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DESIGN AND ACCESS STATEMENT

FIRST FLOOR REAR EXTENSION WITHIN ROOF PROFILE

AT

32 THE AVENUE

ICKENHAM

UXBRIDGE UB10 8NP





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1. BUILDING CONTEXT AND PLANNING HISTORY

- 1.1 32 The Avenue, Ickenham, is a detached property located within the Ickenham Village Conservation Area and within the Developed Area as defined within the Hillingdon Local Plan Part 1 – strategic Policies (November 2012).
- 1.2 The property is also within Flood Zone 2 of the River Pinn and section 4 of this report provides a justification for the proposal, when compared to the requirements of the ‘standing advice for minor extensions within the Flood Risk Standing Advice (FRSA).’
- 1.3 The majority of properties within The Avenue have been extended since they were originally constructed.
- 1.4 The neighbouring property at 30 The Avenue has recently received consent for a large extension to their home.
(ref: 17274/APP/2017/2712).
- 1.5 32 The Avenue is a two storey dwelling with the upper storey incorporated within the roof profile.
- 1.6 The property was extended to the side and rear ref: 30553/APP/2000/808 which resulted in a dual pitched roof to the side of the house and front dormer, with an inappropriate flat roofed rear extension.
- 1.7 The property was the subject of a planning refusal reference 30553/APP/2017/4218 dated 26.1.2018.
- 1.8 Following the publication of the refusal notice of application 30553/APP/2017/4218 a post decision meeting was held between the LPA planner, conservation officer and the Appellant together with their agent. A record of this meeting is attached at Appendix 4 of this Statement.



2. PROPOSAL DESCRIPTION

2.1 The existing building is to be modified to provide a dual pitched roof over the existing flat roofed extension to mirror the existing side gable approved in 2000 under reference 30553/app/2000/808.

2.2 The 2000 consent appreciated the distance of the dwelling from the boundary (line) and as the distance exceeded 1m, was approved.

2.4 The post-application advice shown at Appendix 3 from the LPA has been generally incorporated within the proposal drawings as follows:

Para 1 The existing features of the building such as the '*Lutyensesque chimney*' as described by the conservation officer within her written advice shown at Appendix 4, will not be affected by the proposal.

Para 2 The new gable was moved closer to the existing gable on advice of the LPA conservation officer, however we have retained a 55 degree roof angle copied from the existing gable.

The conservation officer refers to 'a traditional 45 degree pitch' roof. Plain tiled roofs can be laid to any angle over 35 degrees and to incorporate different roof angles within a plain tiled roof is not recommended as the valleys will not match and will fail to exclude rainwater and the joint will look unsightly.

The moving of the new side gable toward the existing gable has resulted in the reduction of the area of crown roof, as predicted by the Conservation officer.

Para 3 The flank windows were marked on the application drawings to show obscured glass. The flank windows to the adjacent house, at 30 The Avenue, are set approximately the same distance from the boundary and have clear glazing.

The privacy of the adjacent house will be protected as the glazing to the windows within the gables will be fitted with obscured glass and the opening elements limited to those above 1.5m above floor level.

2.5 The provisions of Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Documents – Residential Extensions section 5 page 20 have been incorporated within the proposal.

2.6 Site measurements show that the two properties are set apart by between 2.01 metres and 2.05 metres as measured at the front and rear of the existing buildings.



2. PROPOSAL DESCRIPTION

- 2.7 The boundary separating the two properties lies parallel with 32 The Avenue and widens slightly when measured from 30 The Avenue by 40mm as it lies slightly off parallel with the boundary line.
- 2.8 The position of the building at 32 The Avenue, when related to the boundary to 30 The Avenue and found to be in accordance with the HDAS.
- 2.9 The previous planning consent (ref: 30553/APP/2000/808) took into account the distance of both properties from their boundary and the resultant side extension, with gable, was approved and was mirrored in the current proposal.
- 2.10 The existing boundary between the two properties changes in character from no boundary definition to the front of both properties to a single brick wall, with piers, between the buildings, a modern change to the boundary definition, which was previously a fence between the dwellings, with a mixture of hedges and wire fencing to the remaining boundary.
- 2.11 Paragraph 3.13 of the HDAS guidance requires that similar sized dwelling should be provided with a usable garden area of 100 sq.m. The subject property has a rear garden considerably over this minimum area at 756 sq.m.
- 2.12 The daylight/sunlight entering the flank windows to 30 The Avenue remain unchanged from the approved proposal in 2000. This consent has thereby set a precedent for the gable and roof detailing in the proposal.



