

DESIGN AND ACCESS STATEMENT



Location: 33 Cedars Drive, Uxbridge UB10 0JU

Proposed Development: Alterations and Side and Rear Extensions

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1. Introduction

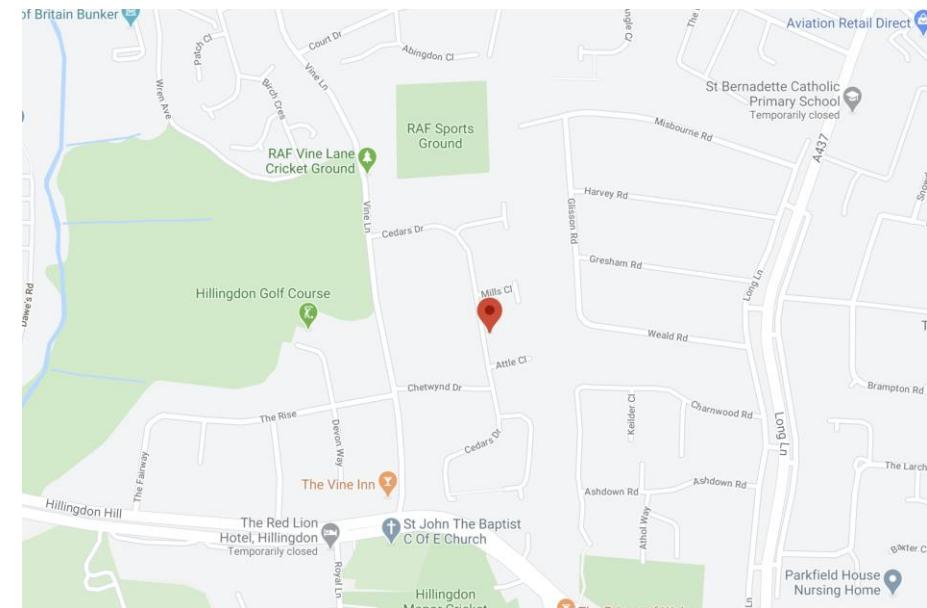
This Design and Access Statement supports the Planning Application for alterations and side and rear extension to the property. This has been provided on behalf of our client and should be read in conjunction with the supporting documentation included in the application.

2. Site Location

The site is located in South East Uxbridge. The Site falls within the area of Hillingdon which is within the London Borough of Hillingdon located approximately 14 miles from Charing Cross. The site is within Greater London.



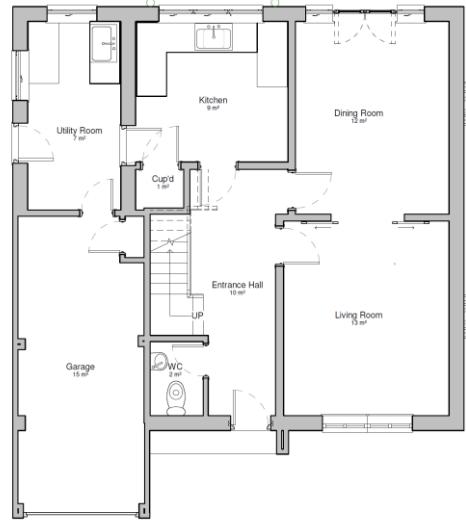
Location within Greater London



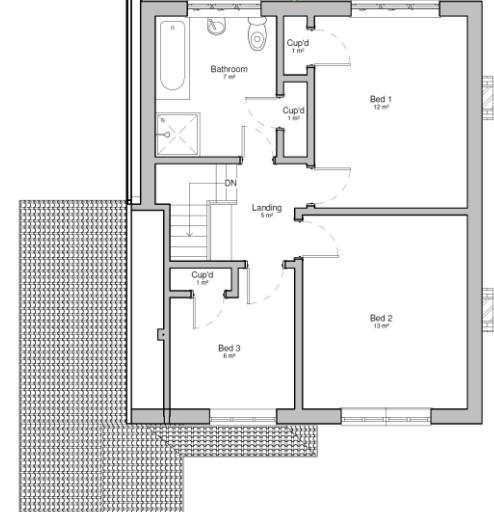
3. Context

33 Cedars Drive was built post 1930's, historical ordnance survey maps for the area confirms this. The construction of this house is very typical of the era in terms of aesthetic and layout. There has been a single storey side extension at some point in the properties history.

