

LONDON BOROUGH OF HILLINGDON



DESIGN & ACCESS STATEMENT

(PROPOSED LOFT CONVERSION, SINGLE STOREY REAR AND SIDE EXTENSION AND
INTERNAL ALTERATIONS)

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Our Reference: KP/717/2022

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Full Planning Application @ Riverview, Packet Boat Lane, UB8 2JR

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1. INTRODUCTION

- 1.1 The report describes the rationale for the proposed loft conversion, single storey rear and side extension and internal alterations at Riverview, Packet Boat Lane, UB8 2JR and supports the proposal's planning application accordingly.
- 1.2 The property is located in West London, in the suburban town of Uxbridge, within the London borough of Hillingdon (Figure 1) and the English Parliamentary constituency of Uxbridge and South Ruislip.
- 1.3 All information should be read in conjunction with other supporting documents submitted with this application.
- 1.4 Below listed are the documents accompanying this Statement. They have been prepared and submitted to assess, illustrate and demonstrate the design components and to show that all features and characteristics of the site have been thoroughly examined.
 - KP/717/P01
 - KP/717/P02
 - KP/717/FRA
- 1.5 Great attention has been given to the advice received on the pre-application with reference 32417/PRC/2022/123 on 23rd September 2022. The design has been improved to satisfy the Council's requests.

2. SITE ANALYSIS

- 2.1 The application site has a size of 1,173 m² and is situated in a residential area on the north side of Packet Boat Lane, adjacent to river Frays. The site is within the Green Belt, the Cowley Lock Conservation Area, the Functional Flood Plain of the Frays River (Flood Zone 3b), the Colne Valley Regional Park and the Colne Valley Archaeological Priority Area. The Frays River lies within the Little Britain Nature Conservation Site of Metropolitan or Borough Grade I Importance.
- 2.2 The building is not listed.
- 2.3 The existing property is a two-bedroom semi-detached bungalow of traditional construction, with a single-storey rear extension, a detached outbuilding to the north of the dwelling and two other outbuildings to the north-west. It has a large garden with mature shrubs.

3. ACCESS AND TRANSPORT

3.1 The property is situated close to Little Britain Lake and offers easy access to Uxbridge town centre. Uxbridge tube station (Metropolitan/Piccadilly Line) and West Drayton train station (services to Paddington, Reading and Oxford) link the area to the Capital's transport network.

3.2 The nearest railway stations are West Drayton (1.4km), Iver station (2km) and Langley (Berks) Station (4.2km). The area is also served for several bus lines.

