

## **DESIGN & ACCESS STATEMENT - ALTERATIONS TO EXISTING HOUSE; FRONT, SIDE, REAR EXTENSIONS AND GARAGE CONVERSION**

No. 26 The Chantry, Uxbridge, UB8 3RA



# STONES ARCHITECTS

**1.0 Introduction & Location**

We seek planning consent to extend the house with partial double-storey extensions to the rear and side elevations and a minor ground floor extension to the front elevation, as well as to convert the existing garage to a habitable room and replace the existing roof with a matching new tiled, hipped crown roof.

**2.0 Existing site & Planning context**

**3.0 Concept Design**

The applicant wishes to extend their house to provide additional space for their family. They would like to extend and adapt their house to provide a higher standard of living in a better planned dwelling more suited for modern living.

**4.0 Design Development**

**5.0 Energy & Sustainability**

**6.0 Access**

**7.0 Summary**

**8.0 Application drawings**

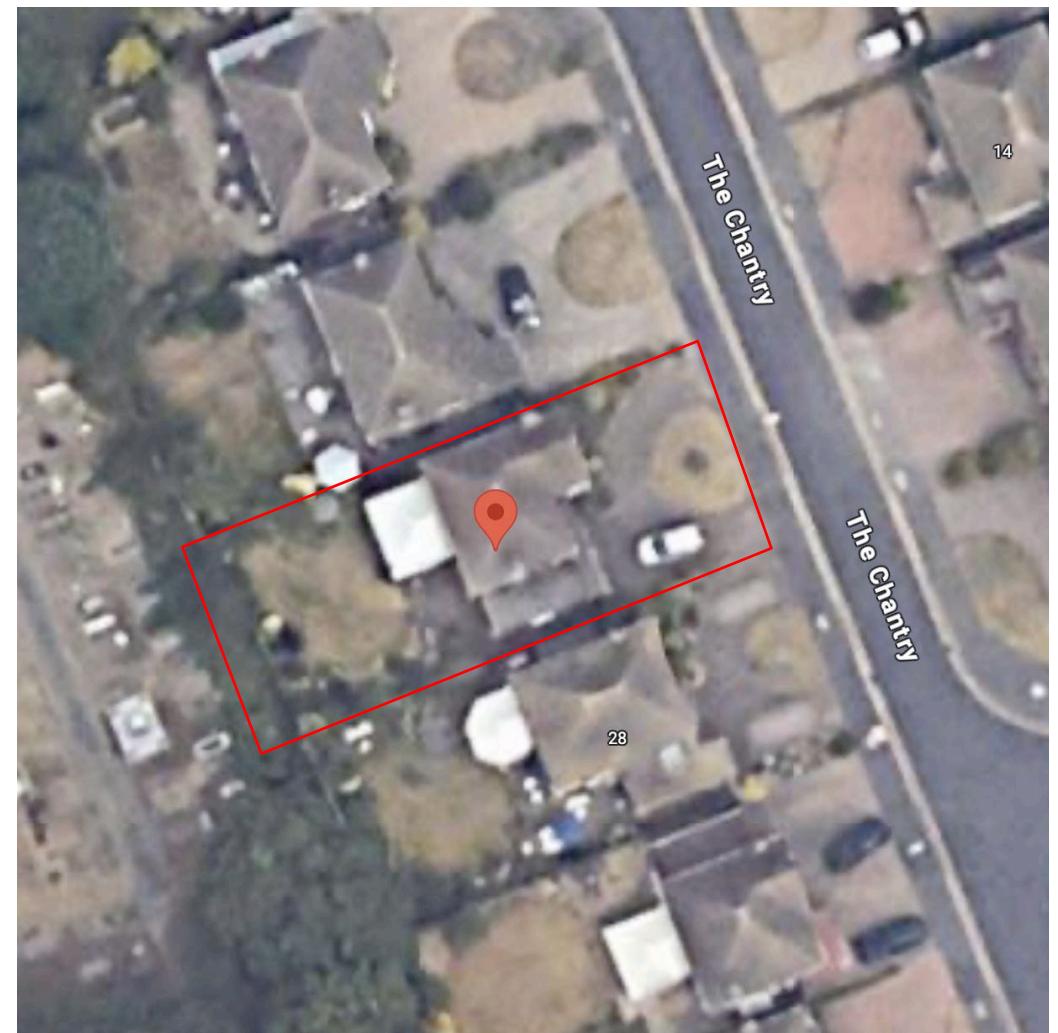
**9.0 CGI - Views**

## 1.0 Introduction & Location

No. 26 is comprised of a detached two storey house with exposed facing brick walls of two different shades, and a tiled, hipped roof. The front of the property has hardstanding with provision for 2 parking spaces, as well as softscaping towards the centre and on either side.