The form of the building is rectangular with two floors. The building has a large hipped roof with garage roof adjoining the main roof to provide a continuous large pitch on the north elevation. The living on the ground floor with sleeping accommodation on the second floor. The main entrance is located centrally with access to the first floor within the entrance hall. A small kitchen is position at the central rear of the ground floor with two generous reception rooms on the right hand side of the property. The second floor is typical of the properties era with three bedrooms, two of similar size and the third smaller and one main bathroom. All accessed from the main landing.



Ground Floor



First Floor



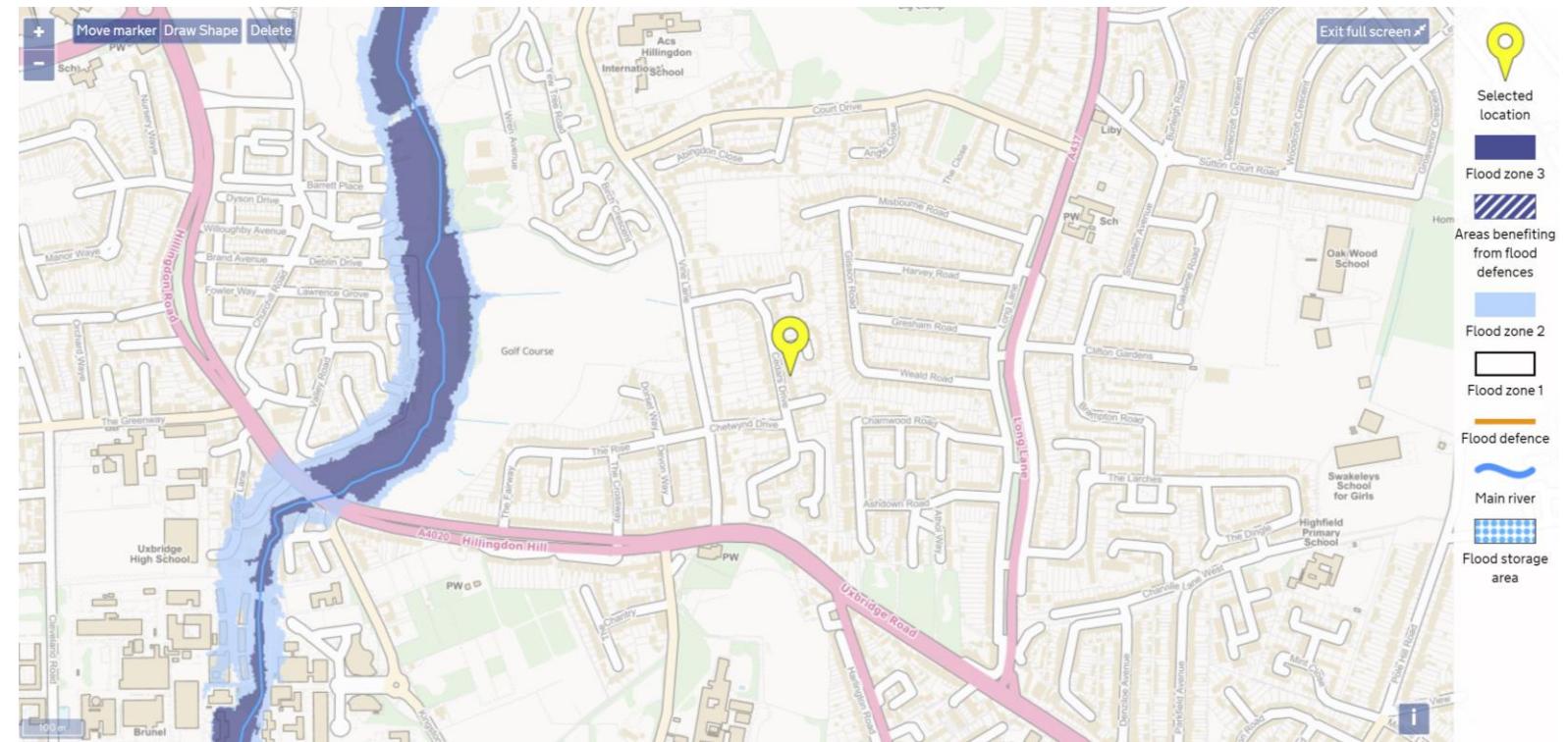
Street Scene

4. Use

This property is solely domestic

5. Flooding

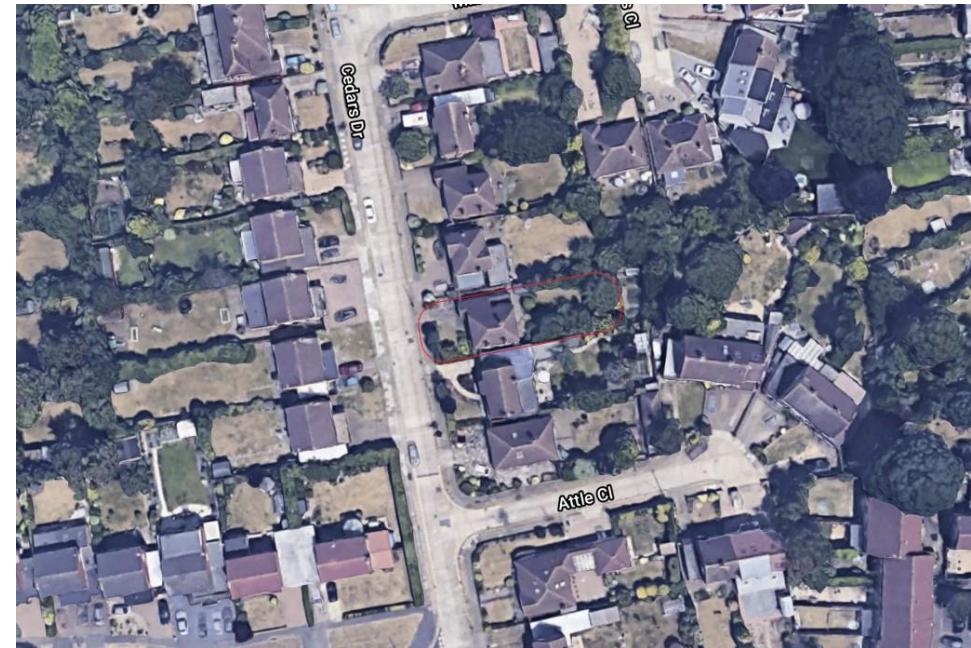
The Property is located approximately 600mm from the River Pinn and therefore is not within the flood risk zones as can been seen from the Flood Risk map to the right.



6. Existing Site

In common with most houses on Cedars Drive, number 33 sits back into its own plot. The site has a single vehicular access point from Cedars Drive.

