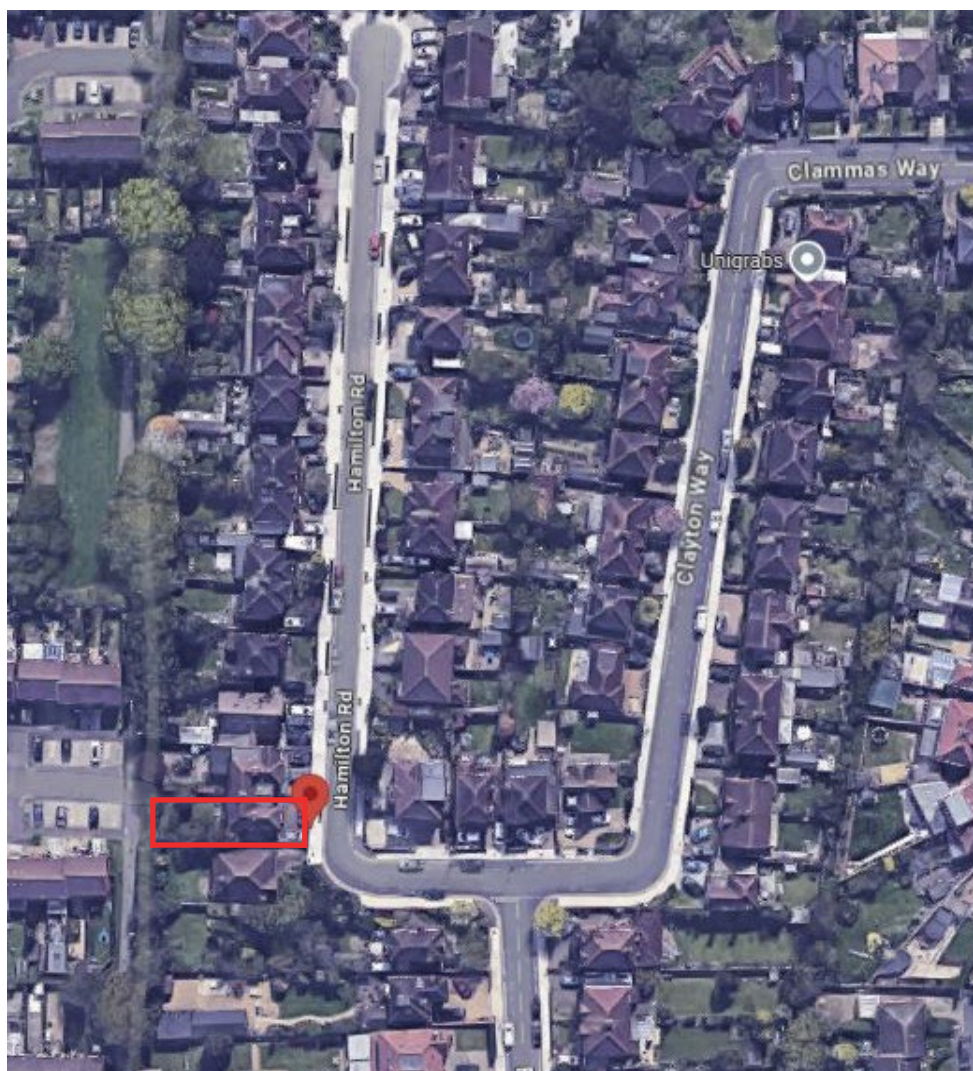




DESIGN & ACCESS STATEMENT 33 HAMILTON ROAD, UXBRIDGE, UB8 3AJ

THE EXISTING SITE AND NEIGHBOURHOOD CONTEXT

33 Hamilton Rd is a semi-detached home in Uxbridge, situated within the Borough of Hillingdon. The property is located on a residential street which falls within the Orchard Drive/ Clayton Road, Cowley Area of Special Local Character (ASLC), designated 2006 and is characterised by properties of varying scale, bulk, design and materials. The properties on the road are a combination of semi-detached, detached houses & bungalow, some of considerable age with attractive detailing and character, others are much simpler and planer in form and design.





EXISTING SITE & DEVELOPMENT

This house is in its original form with existing flush attached side garage which is used for storage only. The property benefits from a front drive with enough space to comfortably fit 2-3 cars, and a rear garden with trees shielding the rear garden from rear neighbours. This exact style of semi-detached houses appears one other time on the same road, a few houses away.

