



DESIGN AND ACCESS STATEMENT

Householder Planning application
for the erection of a single storey rear extension

June 2022

*6 Seventh Avenue,
Hayes, Middlesex,
UB3 2ET*

1.0 Introduction and Aims

- 1.1 This supporting Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).
- 1.2 This statement supports a planning application submitted on behalf of the applicant and will look to outline the design principles of the development and address any access, streetscape and or parking amenity issues.
- 1.3 This statement accompanies a Householder planning application for the erection of a single storey rear extension, with minor alterations to the existing rear garden boundary treatment, to retain access to the garden via existing communal side access path & gate.
- 1.4 The purpose of this statement is to justify the planning application proposal and to demonstrate that the proposal will positively enhance the area and will not have any adverse effects on the immediate or surrounding streetscape or neighbouring amenity.
- 1.5 This supporting Design and Access Statement has therefore been prepared to support the works now proposed to a single-family mid-terrace residential dwelling, set within the borough of Hillingdon. The subject dwelling is not a listed building nor is it located within a conservation area.
- 1.6 The current scheme has been designed by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached.

2.0 The Site

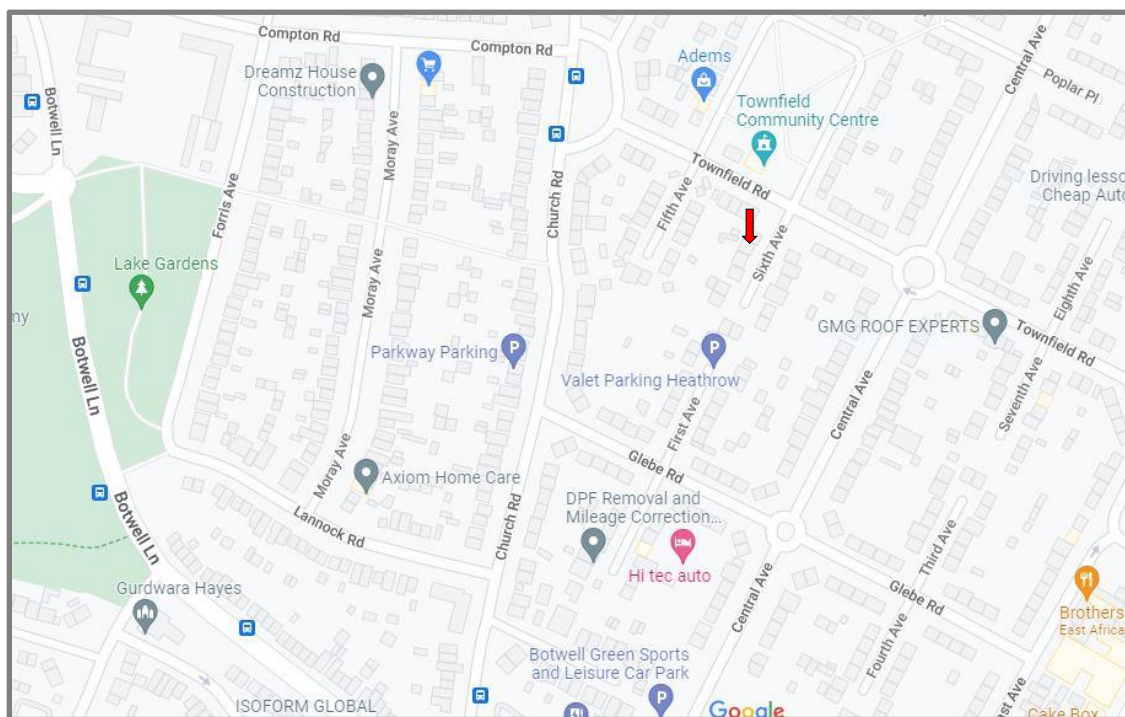


Fig. 1: Map showing the location of 6 Seventh Avenue, Hayes, Middlesex, UB3 2ET



Fig. 2: Existing View: Front Elevation



Fig. 3: Existing View: Rear Elevation

3.0 Site and Surrounding Area

Location:

- 3.1 The application site is shown on the site location plan in the attached Drawing Pack.