The large garden to the rear of the property is not visible from Cedars Drive.



7. Existing Building

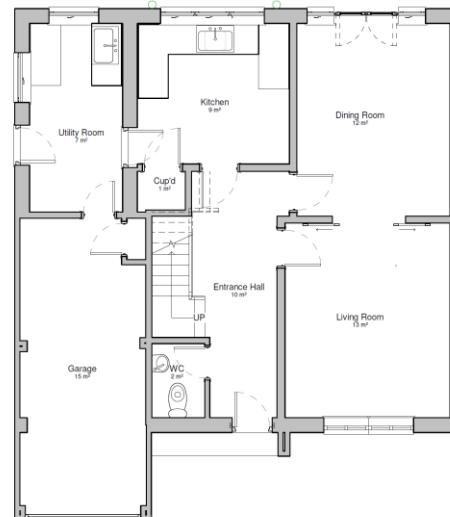
The existing entrance to the property is located centrally slightly stepped back from the garage entrance with the staircase to the first floor being in a central location. The design brief is to increase the usable space on the ground floor and number of bedrooms on the first floor.

The existing Kitchen is small in relation to the surrounding rooms and for the desired number of new bedrooms more living space is required.

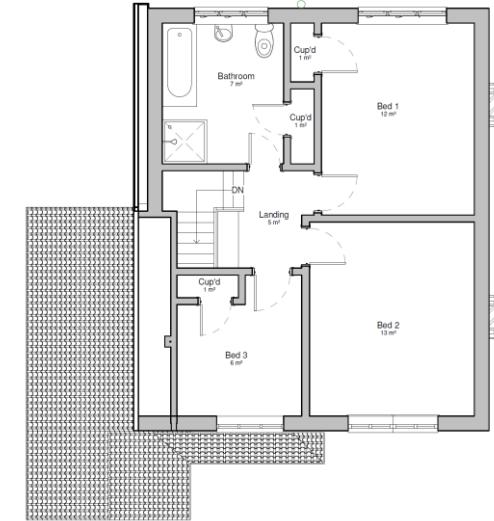
The layout is typical for the style and age of the building where rooms are separated and the flow through the building is often hindered by internal doors and walls. The layout offer little in the way of connection to the external spaces. The entrance hall accessed directly from the front door benefits from generous width however there is no visual connection where this space is solely used as a service corridor to access the main spaces on the ground floor. A central small kitchen and separate utility room are to the rear of the house where they layout is poorly designed and does not suite the arrangement desired by our client.