In terms of brick detailing and style, this dwelling is finished with brick and pebble dashing with some feature brick detailing and tiles incorporated. It also has a combination of a pitched and flat roof on the main roof and a large bay window to both front and rear



Pitched roof

Existing Double Storey extension, sits almost flush with front elevation

Front Elevation



#32 Rear partial width single storey extension



Rear Elevation



PLANNING HISTORY: No planning history.

THE PROPOSAL

The proposed submission can be summarised as:

- Demolition of existing attached side garage
- Double storey side extension with pitched roof
- Rear Single Storey extension with roof lights
- Front Extension to entrance
- Solar Panels on roof
- Insulated external walls on original retained front and rear walls.

Reason for application:

To improve the functionality of the home to meet the needs of a modern family. This includes a welcoming entrance hall with storage, decent sized bedrooms, office, utility, and a social family kitchen/ dining space.

The Client also has a disabled child who requires specialist care and with special needs. The family require additional space and rooms in order to improve their ability to care for their son and to improve their ability to have quality family time together. Their needs include a separate therapy/ play room, the ability to have a larger family space where the child can be supervised during daily tasks, a ground floor WC, a first floor accessible shower room and a home office to allow flexible working based on caring needs. If additional info about his condition is needed, please ask.

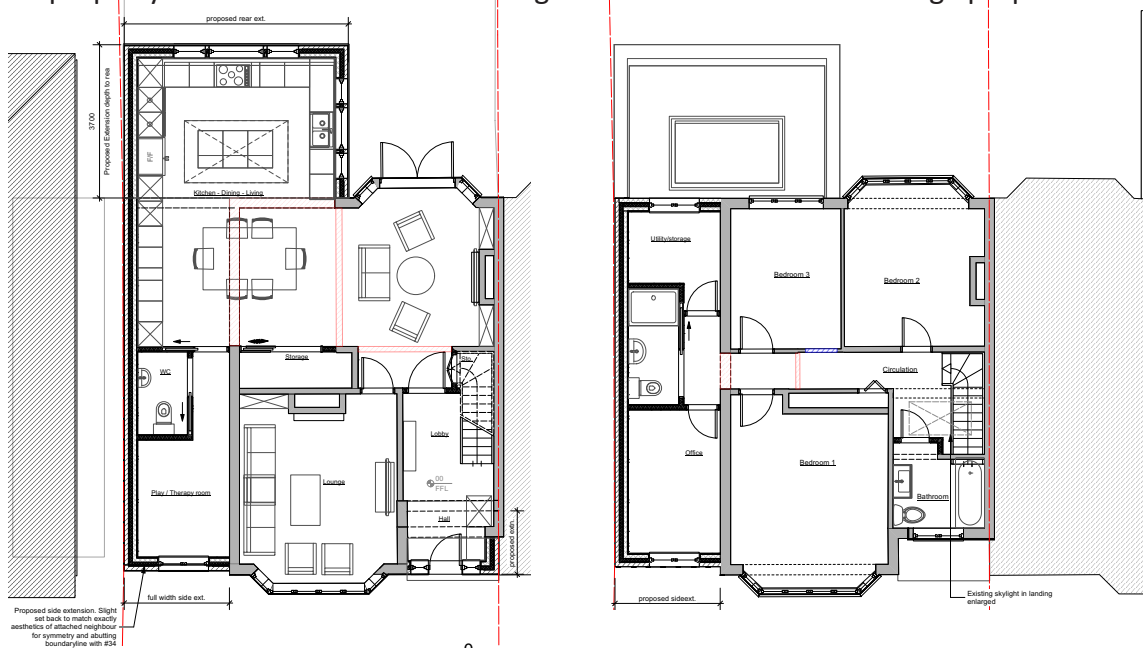
Energy efficiency and thermal performance

The homeowners would like to make their home more sustainable and are proposing to add external insulation on solid external walls.

Amenity Space, Access & Forecourt Parking

The rear garden area is in excess of 100m², plus land to the front drive which has space for 2-3 cars. No change proposed to front except porch.

Although the home currently has an existing garage, this has not been used to store a car in and therefore the conversion to a habitable room will not impact the parking situation on the street. The property has never had access to the garden via side route. No change proposed.





