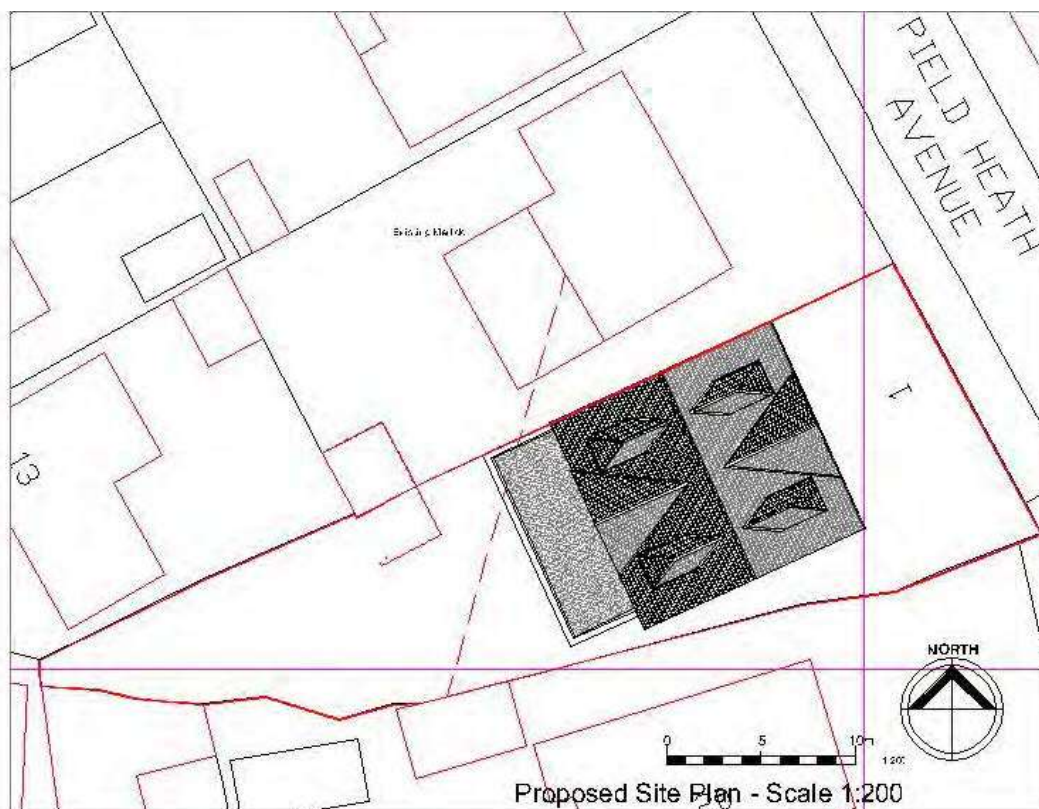


I Pield Heath Avenue, Uxbridge, UP8 3PB

Design + Access Statement

Reconstruction of existing house, reorientation of roof with Dormers and Flat roof single storey rear extension

Anchor Design 18th July 2023



I **Site:**

The Existing house is sited at the start of Pield Heath Avenue directly off Pield Heath Rd.

The Existing property is a single storey property, constructed in a mixture of brick, block and white render with a side garage constructed of steel and concrete. Windows are a mixture of decorated timber sash windows and casement windows.

The garden has a number of mature trees with timber fencing both sides, somewhat overgrown with an old outbuilding that will be demolished in favour of expanded space within the new design of the house.

2 History:

Reference	Location	Proposal	Received Status
33285/APP/2023/369	1 PIELD HEATH AVENUE HILLINGDON	Demolition of garage, outbuilding, passageway, rear and front porch. Reconstruction of roof profile and conversion of roof space to habitable use to include front and rear dormers. Erection of a single storey side extension set under new roof. Erection of a single storey rear extension.	Refused

Nothing else as far back as 1955



3 Design Proposal:

The principle of the design is to enlarge the house to enable a first-floor arrangement in the form of a 'Chalet' style bungalow orientated through 90 degrees in order to maximise the potential width of the property. At the same time utilise a much of the original ground floor of the original bungalow within the footprint of the new house, from which the new first floor can be created. Thereby, minimising demolition and a waste of material for that process.

Refusal: - Initially, this was achieved with a symmetry either side of the new ridge line utilising 'Flat-Roof' dormers back and front of the property. This was followed by exchanging the front flat roof dormer to two traditional; pitched roof dormers and a 'Velux' window for the central bathroom. This was then refused as indicated in the 'History' section above by a last-minute intervention of Planning Line Management.

Pre/Mid- Application: - this was initiated via a 'Teams' session with a new Planning (Case) officer where an agreement was reached to reorientate the focus of the entrance to the front of the building and at the same time introduce a central large dormer to offer a North-east/South-west image similar to the precedent reached at No 5 Pield Heath Avenue via the Appeal process.

Street Scene: - Both Front and rear street scenes have been added to the submission drawing to offer a comparison to the new proposal of No 1, Pield Heath Avenue, incorporating Nos 3 & 5 and No 20 Pield Heath Road. The main issue being relative increase in height of No 1 to the immediate other 3 buildings either side of the proposal.. The moderate increase to No 1 was not significantly out of contest with other houses, hence deemed acceptable within the 'Avenue'.

Appearance: - similar materials are proposed in the construction of the modified bungalow utilising roof tiling and extending the white pebble-dash rendering. New windows will be of UPVC matching remaining fenestration.

Conclusion: - the compromise with the new 'Case Officer' has been agreed with the applicant on the principal of there being an acceptable concept that can be given a positive response in relation to a decision.

4 Access.

Access to the property: - will generally remain as existing with the 'In-Out' driveway onto Pield Heath Avenue, which will be more than adequate to accommodate 3-4 Cars. Any cycle storage will be at the rear of the property, potentially in a new garden shed of similar housing within the scope of permitted development.

Bin storage: - will stored opposite the South east corner of the proposed building where the access to the rear property is widest, actual storage for the bins will be at the discretion of the Applicants.

Landscaping: - the Garden at the rear has been left generally overgrown, there will be a need of considerable thinning out of smaller trees and shrubs, but there appears to be little arboriculture of significance requiring it to be retained. The work will entail maintain a limited amount of privacy being retained with existing planting with fencing, the latter with minimal repair work.



5 Impact on the Local Area:

Very Little impact on the site and surroundings, especially when retaining much of the existing footprint of the original bungalow and building usable space where the garage used to be sited. With a long and narrowing rear garden with plenty of shade for some mature trees shield any new development from existing properties in the adjoining road. (Newlyn Close). The front façade maintains the existing line of development in width, with a modest increase in height to accommodate the 'Chalet' style of the first floor, common to Pield Heath Avenue.

6 Justification:

Principles applied to No 5 Pield Heath Avenue have been followed in the concept of No 1 both in height and footprint with the addition of the central front dormer to reflect the other types of houses in this avenue that are orientated at 90 deg to the road. There is a variance of houses in both orientations, although not radical design it follows a common theme with an innovative internal layout making best use of a sustainable structure, to be upgraded to follow current Building Regulation standards.