Generous sized dining room and living are located to the right-hand side of the ground floor where each has a front / rear aperture for natural light and ventilation. A deep but narrow garage takes a large percentage of the ground floor. This space is mainly used as storage as the sized of modern-day vehicles has increased the dimensions of the garage no longer are adequate for vehicle parking.

The first floor is currently accessed by the staircase located in the central entrance hall. It provides access to a small landing which unfortunately is land locked by the surrounding rooms and therefore has no natural light. Three bedrooms and a family bathroom are provided. Little build in storage is provided which is an ever increasing issue for our client.



Ground Floor



First Floor

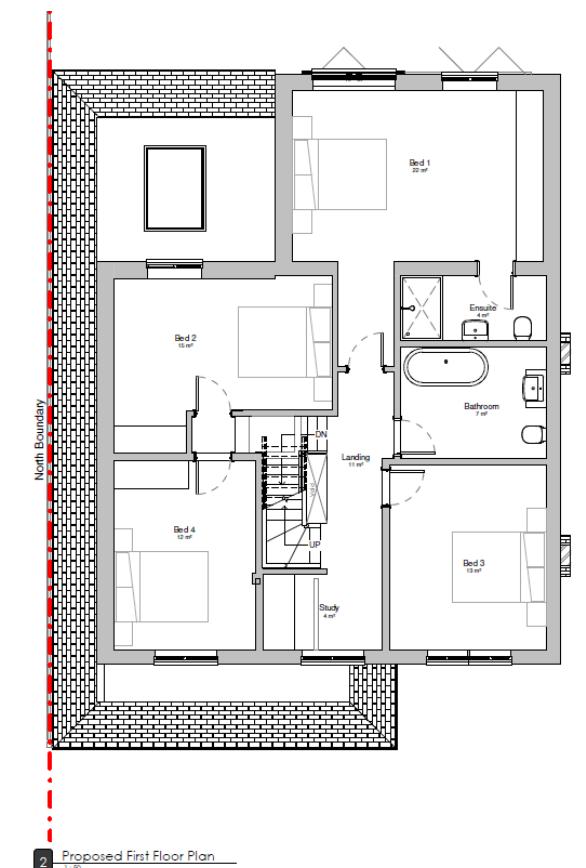
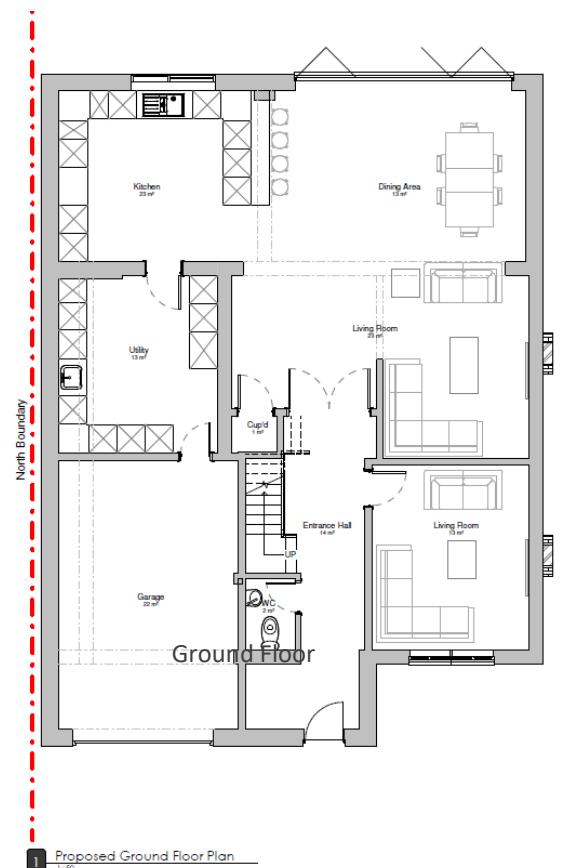
8. Proposal

The brief for this project is to refurbish and extend the existing dwelling house to align with our clients requirements for living in terms of internal space, storage and style along with creating a design that is visually appealing whilst being in keeping the local vernacular and respecting the existing dwelling so as not to lose it's identity in the street.

To achieve this the proposal is to create a double storey side extension and part double, part single rear extension.

On the ground floor the entrance porch will be brought forward to align with the footprint of the existing garage door. This will provide a clearly defined entrance to the property in a central location. The external wall to the garage is pushed slightly nearer to the boundary to allow vehicle access and provide a usable garage suitably sized for modern-day vehicles. The entrance hall and living room will stay unchanged along with the WC next the staircase. A cut out in the first floor will allow secondary natural light to enter what was previous a dark entrance hall. A double doorset will provide flexible separation choices into the newly create open plan kitchen, dining and main living area. The open plan space is clearly defined into use usage zone and will provide the style of living the client is looking for. A bifolding doorset will be used in the rear elevation to allow for full inside/outside living when the weather allows and provides a good visual connection to the garden area.