Design Principles Explained and characteristics of neighbour dwellings

1. Side Extension.

Proposed double storey side extension to be slightly set back from the front elevation and to extend to the boundary line. These two principles would match exactly what the attached neighbour at #32 has done and would mean the front elevation design would create symmetry on this pair of semi-detached dwellings.

The interior layout reason for this is to optimise on the usable space for the family in order to create additional support rooms for their son whose needs need to be considered for the future. The additional space has been designed with the family's occupational therapist in association with Hillingdon Council.

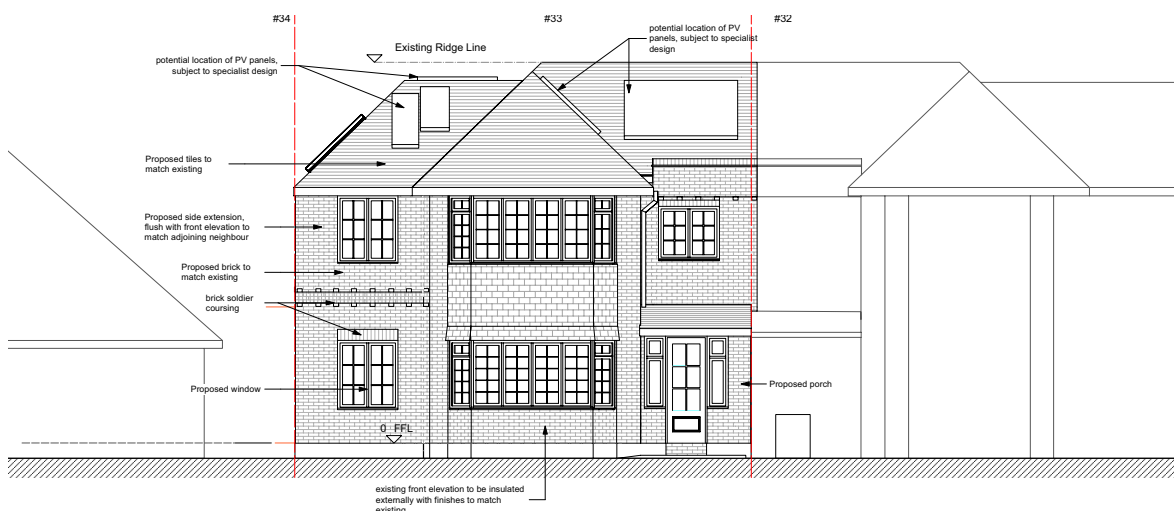
The side wall of our proposed scheme will not have any windows, so there is no potential overlooking onto #34.

2. Roof Design:

The roof design is proposed as pitched along the perimeter with the tallest part of the proposed roof being lower in height than the main and original roof.

A small crown is created where the new and original roof meet, but it is not believed that this will be easily seen from the ground. It is also felt that this would be a preferred design to that of attached #32 which has a false pitched roof with flat roof to the rear. Flat roofs on double storey houses are not liked by the council and pitched roofs preferred.

I also reference the roof design of approved scheme for #31 (53075/APP/2021/4332 & Appeal ref: APP/R5510/W/22/3299521) which has a small crown roof on it. The comments by the Appeal Inspector did not consider the crown roof to be a negative feature on the road as "The crown roof feature would cover a very small area of the roof as a whole" and considered this not to be harmful to the ASLC, nor that it would harm the character and appearance of the area.



3. Front Alterations.

The proposed design includes a front extension which will match the aesthetics of the attached porch design.



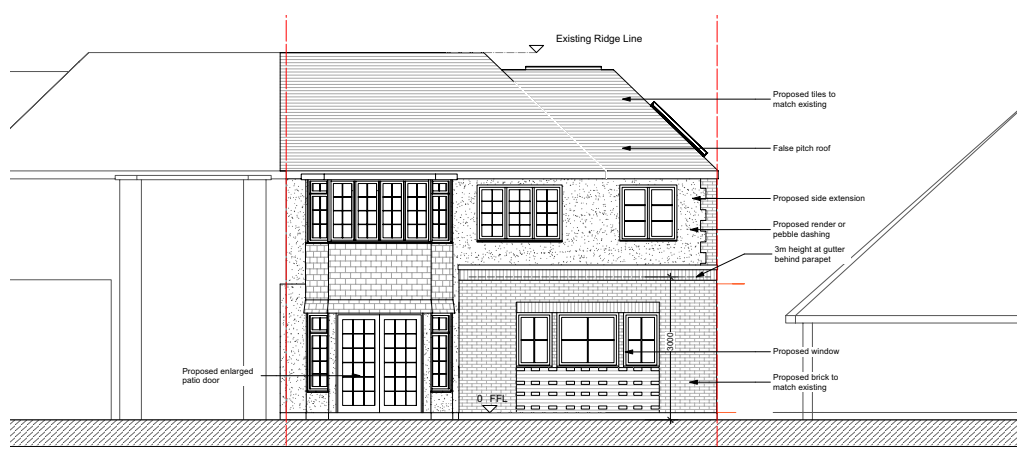
Design Principles Explained.