3.3 The site has a Public Transport Accessibility (PTAL) of 1a (very poor).

3.4 Access to the dwelling is from Packet Boat Lane.

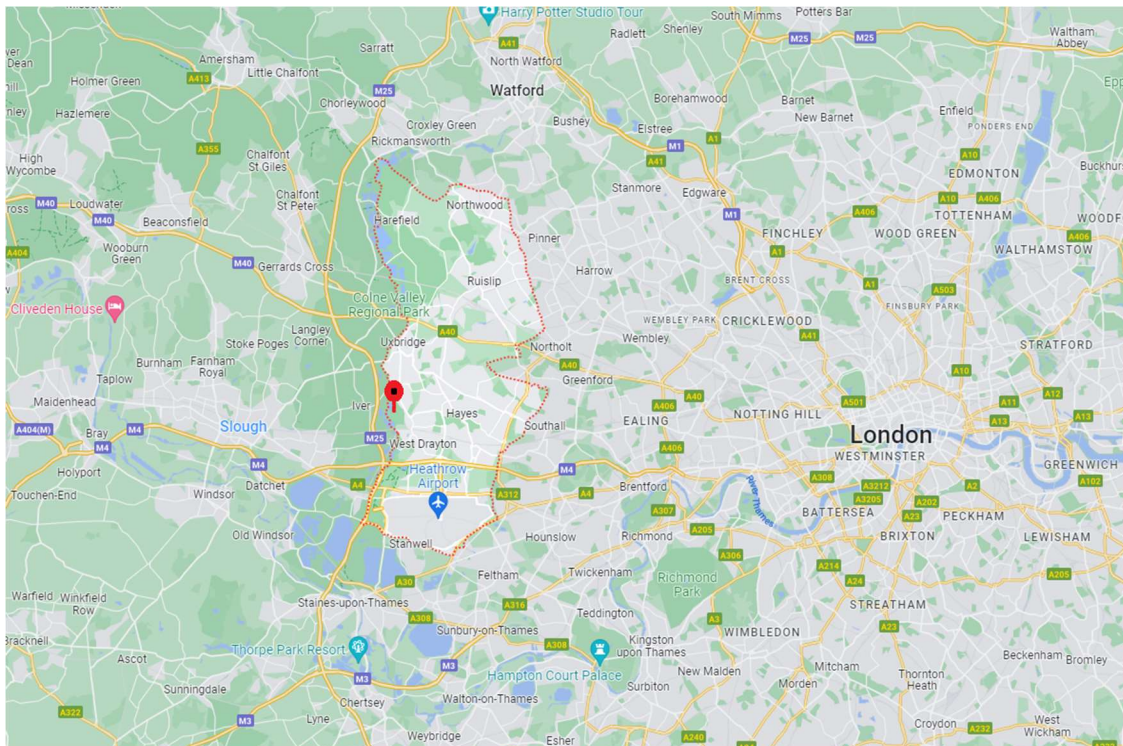


Figure 1 - Site Location within the London Borough of Hillingdon - Courtesy of Google Maps