Other properties located on The Sanctuary are varied in their characteristics with a mix of vernacular architectural styles.

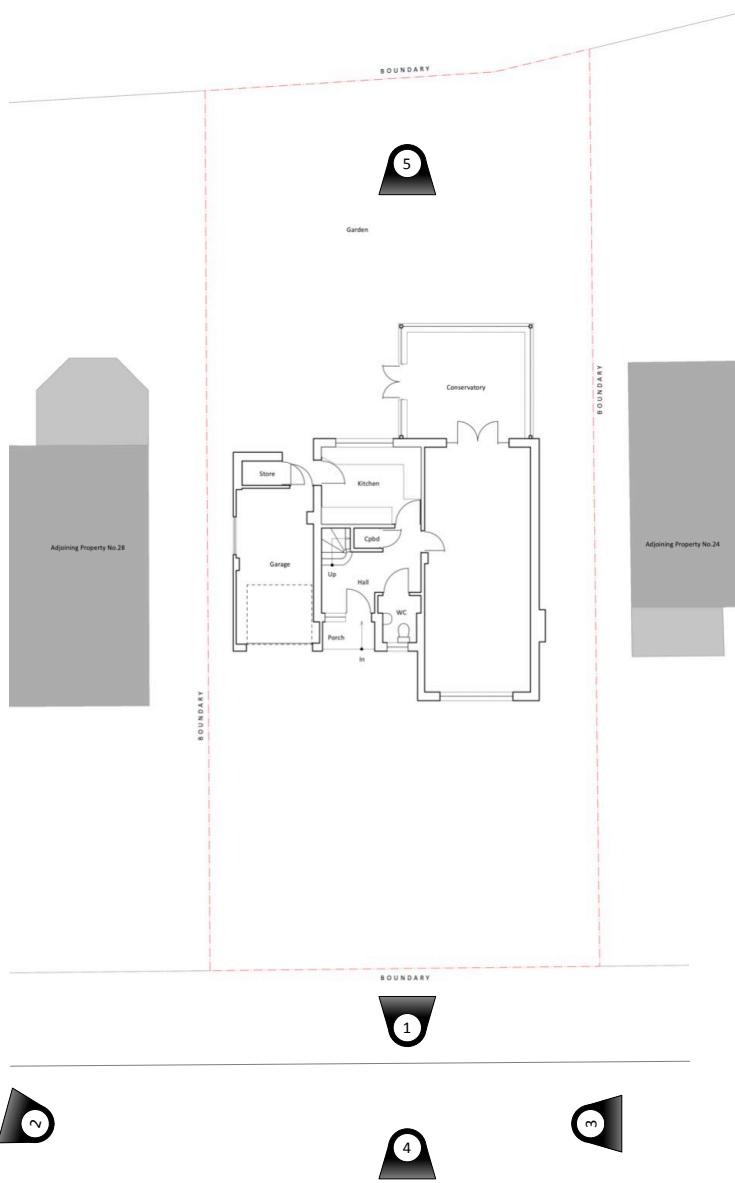
The application site has a reasonable Public Transport Accessibility Level (PTAL) of 2 with good transport links. This includes multiple bus routes and Uxbridge tube station a short bus ride away providing regular access into London via the Metropolitan and Piccadilly lines.



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### 2.0 Existing Site & Planning Context



1



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2



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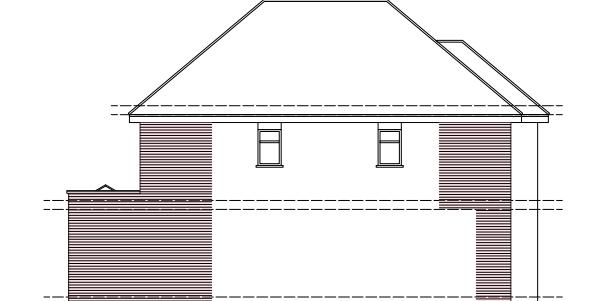


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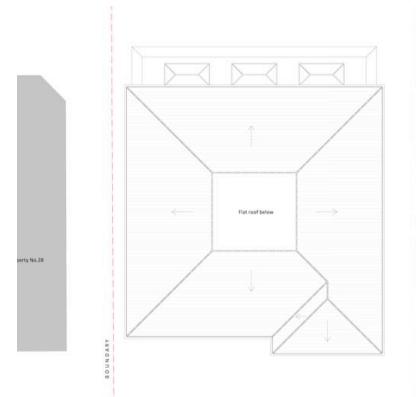
There is no previous planning history for no. 26.

