intention is to ensure that the new proposals match the original dwelling and that the two work harmoniously together.

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: The development involves the conversion of the existing attic space and therefore there is negligible impact in terms of loss of sunlight or daylight on neighbours. The proposals do not create any overshadowing.

NOISE ASSESSMENT: The proposals would not create any adverse issues regarding noise as the proposed use is the same as adjacent.

LANDSCAPING DESIGN:

The site currently consists of a mix of soft and hard landscaping. It is proposed that these areas will be retained with a small area to the front garden space dedicated to bin and the rear garden is retained and also provides cycle storage.

Boundary treatments are to remain as existing, where appropriate.

ENVIRONMENTAL CONSIDERATIONS:

CONSTRUCTION: The property will be subject to the current standards required under building regulations. The new construction involves modern materials and will provide suitable thermal insulation. Insulation to walls and roof is greater than that currently in the regulations. In addition, double glazed sealed units throughout will provide natural daylight into all areas, whilst provide good thermal properties. It is felt that these measures improve the sustainability of the development overall in accord with current legislation.

SUSTAINABILITY: The design will incorporate measures, which will ensure energy efficiency in line with the current standards for modern housing. Generally, the majority of the energy efficiency measures will be achieved in the specification of the fabric of the building, in line with regulations, and ensuring that the thermal loss is kept to a minimum. In addition, accredited details will be followed that ensure continuity of thermal insulation. In summary, energy consumption will be kept to a minimum by employing the following measures in whole or part:

- High performance double glazing.
- Use of accredited details
- SEDBUK 'A' class rated condensing boilers.
- A rated white goods where appropriate.
- Lighting using energy efficient fittings.
- Mechanical ventilation designed to minimize air changes.
- Controllable natural ventilation via trickle vents to work in association with suitable air tightness.
- Sanitary appliances that use water efficiently including flow restrictors; dual cistern flushes; smaller profile baths; water butts for rainwater collection for garden use.

REFUSE / RECYCLING MATTERS: Within the curtilage of the proposed dwellings provision is made for the outside storage of refuse and recycling containers which can then be moved to the highway for collection. It is proposed that the bins will be generally stored to the front of the site for ease of access generally and then would be moved adjacent to the highway on collection days. The bins are shared and have been sized accordingly.

FOUL DRAINAGE ASSESSMENT: The proposed dwellings will connect into the existing foul drainage system, which is located within the curtilage of the site and the applicants have therefore not submitted any further details with this application.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site and this application is not a major development application and therefore a contamination assessment is not being submitted.

CONCLUSION:

It is considered that the proposals are in keeping with the Government NPPF and current local planning policies and design guidelines in meeting the current needs to provide suitable housing in good sustainable locations.

On the basis of the above design it is believed that planning permission should be granted.

Nick Turner
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