The first floor access remains unchanged however internal remodelling allowed by the creation of the extension is to take place to create an additional bedroom, study and ensuite. A dedicated study area is located to the central front of the first floor to make best use of the existing central window. By not having a unnecessary wall and doorway here the landing is able to benefit from natural light, along with the ground floor entrance hall. Three appropriately sized bedrooms with and a large master suite is provided. The master suite benefitting from an ensuite closely located to the relocated main bathroom. Space planning and design choices have been considered to ensure that no window openings are to be created on the side elevations with all opening being to the front or rear. This follows the same design language as the existing dwelling.



8. Proposal

The appearance of the proposal has been carefully considered to ensure that the resultant dwelling is suitably placed and stays in keeping to the surrounding area and does not have a detrimental effect. To achieve this the porch extension to the front is aligned to the existing front of the garage with a pitched roof. This roof continues around the side and rear single storey extension to the rear. A hidden flat roof then forms the covering for these areas. The roof tiles will be to match the existing dwelling.

The first floor extensions have been 'set back' from the ground floor and boundary. This avoids any overbearing nature towards the neighbouring property. The ridge height of the extension is also lower than that of the existing roof. This ensures that the extension visually remains subservient to the original dwelling and clearly reads as an extension to the original dwelling. The front facing window will be of the same size as the centre window opening which will remain the same aperture as existing. The rear double storey extension forms as an direct extension to the existing roof utilising the same ridge line and pitch, this will ensure ease of construction. Careful consideration has been given to the scale of this element of the design where the common place '45 degree rule' has been taken into account to ensure no detrimental effect to the neighbouring properties.

The design echoes a similar response as the granted design of that at No. 29 Cedars Drive, where visually from the street scape this proposal will be in keeping of the area. Similar considerations have been taken into account in respect of the proximity to neighbouring boundaries with the first floor side extension being further set back from the boundary than the ground floor external wall. This provided a step in the mass of the building and ensures that is not overbearing.



Front Elevation



South Elevation



Rear Elevation



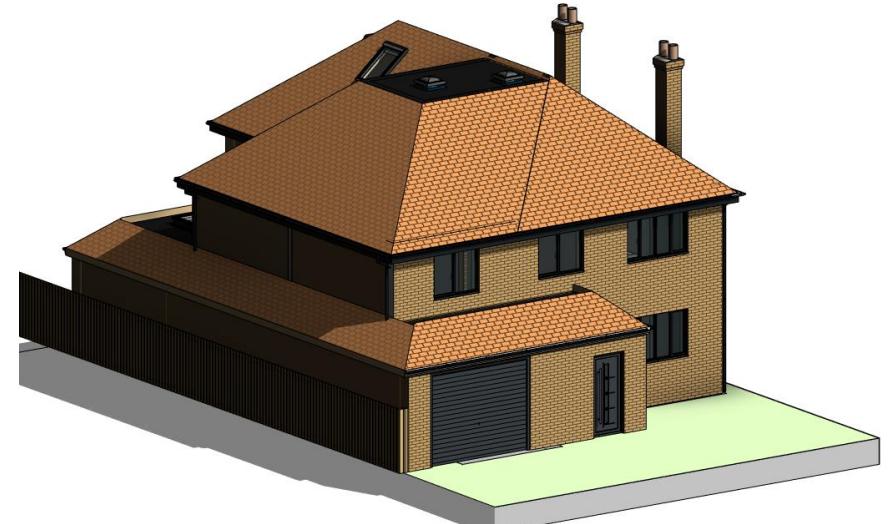
North Elevation

b. Appearance

The extension as part of the application will be constructed in brick to closely match the style, texture and colour to that of the original dwelling. The same for the pitched crown style roof to the single storey extension and pitched roof of the two storey elements.

The windows will be grey and will match that of the existing. Rain water goods and fascias will be grey to match existing.

As part of the works the central chimney stack will be removed but this will have minimal impact on the appearance of the design.



9. Landscaping

The front drive remains unaltered. Turf will be reinstated to all areas where turf is currently. The proposal will include minimal works to the rear, soft landscaping will be given to designated areas. Any new planting will include native species similar to that of the surrounding area.

10. Access

Access will be maintained as existing where vehicular and pedestrian access is gained via Cedars Drive.