3. FLOOD RISK ASSESSMENT

- 3.1 The Environment Agency has confirmed informally that the only constraint on the site is that it is located within Flood Zone 2/3 of the River Pinn.
- 3.2 The proposal does not increase the population to be housed within the property and as it is only proposed to modify the roof profile of the building, and provide accommodation within the new roof area, the provision of the Flood Risk Standing Advice (FRSA) is not relevant.
- 3.3 The extension of the building at roof level will be more than 300mm above the surrounding ground level, with flood resistance and resilience measures having already been adopted by the applicant within their existing building.



4. CONCLUSION

- 4.1 The proposal to provide a dual pitched roof over an existing flat roofed extension is a significant improvement to the appearance and performance of the subject property, which is within a Conservation Area.
- 4.2 The detailing of the proposed roof extension has been discussed with the LPA officers, prior to the refusal reference 30553/APP/2017/4218, with the design modified to reflect their recommendations.
- 4.3 The full two storey building, with steep pitched roof on the neighbouring property at 30 The Avenue, will not be overshadowed by the proposed pitched roof to the subject property. The proposed ridge to the gable is below the eaves height of 30 The Avenue, with a separating distance between the two properties of more than 2 metres.
- 4.4 The materials forming the original building with plain roof tiles and white rendered external walls, brown framed windows and black rainwater fittings will match the existing
- 4.5 The 2017 reason for the refusal has been discussed with the LPA officer, who have stated that she consider the existing building at 32 The Avenue, is positioned less than 1 metre from the flank boundary with 30 The Avenue and this formed the main reason for refusal.
- 4.6 Site measurements show that the two properties are set apart by between 2.01 metres and 2.05 metres as measured at the front and rear of the existing buildings.
- 4.7 The boundary separating the two properties lies parallel with 32 The Avenue and widens slightly when measured from 30 The Avenue by 40mm as it lies slightly off parallel with the boundary line.
- 4.8 The position of the building at 32 The Avenue when related to the boundary to 30 The Avenue is found to be in accordance with the HDAS.



APPENDICIES

APPENDIX 1
Location plan

APPENDIX 2
Plans and elevations of the proposal.

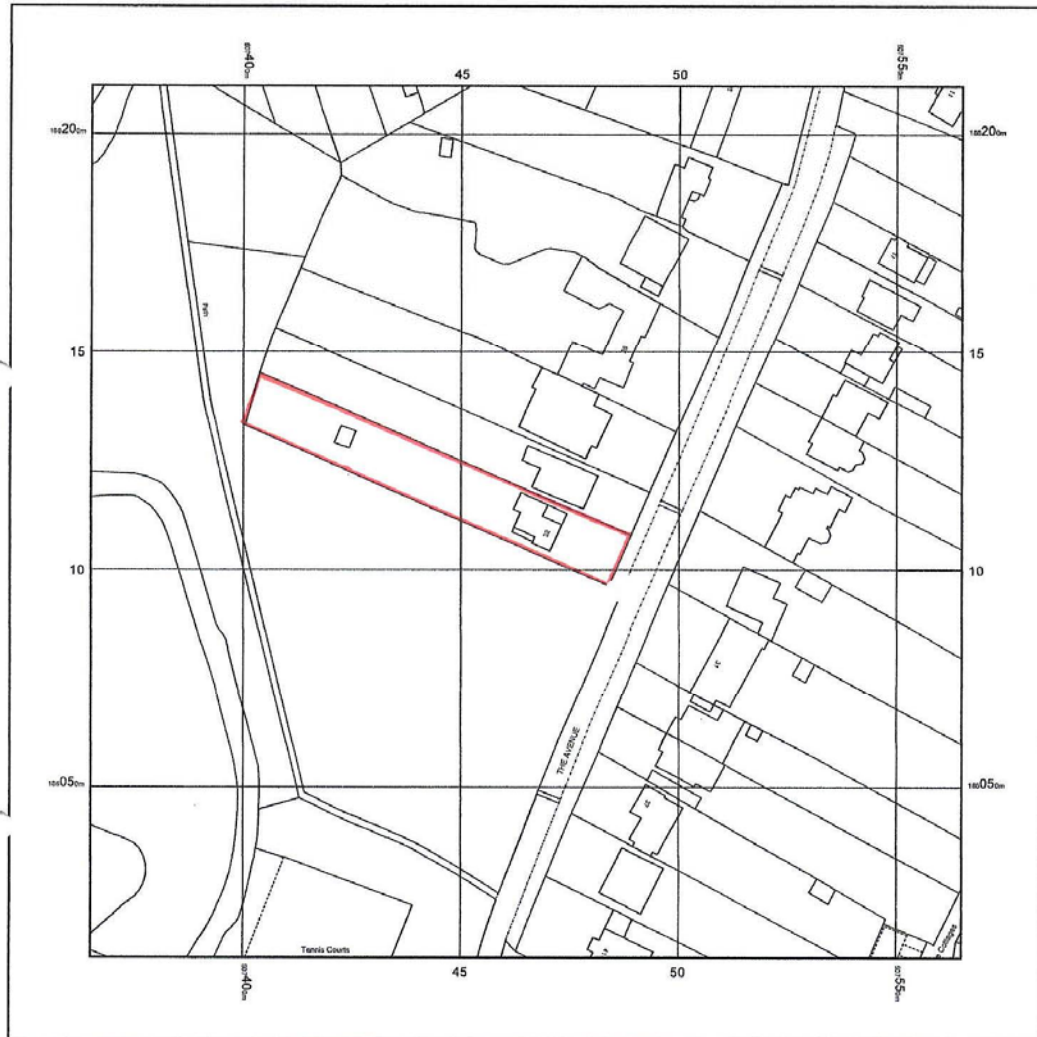
APPENDIX 3
Axonometric view of the existing building and the proposal