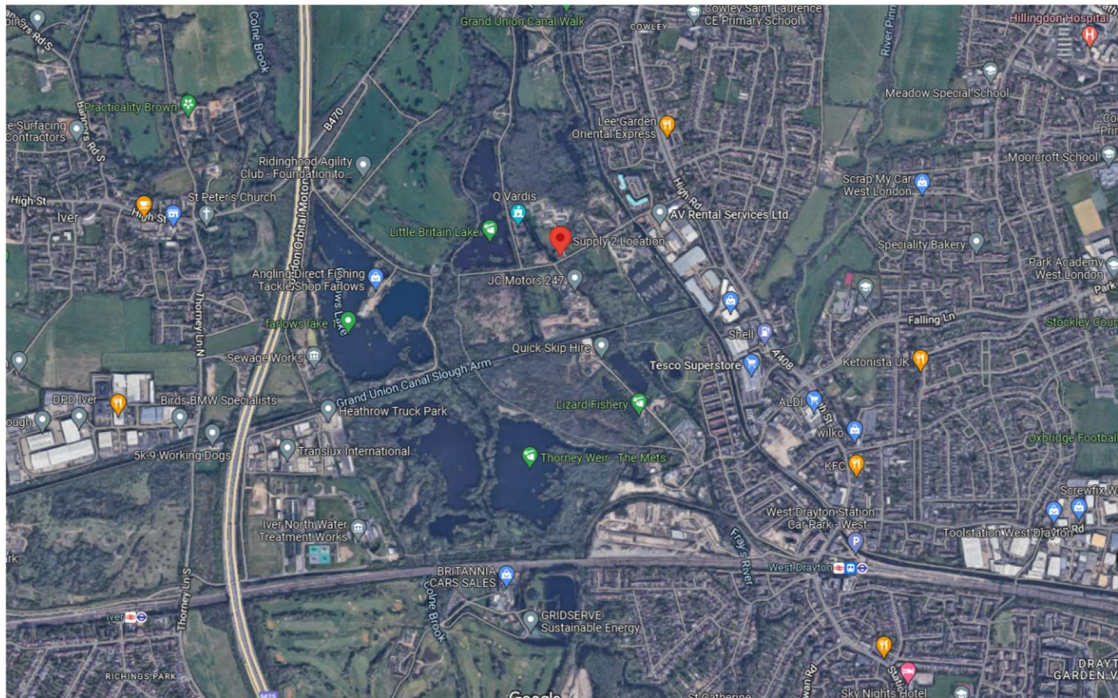


Figure 2 - Location Plan - Courtesy of Google Maps

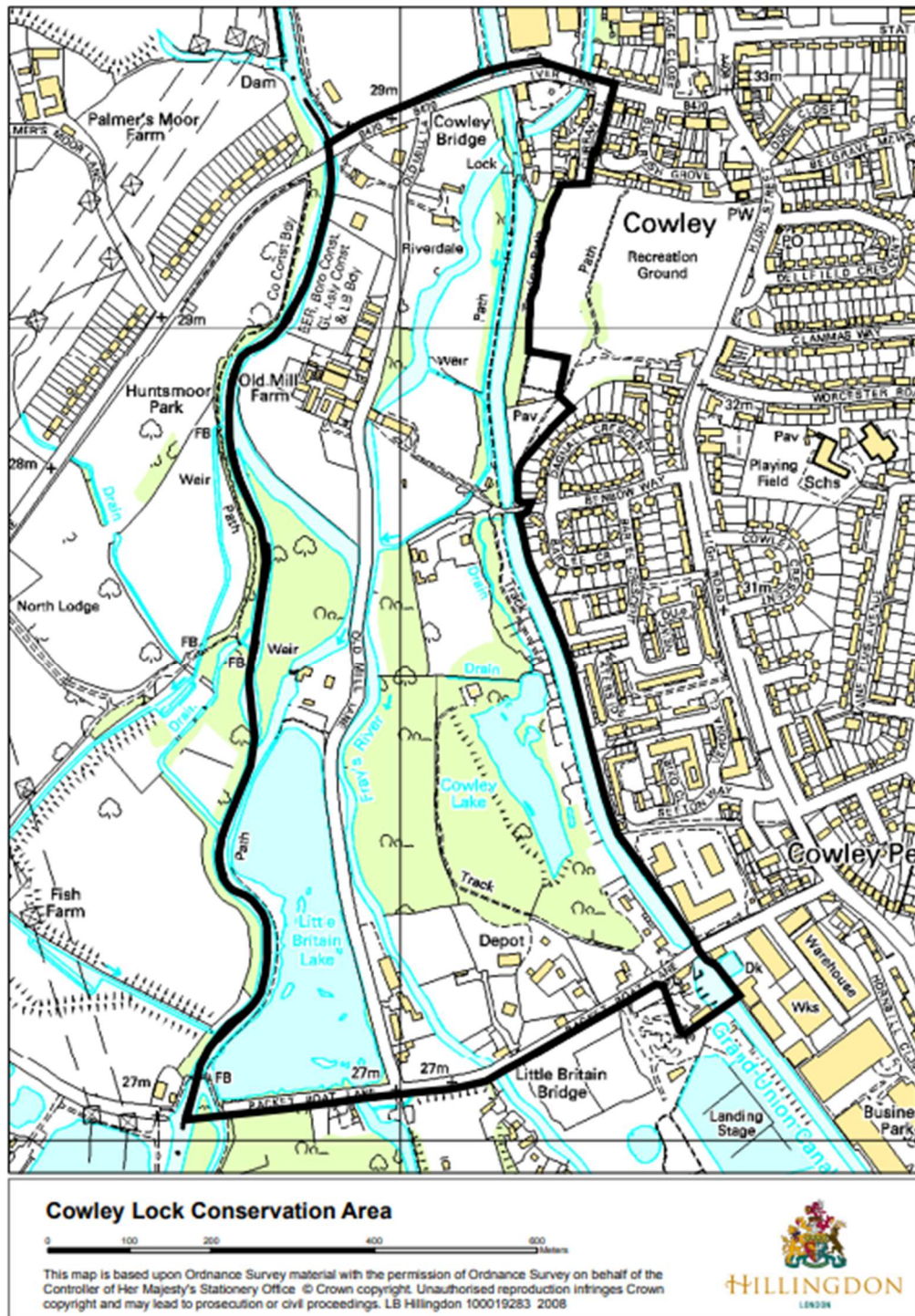


Figure 3 – Site Location within the Conservation Area – (Source: Hillingdon Council)

4. DESIGN PROCESS COMPONENTS

- 4.1 The proposed development will consist of a loft conversion, the demolition of the exiting garden room and reconstruction of the rear plus the side extension. One of the three outbuildings in the property will be demolished and its footprint (8.30 m²) will be transferred to the main building, so there will be no increase in the total footprint and no loss of garden space (Table 1).
- 4.2 The outbuilding to be demolished holds no particular architectural importance and has no specific link to the local vernacular.
- 4.3 The proposal will create 44.98m², what does not exceed the fifty per cent of the existing floor area (90.79m²).

EXISTING DWELLING FOOTPRINT:	103.93 m ²
SHED 1:	7.72 m ²
SHED 2:	8.30 m ²
SHED 3:	8.95 m ²
TOTAL:	128.9 m²
PROPOSED DWELLING FOOTPRINT:	112.14 m ²
SHED 1:	7.72 m ²
SHED 3:	8.95 m ²
TOTAL:	128.81 m²

EXISTING DWELLING TOTAL INTERNAL AREA	90.79 m²
PROPOSED DWELLING TOTAL INTERNAL AREA	135.77 m²

Table 1: Floorspace information

- 4.4 The proposed design comprises a 3 bedroom, 6 person family dwelling. The main entrance has been repositioned to the north-west façade. It leads to the main hall which distributes the circulation to all rooms of the ground floor and to the

staircase leading to the upper floor. New openings will be created on the north and north-west facades to implement and enhance the new layout.

