

# **Design and Access Statement**

31 The Rise , Hillingdon. UB10 0JL.

## **Site Description and Surroundings**

The application site is occupied by a 1930s two storey detached property located on the Southern side of the Rise, Hillingdon. The external walls of the property are covered by a traditional hipped roof with a gable feature to the front and sides. The area to the front of the property is covered in hard standing and provides space to park three vehicles within the curtilage of the site.

As the plots are generous many of the houses have been modernised and extended to provide additional accommodation. The Family like the area and have lived in the property over ten years.

## **Design Statement:**

The application seeks planning permission for the alteration of the roof design and conversion of the roof space to habitable use to include a new rear dormer, three flush roof lights to the front elevation.

The new loft extension will incorporate two additional bedrooms with en suite facilities.

We believe the hipped roof design sits well with the existing street scene and maintains the quality of the current built environment.

## **Recent Planning History**

Approval Application number. 33540/APP/2018/1094.

## **Design Considerations:**

We have given consideration to the following Design Principals when formulating the scheme.

The proposed rear dormer will not be visible from The Rise.

The style and scale of the new extension has been designed to be subordinate to the host building following the Hillingdon Planning Guidelines.

The proposed materials will match the existing house. Clay tiles to the roof and dormer.

The existing drainage will be maintained in its current position with 1 existing manholes. The new loft conversion will not affect the current drainage arrangements.

It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light.

In terms of the garden area the amenity space is over 100 sq m which would be in excess of the required amount.

In conclusion, our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings. Our proposals have tried to meet the needs of all those concerned, providing improved accommodation whilst retaining the appearance to the street scene and local amenity.