4. Rear Extension

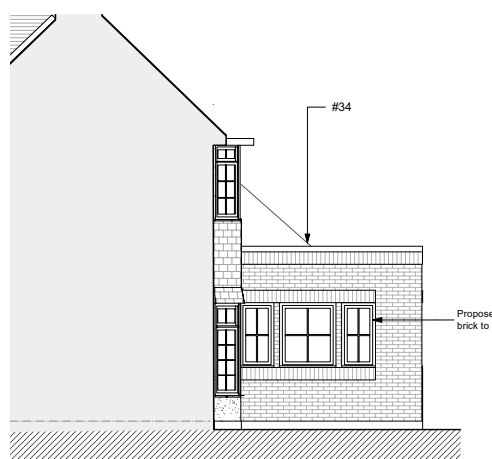
The rear extension is single storey with flat roof above and is only partial width.

Our extension is abutting the boundary with #34 but will extend roughly the same length to the back as the existing and their new proposed double storey dwelling. Our single storey rear extension is not believed to impact negatively on their adjacent double storey house. There will be a 1m distance between the houses.

The proposed rear extension design matches #32 and is considerably set away from boundary with #32 and will not negatively impact this dwelling.



Our proposed 33 Hamilton Rd Scheme, rear and side elevation.





Characteristics of attached neighbour houses

As mentioned prior, the attached #32 have a double storey side extensions which is slightly set back from the front main wall (not including the bay window which sits further forward). The side wall is full width and abuts the boundary line. They also have a rear partial width single storey extension with a flat roof.

It is worth noting that at this time, the non attached property #34 has an approved application where they have been approved to build a new double storey dwelling on roughly the same footprint. This is currently under construction. This will make their building taller and roughly in line with our proposed design footprint and height. Please refer to their approved scheme 53075/APP/2021/4332 & Appeal ref: APP/R5510/W/22/3299521.

A few examples of similar architectural characteristics nearby:



#32 Hamilton Rd. This is the attached dwelling which has a double storey side extension to the full length of the house. It is also full width and extends to the boundary line between #32 and #31.

They also have a pitched roof but have a gable end on part of the side elevation with a flat roof behind. This is visible from the side elevation only



#24 Hamilton Road

Completely flush double storey side extension with pitched hipped roof.
There is also a front extension. #24 and #23 are attached.



#23 Hamilton Road

Completely flush double storey side extension with pitched hipped roof.
There is also a front extension

**Materials:**

The scheme proposes to retain the original look of the dwelling and appreciates the brick detailing present and seeks to incorporate this into the proposed design of the extension for a cohesive design.

For thermal performance reasons, the front and rear unaltered walls may require thermal enhancement in the form of an external insulation system.

Solar panels are also proposed on the main roof with design by a specialist with south and west faces indicated as potential locations.

Neighbour #9 Hamilton Rd has also had PV panels installed on their front roof plain so we trust this isn't an issue.

Summary

Our proposal is to allow this family to extend in a meaningful way to their needs whilst also respecting the Architectural character of the dwelling and to be sensitive to the neighbours.

We acknowledge that the principle of matching front elevation without 1m set back and building to the side boundary on a semi-detached dwelling are not in alignment with Hillingdon Planning guidance but it is a character design that can be observed in the attached house and also on the same street a few doors away as I have indicated. We also believe that if an extension is proposed, that it would be better for this pair of semi-detached dwellings to match in aesthetics as this would provide a greater cohesive aesthetic appeal for the street than if they did not match. This is especially important with the road being ASLC.

We have demonstrated our respect to the local character and have therefore included brick detailing within the elevation design on all elevations to make the dwelling appear as if purposefully and considerately extended to match & compliment the original house.

We hope that on balance, that you will see that this proposal is well considered and balanced both for the family and as an extension on this ASLC street.