- 4.5 The ground floor is designed to contain a double bedroom (17.89m²) with an en-suite shower room (3.09m²), a playroom (14.3m²), a new open kitchen/dining area (35.09m²), a utility room (3.72m²) and a toilet. All spaces are used as effectively and efficiently as possible.
- 4.6 The loft will be converted into habitable space with the addition of three dormer windows at the western slope and four rooflights at the eastern one, along with internal alterations. It facilitates two double bedrooms with two aspects (13.56m² and 14.40m²) and a bathroom (4.02m²).
- 4.7 The size and shape of the dormers will be in keeping with the style of the existing building and the surrounding properties. Hung tiles will be used to match the existing.
- 4.8 Rooflights will not protrude more than 150mm and would be of traditional design with a vertical central glazing bar,
- 4.9 The condition of the existing structure of the building is in good order. Minor internal alterations will be carried out, without altering significantly the external appearance of the existing main house, in order to upgrade the building to current standards and meet a modern family needs.
- 4.10 Table 2 below summarizes the Schedule of Accommodation.

Floor	Unit	Type (b) bedroom (p)persons-bedspaces	GIA (m ²)	Amenity (m ²)
Ground and First Floor	1	3b6p	135.77	1038.33

Table 2: Schedule of Accommodation

Appearance

- 4.11 The new areas have been designed with an attractive design in-keeping with the existing building and the neighbouring properties. They will provide high quality living experiences for the occupants.
- 4.12 The proposed resultant development will not alter the character of the area. It will instead enhance the living experience of the future occupants through an elegant, modern and improved design, fulfilling the true potential of the building.
- 4.13 The proposal will complement the scale, form, layout and materials (by using similar materials) of the existing building and complement the nature of the immediate surroundings. Overall, the proposal is taking into account sunlight/daylight, circulation and friendly habitable spaces. It does not affect the neighbouring properties in any way.

Use

- 4.14 This development will be used as a C3 family dwelling.

Parking

- 4.15 The existing vehicular access from the front driveway will continue to be used.
- 4.16 Two (2) parking spaces are provided inside the plot and cycling storage inside the outbuildings.

5. CONCLUSIONS

- 1.1 The proposed development being submitted is therefore compliant with sustainable development. It will bring social, economic and environmental contributions to the local area, and has been designed to complement and enhance the immediate surrounding without altering the character of the existing building.
- 1.2 It is therefore concluded that the proposal presents no foreseeable harm or alteration to the character of the Conservation Area.

6. APPENDIX A – PICTURES OF THE PROPERTY



Figure 4 – View of the rear extension and outbuilding number 1



Figure 5 – View of the rear of the property with outbuilding number 1



Figure 6 – View of outbuilding number 1



Figure 7 – View of the North-West of the property with outbuildings number 2 and 3



Figure 8 – View of the garden with outbuildings number 2 and 3



Figure 9 – View of the interior of outbuilding number 2 (to be demolished)

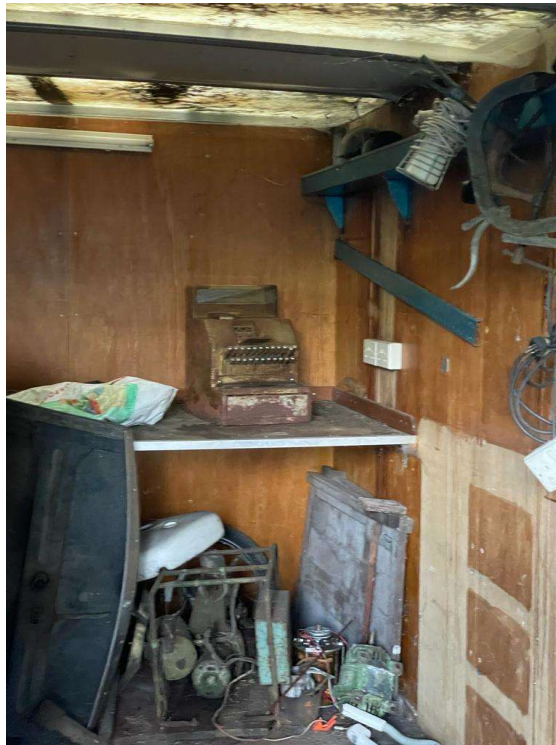


Figure10 – View of the interior of outbuilding number 2 (to be demolished)