### 3.0 Concept Design

Our initial design approach was to extend both ground and first floors flush on the front elevation and provide a more central staircase with spaces arranged around it.



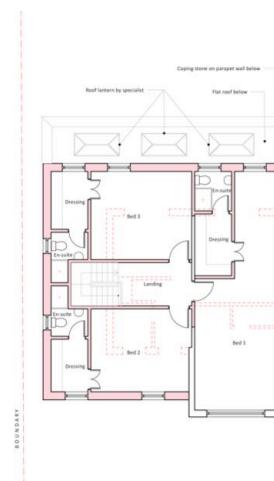
Side Elevation



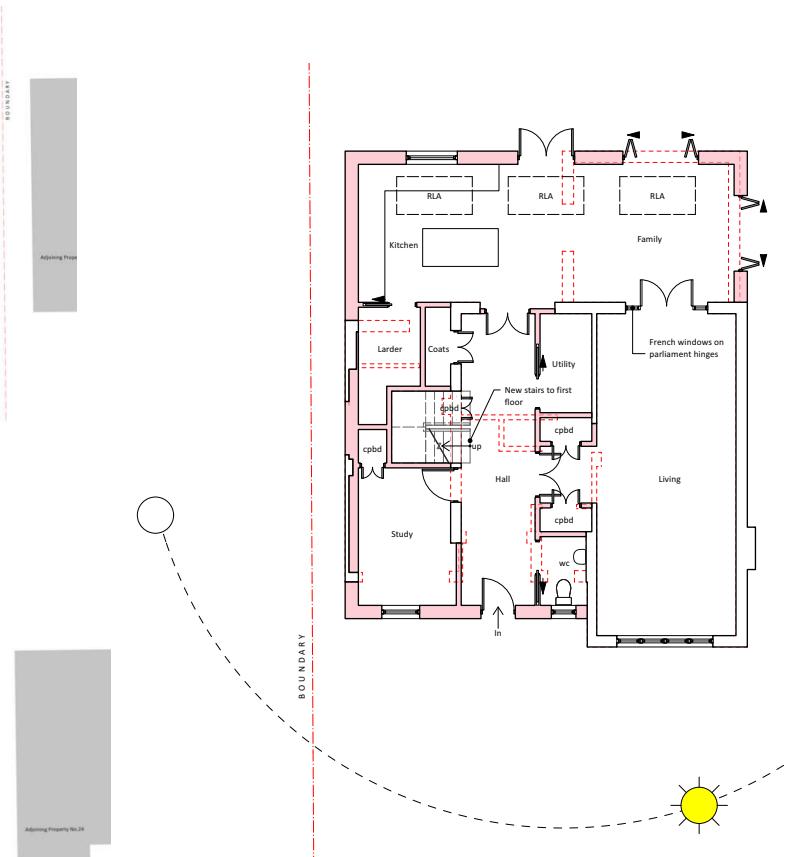
Roof Plan



Initial Sketch Design



First Floor Plan



Ground Floor Plan

#### 4.0 Developed Design

Following pre-application advice from the duty officer at LB Hillingdon, the developed design was reduced, presenting a shorter, stepped front elevation to minimise its affect on the character of the street. The internal staircase was adjusted further to the side in order to better accomodate changes made to the internal arrangement.

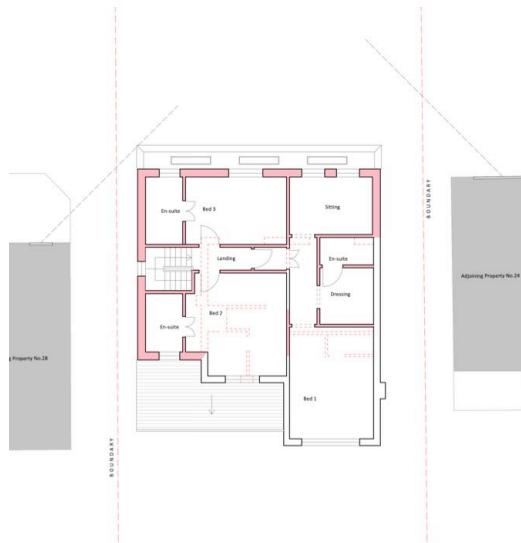
The pre-application advice and subsequent changes were as follows:

As a series of extensions to the existing house we would probably be opposed to the front extension element and the creation of the substantial crown roof.

