



Project 128:

43 Townsend Way, London, HA6 1TG

Design Statement_ P128-43TOW-DOC001_ Rev C
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Prepared By

Parell Architecture and Interior Designers

A: 296 Uxbridge Road, W12 7LJ

T: +44207 1670972

E: architecture@parell.co.uk

W:parellarchitecture.com

Prepared For and on behalf of

Mr Baker Bharwani

Project Name:

43 Townsend Way, HA6 1TG

Report Name:

Design Statement

Document Number:

P128-43TOW-DOC001

Status: Planning Application

This document has been issued and amended as follows:

REV	DESCRIPTION	DATE	PREPARED BY	APPROVED BY
A	Issue for Review- Draft	28/12/2021	MD	MM
B	Issue for Planning	04/03/2022	MD	MM
C	For Planning Amendments	08/04/2022	MD	MM

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01 Introduction

This report has been prepared in support of a planning application for ‘Conversion of existing single dwelling to 2 no. self-contained, 2-bedroom residential units, including first floor front/side extension, roof alterations and erection of a rear porch entrance’.

This report should be read in conjunction with the following drawings:

Drawing Number	Drawing Title	Revision
P128-43TOW-ELP-001	Location Plan	00
P128-43TOW-EBP-001	Block Plan	00
P128-43TOW-EAD-001	Floors Layout-Existing	00
P128-43TOW-EAD-002	Elevations- Existing	00
P128-43TOW-PAD-001	Floors Layout-Proposed	00
P128-43TOW-PAD-002	Elevations- Proposed	00

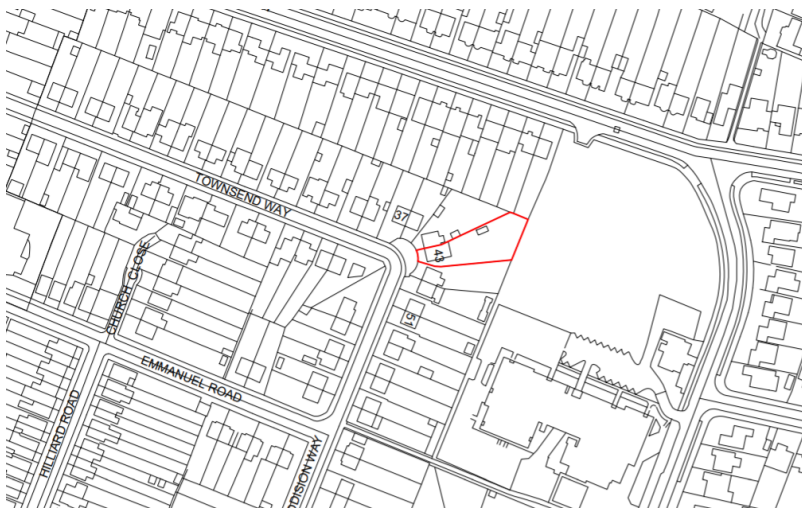
Table 1 Drawing List

02 Existing Site

The application site is located on Townsend Way within the Northwood Hills ward of the Ruislip Northwood & Pinner constituency. It is not listed and is not within a conservation area.

The application property is a two storey semi-detached house with four bedrooms on the first floor. The property already benefits from a single storey rear extension.

The property sits on a large land area with gardens to the back and a front garden providing off street parking provision.



03 Planning history

The applicant is aware of the following planning applications relevant to the property.

Reference	Proposal Description	Received	Status
38752/APP/2002/1950	Details of car parking spaces in compliance with condition 2 of the secretary of state's appeal decision ref.app/r5510/a/02/1086602 dated 08/08/2002; conversion of existing dwellinghouse to 2 self-contained units (erection of first floor side extension)	14-08-02	Approval
38752/APP/2001/2648	Conversion of existing dwellinghouse into two self-contained units involving erection of a first floor side extension	11-12-01	Appealed
38752/A/86/1106	Householder development - residential extension(P)	19-06-86	Approval

Table 2 Planning History

As noted above, the property has previously held an approved planning application for the conversion of a single dwelling into to 2 self-contained units, this permission has expired and the applicant now seeks to obtain a new planning permission.

This application proposes no change to the existing building footprint other than the addition of a rear porch entrance to provide independent access to the Ground floor unit. The first floor is accessed from the existing entrance to the dwelling, leading into a hallway (with built in storage cupboards) before ascending the stairs to the habitable rooms above. A hip to gable roof conversion is proposed providing a generous new kitchen area for the first-floor unit.

The application proposes internal alterations to the existing layouts to provide two separate self-contained units on each floor. Please refer to the existing and proposed architectural drawings. The new units both provide 2 bedrooms with good sized kitchen/dining and living areas. A schedule of accommodation is provided in Table 3 below. This has been designed in compliance with London Housing Design Guide.

	Net floor area-Sqm	Gross floor area-Sqm
Ground Floor unit -43A		82
Living Room	25.75	
Kitchen and Dining Room	17.20	
Bedroom 1	17.20	
Bedroom 2	9.20	
WC/Bathroom	5.60	
Entrance Porch	3.70	
Rear Garden		174.25
First Floor unit- 43B		82.72
Living Room	27.00	
Kitchen and Dining Room		
Bedroom 1	12.00	
Bedroom 2	9.30	
WC/Bathroom	4.80	
Entrance/ Hallway	8.80	
Rear Garden		242.10
Communal Area/Gardens		174

Table 3 Schedule of Accommodation

The existing building sits on a considerable large site allowing both units to benefit from private designated gardens. The existing rear garden area will be divided into two areas, fenced off from each other as shown on drawing P128-43TOW-EBP-001. A proposed communal garden area to the side of the property provides access to these rear gardens. Within the communal garden, there is also bicycle parking provision and a designated refuse area. The proposals provide off street parking provision for 2 cars, one for each dwelling. This satisfies the statutory requirements where each unit shall have '1 or less'. There is also unrestricted on street parking available nearby with most residents providing their own off-street parking within their curtilage.

05 Access

The access from the public pavement into the site remains unchanged.

06 Photographs



Front Elevation



Rear Elevation



Rear and Side elevation

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