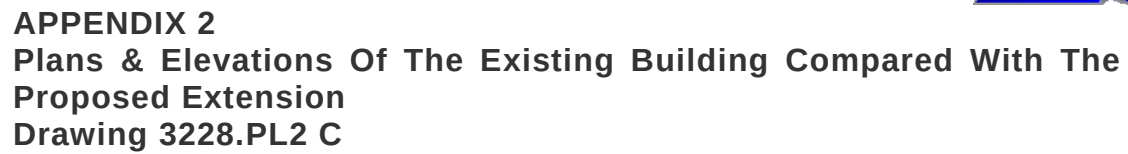
APPENDIX 4
Post Application meeting record dated 23.2.2018



APPENDIX 1

Location plan 1:1250







APPENDIX 3

Axonometric View Of The Existing Building





APPENDIX 4

POST DECISION MEETING RECORD BETWEEN THE LPA AND APPELLANT

C:\AC\WP\3228MIN.

RECORD OF MEETING

PROJECT: 32 THE AVENUE, ICKENHAM

DATE: 23.2.2018 10.30

VENUE: London borough of Hillingdon Offices

PRESENT: LPA:

Hoda Sadri Planning Officer (HS)

Charmain Baker Conservation Officer (CB)

Applicants:

Mr. Tom & Mrs. Pauline Hill (TH) (PH)

Agent:

Leslie Gili-Ross of the Architects Corporation Ltd. (LGR)

1. LGR opened the meeting by confirming that the meeting was to discuss the planning decision to refuse the works at the above property in order for the applicants to understand the reasoning behind the decision.
2. HS stated that she considered the proposed works constituted a two storey development once the pitched roof and gable had replaced the flat roof that existed to the dwelling.
3. LGR described the existing building to the meeting by referring to the application drawings and in particular the rendered axonometric of the implemented proposal showing the existing gable positioned on the flank of the building and the new gable proposed.
4. CB stated she was retiring on the following week but would give her comments upon the refused scheme and explain her recommendation to the planning officer as follows:
 - 4.1 The flank gables had been moved together as per her recommendation which she considered acceptable.
 - 4.2 The hipping of the rear roof element of the proposal was discussed and CB proposed a dormer be introduced within the hipped profile.
 - 4.3 LGR pointed out that the subject building was formed in gable roofs, and a hip, in his view, would be incongruous, however, he would produce a drawing showing the dormer and hipped roof within 2 working days to allow CB time to provide a comment, prior to her retirement at the end of the following week.
5. CB left the meeting.



6. LGR produced a printed copy of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document and at page 20 policy 5 illustrated the distance to the boundary of extensions of buildings of two or more stories in height to be set back a minimum of 1m. and if less than 1m set back 1.5m at first floor level.
7. LGR and HS discussed the interpretation of the word 'boundary' with HS insisting that she should took the boundary to be the face of the enclosing garden wall as it was the 'Law'.
8. LGR asked HS to take advice from her senior officer as it was his view that the boundary line between the neighbouring buildings was as prescribed within the properties Title Plan that appeared to be on a centre line between the buildings.
9. PH restated her comments regarding the extensions to other buildings within The Avenue, including the neighbouring dwelling at 31 The Avenue that had been extended and remodelled without any reference to their context within the Conservation Area. (HS) replied that she was not the appointed planning officer for the buildings referred to by PH and therefore could not comment.
10. LGR closed the meeting by thanking (HS) for attending the meeting and said he would arrange for the rear roof hip and dormer sketch to be forwarded to all parties early the following week.

The meeting ended.