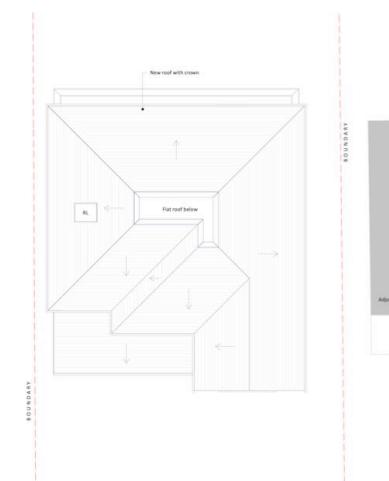
- The front extension, and in turn the crown roof, was minimised as described above.

(They) would extend along the existing set-back face up to a metre with the boundary (so to the side) and extend at two-storey to the rear-subject to 45 degree line criteria

- The rear extension was adjusted closer to the 45° line of sight.



45° Adjoining Line of Sight



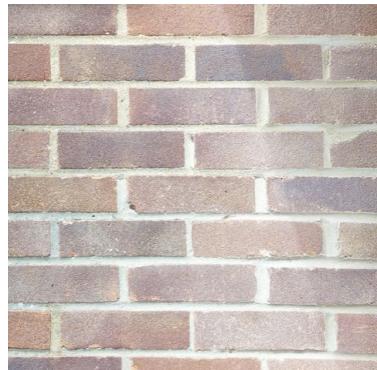
Roof Plan



Ground Floor Plan

#### **4.1 Materiality**

The materials used for the works will be to match the existing as presented below:



Red Brick



uPVC windows



Clay Roof Tiles

## 5.0 Energy & Sustainability

### **Low impact in construction**

Every effort will be made to reduce the impact of materials and products used in the construction.

Any surplus material that is produced on site will be carefully managed and segregated in skips for off-site recycling. The Site Manager will have overall responsibility to ensure that construction is carried out in accordance with best practice and with the aim of achieving as close to Zero Waste to Landfill as possible.

Materials and services will be sourced locally where possible with any timber sourced from sustainable managed forests.

All insulation will be CFC and HCFC free, with water based paints used where possible, and any coating and preservative treatments factory applied wherever possible.

### **Water use**

We will aim to reduce the overall consumption by using the following:

- Dual/low flush WC's
- Rainwater storage for garden irrigation in water butts
- Aerators and flow regulators on taps and showers

### **Low energy in use**

The buildings external envelope will be highly insulated in accordance with AD L of the building regulations.

The design has been optimized for excellent daylight levels within the new spaces, low energy LED lighting will be provided.

All circulation areas will be fitted with motion activated light switches.

Smart metering will be provided to allow the occupants to monitor their energy usage.

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### **6.0 Access**

The proposed design will not disturb the arrangement of no. 26's existing paved driveway, and will therefore retain the existing on-site car parking spaces. No further parking will be required.



### **7.0 Summary**

The proposed design will provide the applicant's with a better planned dwelling more suitable for modern living. The scheme respects 45° lines of sight from adjoining properties on either side, and will be in keeping with existing alterations made to other houses on The Chantry. The amount of development to the house, and in particular the front elevation, has been reduced in line with recommendations from the duty officer at LB Hillingdon. The crown roof has been reduced from the concept design stage with it being set lower than the ridge height to mimic a typical hipped roof.

Subject to consent the scheme will be designed to comply with the latest edition of the Building Regulations.

