

3 CLARENDON ROAD, LONDON, UB3 1BZ

31.05.2023

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1 This is a supporting statement prepared by Bigger House Design on behalf of the applicant in relation to a planning application for single storey side and rear extension at 3 Clarendon Road, London, UB3 1BZ.



Figure 1.0 Street view

2.0 Location & Context

- 2.1 The application site is in the middle of Clarendon Road. The semi-detached house, along with its neighbour at No. 1 Clarendon Road. The front façade of the entire building consists of a canopy roof and one-story bay windows on the ground floor and a pair of sash windows on the first floor. The front and side walls of dwellinghouses are made of exposed brick. Both houses have rear extensions, but neighbor No. 1's addition is much larger than No. 3 (Fig.1.1)
- 2.2 The existing property is a single family, two storey dwellinghouse. There is an existing front and back garden.
- 2.3 The application site is not located in conservation area and is not listed Building. The area is covered by TPO.



Figure 1.1 Existing rear and side elevations

3.0 Planning History of Site

40380/APP/2022/373 - Single storey rear extension (following demolition of existing rear addition) and replacement and re-located first floor rear window - Approved

40380/APP/2022/350 - Conversion of roof space to habitable use to include a rear dormer roof extension with 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development) - Approved

4.0 Proposed Works

- 4.1 Amount: The proposal relates to single storey side and rear extension followed by demolition of existing rear extension.
- 4.2 Layout: The new extension is a minor modification of the earlier approved application; for single storey side and rear extension - appl. No. **40380/APP/2022/373**. New layout allows for an open kitchen/ dining area and snug room with a handy u/stairs toilet. The skylights in the proposed flat roof bring plenty of natural light throughout the space. The rear garden enters the house through glass sliding doors.

- 4.3 **Scale:** The scale and proportions of the side and rear extension takes into account the proportions and layout of the existing elevation and the adjacent properties. The proposal is consistent with the already approved scheme (appl. No. 40380/APP/2022/373). The height of the designed parapet around the flat roof matches with the lower part of the approved pitched roof. The proposal is considerate and provides optimal usable space, thanks to which it is beneficial for local housing assets. The scale of the already approved glazing is 15.7 sq m, while the proposed skylights, sliding doors and sash windows are 15.3 sq m. The new doors and windows repeat the proportions of the glazing in the existing building.
- 4.4 **Amenities:** The height of the proposed extension is in accordance with the previous planning permit and is lower than the height of extension at No. 1. Due to the fact that the neighbouring plots are perpendicular to the applicant's site, their amenities will not be affected.
- 4.5 **Appearance:** The appearance of the rear elevation will be keeping with original features such as London stock brick and precast coping. New high quality aluminium sliding doors, double glazed casement windows and double glazed skylights will combine traditional aesthetics with 21st Century levels of performance. The glass features in the elevation will make the new elevation visually lightweight, open, transparent.
- 4.6 **Sustainability:** Use of double glazed insulated doors and windows and skylights with gas filled spaces and low emissivity (low-E) coatings will minimize the loss of heat through glass. New cavity construction walls and insulated roof build-up will not only protect the dwellinghouse from cold temperatures and large heating bills, but also from everyday wear and tear. The combination of controlled and uncontrolled ventilation will provide a healthy environment without unnecessarily losing too much heat.
The proposed development will make use energy-saving lighting with some use of automatic switches and switches controlled by motion and daylight sensors. The proposed works are mindful in taking account of climate changes.
- 4.7 **Landscape:** Proposed rear garden landscaping will be enriched with some low maintenance shrubbery or evergreen plants. The final design will match existing layout's style.
- 4.8 **Use:** The use of the house will remain as residential.
- 4.9 **Parking and Access:** The proposal does not make any impact on any highway or public route. Access and parking for the existing house will remain unchanged

5.0 Policy references

5.1 London Borough of Hillingdon, Local Plan Part 2, Development Management Policies (2020)

5.1.1 Policy DMHB11 Design of New Development

Para 5.36 Local Plan Part 1 Strategic Objective SO2 sets out the basis for ensuring the creation of neighbourhoods which are of a high quality sustainable design and serve the long term needs of all residents.

Para 5.37 The Council is seeking to ensure that all new development complements and where possible, improves the character and appearance of the area in which it is proposed. Buildings should be of a high quality design, materials and finish. The Council will encourage developments that include well proportioned and attractive external spaces which are put to a positive public or private use.

Response

The proposed addition remains subservient to the existing building due to its smaller scale, which corresponds to the height of the agreed lower pitched roof of 3.6 m. Its form is also less complicated and orderly, which is why the host building is more appreciated. The high-quality design reflected in the first-class finished materials will enhance the distinctiveness of the local architecture. The use of building materials that are aesthetic, durable and environmentally friendly demonstrates a conscious approach to the sustainability of the project.

The house is not within a conservation area nor is listed, pairs of semi-detached houses along Clayton Road that is perpendicular to Clarendon Road have similar flat roof extensions (Fig.1.2)



Figure 1.2 Existing extensions along Clayton Road yellow dotted

New extension would not be visible from the public realm because it is laid in the ground floor. Since the house is shielded by tall and mature trees, visual amenity for local neighbours will remain unaffected. The residential floorspace will be enlarged by 15.4sqms. Internal amendments will improve on the good housing space standards and on the attractive external amenities for a modern family.

5.2.1 Policy DMHD1 Alterations and Extensions to Residential Dwellings

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched



Response

Under the previous proposal (appl.No **40380/APP/2022/373**) Council stated:

It is important to have regard to the immediate site context and the fact the neighbour has an additional addition. The new design relates to the scale and form of the existing rear extension, as well as the depth of the neighbours. The extension would not be subordinate to the main house but would still be acceptable having regard to the existing built form and unique context.

The proposed massing (height, width and depth) including design, whilst large would be considered acceptable and proportionate to the host dwelling overall. The dwelling would retain sufficient private amenity which will allow the addition to be integrated and not dominate the host plot. This addition would not negatively impact the relation with no.1 or the character and appearance of the context.

The proposal includes a flat roof over the entire extension and changes in glazing, which are a slight modification of the previous scheme, therefore the currently proposed development is very similar to this earlier approval. The material consideration with substantial weight was accorded to the previously approved scheme. In the meantime, no changes have been made to the relevant planning policies that would allow a different conclusion on the proposals.

Therefore, the proposed development is generally in line with policies DMHB11 and DMHD1 of Hillingdon Local Plan Part 2, Development Management Policies (2020)

6.0 Impact on the appearance and character of Area

- 6.1 The scale and form of proposal will be sympathetic and subservient to the existing style of the existing area and will positively affect the character of the area. The next door owner's amenity and privacy will remain unharmed and the amount of daylight and sunlight will not be influenced.

We believe that the proposed works will not only preserve the unique asset of Clarendon Road but enhance the streetscape bringing the building up to modern standards whilst being sympathetic to its architecture and character.

Prepared by

Bigger House Design