Site and Surrounding Area:

- 3.2 The application site is a mid-terrace single-family dwelling, benefitting from habitable rooms within the existing loft space, situated on the North-Western side of Seventh Avenue. The principal elevation faces South East.
- 3.3 The property comprises a prominent cottage style mid-terraced property, with an extensive rear garden which is mainly laid to lawn. Whilst being mid-terrace, the property benefits from a communal open archway to its northern side boundary, adjacent to the attached 4 Seventh Avenue, allowing access for both properties through the terrace to their respective rear gardens.
- 3.4 The property forms part of a small residential close comprising 12 terraced/semi-detached properties. The property is located within the Developed Area and immediately adjoins the Central Avenue Area of Special Local Character as identified in the Hillingdon Local Plan: Part Two. The application site lies within the administrative boundaries of the London Borough of Hillingdon.
- 3.5 The family dwelling is set well back from the road frontage providing adequate room for on-site parking for multiple vehicles with a single dropped curb crossing, providing access to the site directly from Seventh Avenue. No changes are proposed to the existing off-street parking provisions.

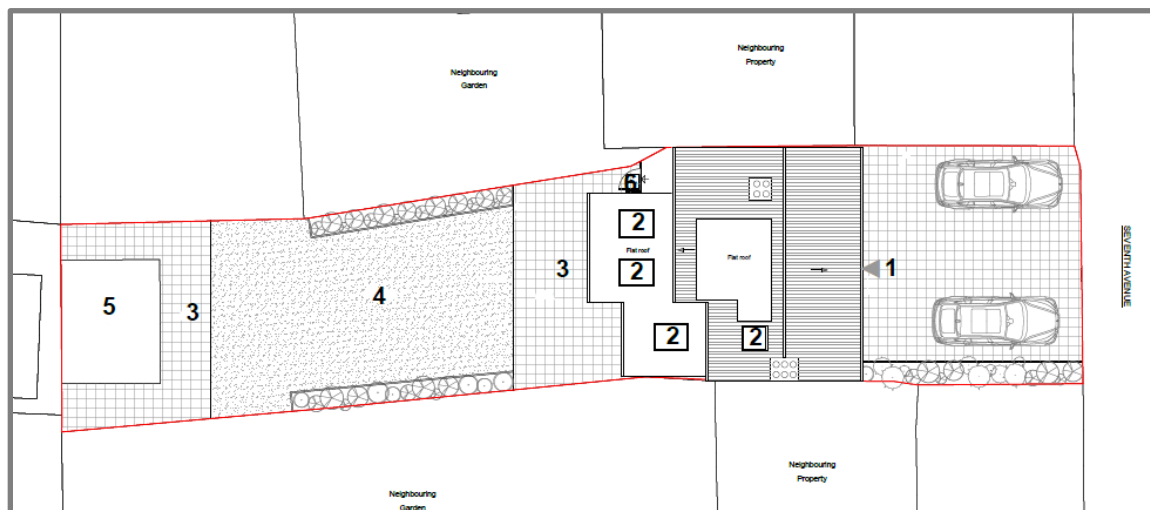


Fig. 4: Proposed Site Plan

4.0 The Design

- 4.1 This application is pursuant of planning permission for the erection of a staggered depth single storey rear extension. The proposed rear extension, being the subject of this application, will look to provide additional living space for the applicant's growing family.
- 4.2 The proposed extension would span the majority of the width of the dwelling and would create an open plan kitchen dining room, in conjunction with minor changes to the internal layout of the host dwelling at ground floor level and provision of a playroom space, to the rear of the main living room. The extension will be served by three flush-fitting rooflights to allow for ample natural light to filter through. To the rear, two patio style French door sets are proposed, which would open directly onto the rear garden.
- 4.3 No windows are proposed to either side elevation, to avoid any risk of over-looking and or loss of privacy. All proposed windows would look towards the rear garden of the host dwelling at No. 6 Seventh Avenue. The external finish, as proposed, would see a rendered exterior, painted white to match the host dwelling. A single window set, fronting the rear patio area would be installed, to provide additional light and ventilation to this newly extended kitchen amenity.
- 4.4 The proposed extension, in conjunction with a redesign of the ground floor level of this property, would see the extended kitchen space, set just beyond the dining room, with direct access to the main hallway, leading on to the living room and the main entrance to the front of the property.
- 4.5 The proposed extension would support a gross external height of 3m, as advised within chapter 3.6 of the Hillingdon Design & Accessibility Statement - HDAS Supplementary Planning Document on Residential Extensions.
- 4.6 With regards to the depth of the proposed extension, chapter 3.1 of the HDAS Supplementary Planning Document states: *'Depth: 3.1 The extension should always be designed so as to appear 'subordinate' to the original house. In particular, the extension should not protrude out too far from the rear wall of the original house. This is because the extension may block daylight and sunlight received by neighbouring properties. To help clarify this, the Council have set out depth guidelines depending on the type of the original house. The dimensions illustrated are external and include any overhanging roof and guttering added to the rear wall of the extension.'*