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## 8.0 Application Drawings



Ground Floor Plan

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## 8.1 Application Drawings

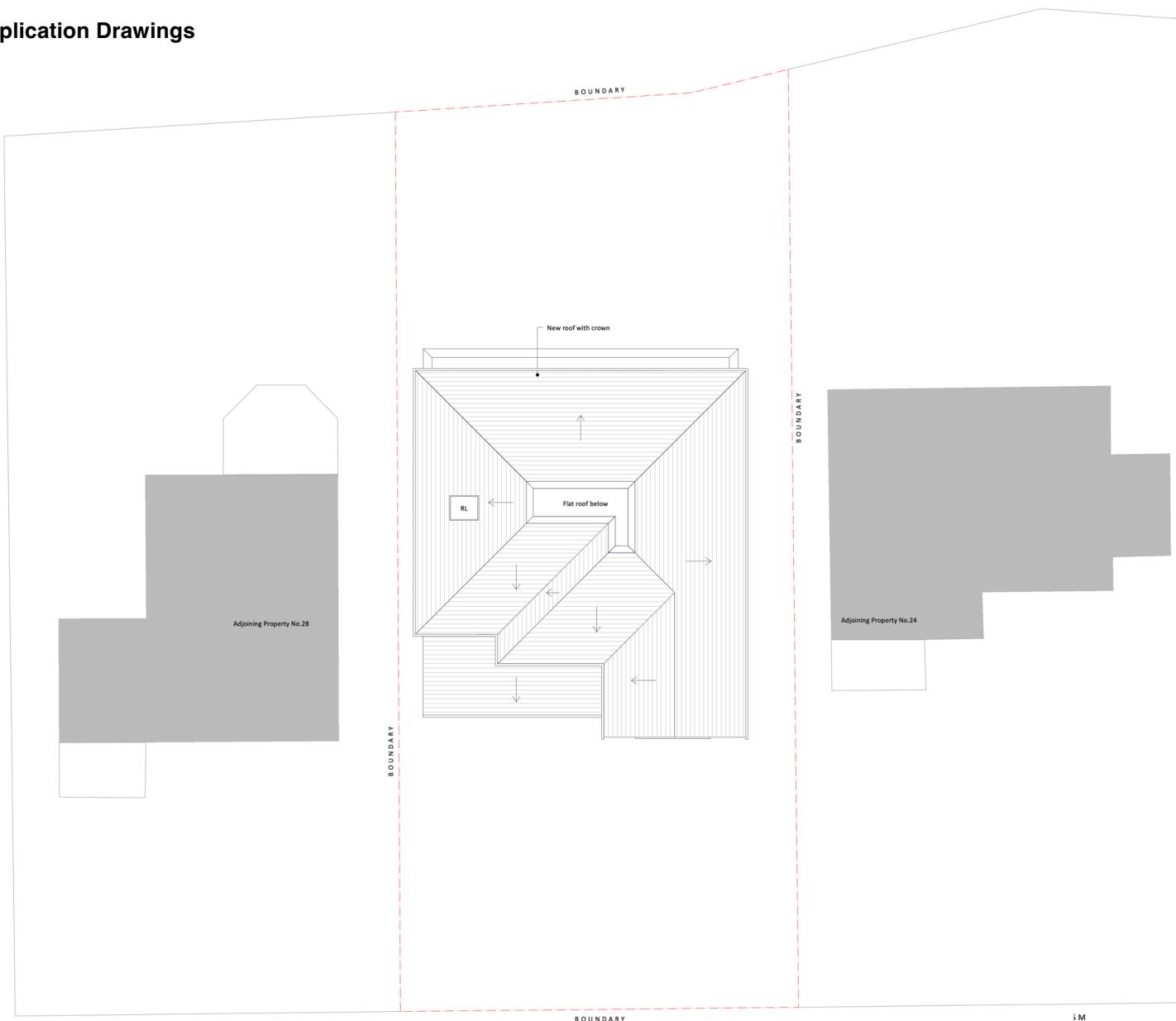


First Floor Plan

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**8.2 Application Drawings**

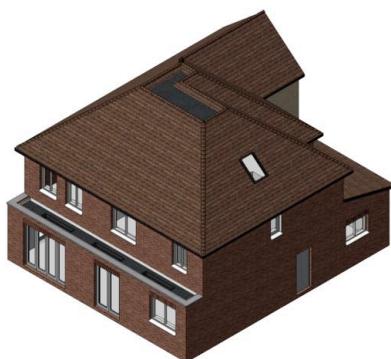


Roof Plan

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**9.0 CGI Views**



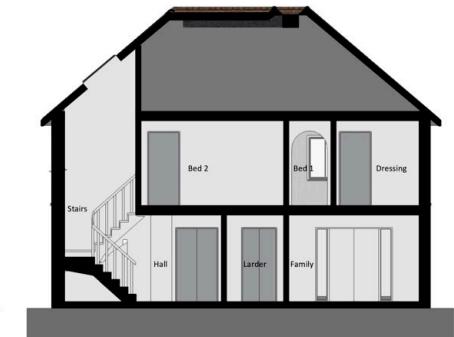
Axonometric Views



Elevations



Elevations



Section



Elevations

