

HERITAGE & DESIGN STATEMENT

Erection of a double storey rear extension and part single  
storey side to rear extension following  
demolition of existing rear conservatory

At

23 West Drayton Park Avenue  
West Drayton  
UB7 7 QA

## Contents

1. Introduction .....	3
2. Site & Surrounding .....	3 -7
• The Site- Location .....	3
• Access .....	4
• Scale .....	4
• Private Amenity Space .....	5
3. Proposed Development.....	5
4. Conclusion.....	7
5. Appendix A.....	8

## **1. Introduction**

The proposal is to erect a double storey rear extension and part single storey side to rear extension following demolition of existing rear conservatory at 23 West Drayton Park Avenue.

This Heritage & Design statement is prepared to present an appropriate proposal for the application site. Site analysis, existing structure, neighbouring structures, planning policies and design objectives have been studied in support of set design principles which ensure that the proposed development delivers an appropriate standard of design, which will be in harmony to the host property and to surroundings as a whole.

The Statement fully justify the proposals in planning terms and highlights the key benefits of the proposals which will provide much needed additional housing within the Borough to support a significant housing shortfall.

## **2. Site & Surroundings**

The Site

The site is located approximately midway on West Drayton park Avenue, West Drayton UB7 7QA.

The application site is situated on the west side of the West Drayton Park Avenue and lies within West Drayton Green Conservation Area and forms part of a 20th century planned development.

The application site comprises a two storey detached 1930s dwelling. The property is constructed from brick on ground floor on front and side elevations and First floor is rendered and is characterized by a catslide roof with a two storey front bay window and porch.

The application property shares side boundaries with nos.21 and 25 West Drayton Park Avenue to the North and South respectively.



Rear Elevation 23 West Drayton park Avenue



Front Elevation 23 West Drayton park Avenue

## Access

Vehicular and pedestrian access to the site is directly from West Drayton park Avenue via existing dropped kerb.

Location of site is in walking distance of good transport links to London, Heathrow & Surroundings through West Drayton Station.

## Scale

The surrounding area is predominantly residential in character and is typified by a variety of detached and semi detached dwellings that are set back from the highway with open spaces in between and long rear gardens. Extensions to these properties are common, and there is a wide range of single and two storey rear

External materials for the extensions will match and complement the materials used in the original house.

### **Private Amenity Space**

To the rear is a long rectangular shaped rear garden which acts as private amenity space for the occupiers.

### **3. Proposed Development & Impact of the proposals**

The rear extension would be barely visible from the street scene. Many of the properties within the surrounding area benefit from rear extensions and porch enclosures so the proposal would not be out of keeping within the area.

The single storey side extension will have mono pitch roof to avoid bulking and reduce the eaves height near the boundary fence.

The proposal would preserve the character and appearance within this part of the conservation area and would not harm neighbours living conditions.

The proposal would achieve a high quality of design and it incorporates principles of good design. Design factors such as height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping are all considered carefully.

The proposal would not adversely impact on the amenity, daylight and sunlight of adjacent properties, outlook or privacy to occupants and open space.

See **Appendix A**



Double storey extension at 20 West Drayton park Avenue



Row of detached & Semi Detached houses on West Drayton park Avenue



Row of detached & Semi Detached houses on West Drayton park Avenue

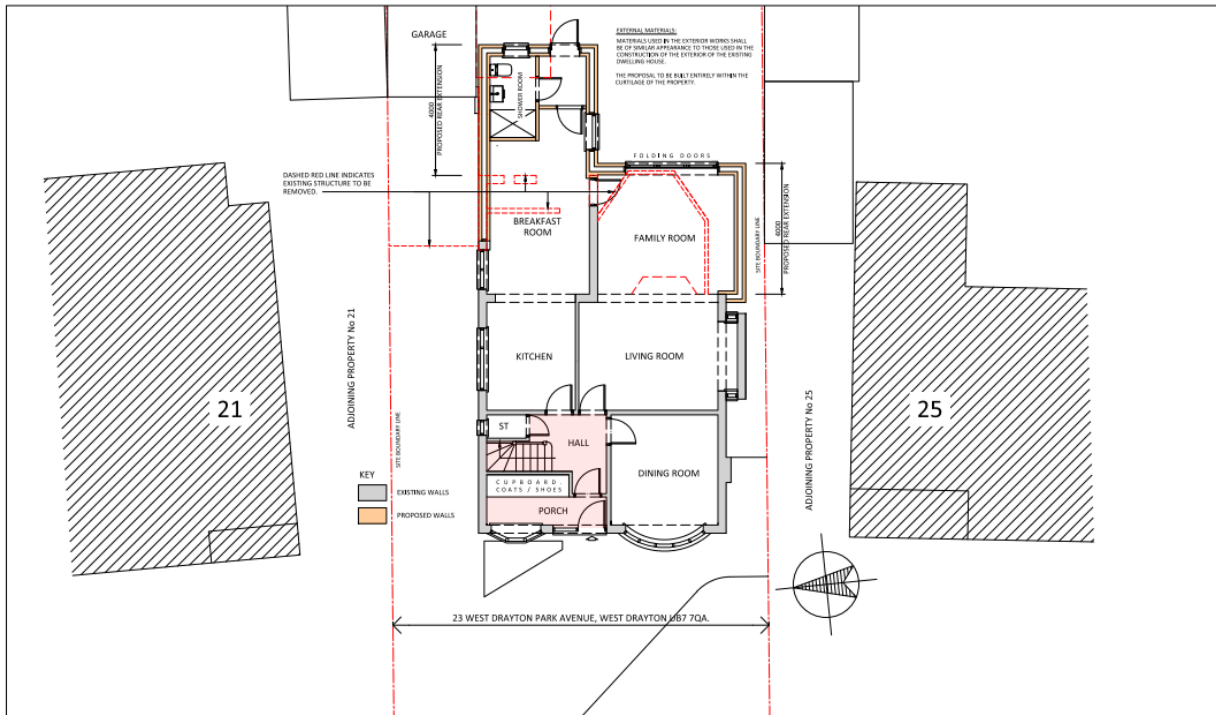
#### **4. Conclusion**

In conclusion, it is considered that proposal is designed to the highest standards and incorporate principles of good design as such the proposal fully accords with the Policy DMHB 11 of the Hillingdon Local Plan: Part Two.

Proposal is designed keeping Policy DMHB 4: Conservation Areas New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the

character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

## Appendix A



PROPOSED GROUND FLOOR PLAN.  
SCALE 1:100 @ A3

