

DESIGN AND ACCESS STATEMENT

**403 HARLINGTON ROAD
HILLINGDON
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INTRODUCTION:

This Design and Access Statement sets out for a proposal of 'Single storey rear extension, single storey side extension for disabled young person's bed and bath, new rear out-building to create living quarter for second disabled family member, alteration to front dormer, removal of front chimney, new front porch, relocation of dwelling entrance from side to the front elevation, installation of ceiling hoist for the disabled family members, internal alterations, demolition of rear garage and store" at 403 Harlington Road. The statement supports the accompanying planning application.

EXISTING SITE CONTEXT:

The application property comprises of a semi-detached chalet bungalow located on the North Eastern side of Harlington Road which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property has been extended to the rear by way of a timber conservatory which projects approximately 2.5 m alongside the boundary with adjoining property Number 405. The property has a covered parking area to the side alongside the boundary with Number 401. At the rear the garden is at a lower level.

DESIGN:

The concept of the proposed development has been guided by the following principles;

Extension and alteration of residential dwelling for the betterment of residents and their quality of living. Especially for the two disabled young persons. The primary objective is to provide the disabled residents with additional space for their comfort, for their ease of movement, internal alteration would be carried out and wider hallways and doors would be installed.

Making the best use of urban land by raising density in manner appropriate to and respectful to the local development

Respect for the neighbouring properties by avoiding encroachment and roof overhang.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore, policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring 5m wide or more should be no more than 3.6m deep. Likewise, paragraph 3.7 states that such extensions should be no more than 3.4m in height. This is to ensure that the extension appears subordinate to the main house.

In terms of its depth, a 2m deep extension is proposed at the rear of the existing 3.56m extension, the total extension would be 5.57m. It is acknowledged that the depth exceeds what is set out in HDAS. However, with the height of 3.0m, it is considered, on balance would not result in sufficient harm to the architectural integrity of the host dwelling to justify a refusal of the planning permission.

Also, the rear extension would not be visible from the street scene and would be constructed using matching materials. It is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

A side extension is also proposed to accommodate a disabled young person's bed and bath. A ceiling hoist would also be installed

The proposed development would not have any windows on the side elevations which would prevent overlooking and loss of privacy to adjoining occupiers. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the garden area at least 60 sq.m of rear private garden should be retained to provide adequate amenity space for a three bedroom dwelling. The resultant amenity space would be over 131 sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The new rear out-building would be a 'living quarter' and an 'annexe' to create a private space for one of the two disabled family members. The annexe will be used only for purposes ancillary to the use of the dwellinghouse and not as an independent unit of accommodation. The annexe will accommodate a small bedroom with living space, and a shower. No cooking facilities are to be installed within the 'annexe'. The occupier of the outbuilding would use the kitchen facilities within the main dwelling. The height of the out-building is 3.5m and is set away 1.0m from the all boundary sides.

SUSTAINABILITY:

The proposed extensions, and the outbuilding has been designed to be environmentally, socially, and economically sustainable, and to ensure that the proposed changes can make a positive influence over time. The selection of materials for construction will be influenced by the need to reduce carbon emission, energy conservation and whenever possible, use naturally occurring products from sustainable source in accordance with the Local plan approved policies.

The design will incorporate the following features:

- Use of high lumen/watt efficiency indoor lighting throughout.
- Purchase of materials from local suppliers to reduce transportation to the site that will also help in terms of lowering the fuel usage and reducing impact on the local environment.
- Low carbon design and construction, including low carbon renovation of the housing stock and provision of low carbon construction service and trades.

- Maximize natural light using detailed fenestration to reduce the loss of Energy (argon filled glass) and skylights
- SMART HOME scheme will apply within this development.
- Low Energy AAA Rated appliances will be specified and installed.
- The new front access with ramp will ensure that the access for all is ensured and the comfort of the disabled residents is ensured.

CONCLUSION:

Assessments of the proposal would conclude that the development will not have a detrimental effect on the surrounding properties. We regard the proposed development as an appropriate, sympathetic addition to the area, which will be well designed, sustainable and will be built to last. The proposal would comply with relevant planning policies and would not cause any demonstrable harm in planning terms.

In order to safeguard privacy, the applicant requests that the details of the disability badge, Housing Letter, Disability Living Allowance and other personal details are not uploaded on the public register.



Front elevation



Rear Elevation



Rear out-buildings to be demolished.