- 4.7 Chapter 3.3 states that on semi-detached/ terraced houses, with a plot more than 5m wide, an extension up to - 3.6m deep is acceptable. Whilst the existing plot supports a width in excess of 5m, the existing house, also supports a staggered depth, projection further into the rear garden, along the site boundary with the neighbouring 4 Seventh Avenue. As such, the proposed development seeks to mimic this staggered depth with the rear extension, showing a maximum depth of 3.6m to both rear elevation projections. A flat roof form, finished in multi-layered felt, is proposed to treat this rear extension element.

- 4.8 The subject property supports an extensive rear garden which is mainly laid to lawn. Whilst being mid-terrace, the property benefits from a communal open archway to its northern side boundary, adjacent to the attached 4 Seventh Avenue, allowing access for both properties through the terrace to their respective rear gardens.
- 4.9 No changes are proposed to the communal open archway to the northern side boundary. Minor changes are proposed to the existing timber fencing and pedestrian gate, to retain access to the garden for a wheelie bin, cycle storage, lawn mower etc. Proposed timber fencing and gate to match existing.
- 4.10 The proposed rear extension, would require the relocation of an existing Manhole, currently positioned within the existing rear patio. The new Manhole location, would be positioned within the rear garden, adjacent to the proposed extension, close to the side access gate. No changes are proposed to the neighbouring property, land or gate.
- 4.11 All internal and external alterations, associated with the construction of the rear extension, would be completed to the highest of standards. The proposed materials, to include brickwork, render and painted white, will complement the characteristics of the host dwelling, making the extension blend into the existing dwelling and the immediate and surrounding character. Natural light and ventilation will be provided by the rear patio doors, the rear window and the three roof lights as proposed. No windows are proposed to the side elevation of the property, fronting the shared path, hence no additional overlooking into neighbouring properties would be created as part of this development.
- 4.12 It is considered that the erection of a ground floor extension to provide additional habitable space as an enlarged open plan kitchen-dining room, would enhance the usability of the property and meet the needs of a growing modern family. Many properties along the street have benefited from rear extensions, to gain additional floor space at ground floor level.
- 4.13 The principle of a single storey rear extension, is considered to be a sustainable method of further developing a property to meet the needs of the occupants. The design of the extension has ensured that the construction would not result in a loss of amenity or outlook for the neighbouring properties, considering the limitation in its depth and the efforts to limit the height to 3m. This assessment is also evident from the subject extension benefitting from a flat roof form, to reduce its impact further, where possible.
- 4.14 Overall, the proposed design is considered to be beneficial to its immediate and surrounding environment as any effects created by the proposed rear extension would be less than minor.

The Design Materials

- 4.15 The rear extension, would be constructed using materials matching the existing host dwelling. Hence the extension is considered to be sympathetic to the immediate and surrounding environment and are not visible from any public vantage point.
- 4.16 No changes are proposed to the existing landscape as a result of the development works.



Fig. 4: Proposed Rear Elevation

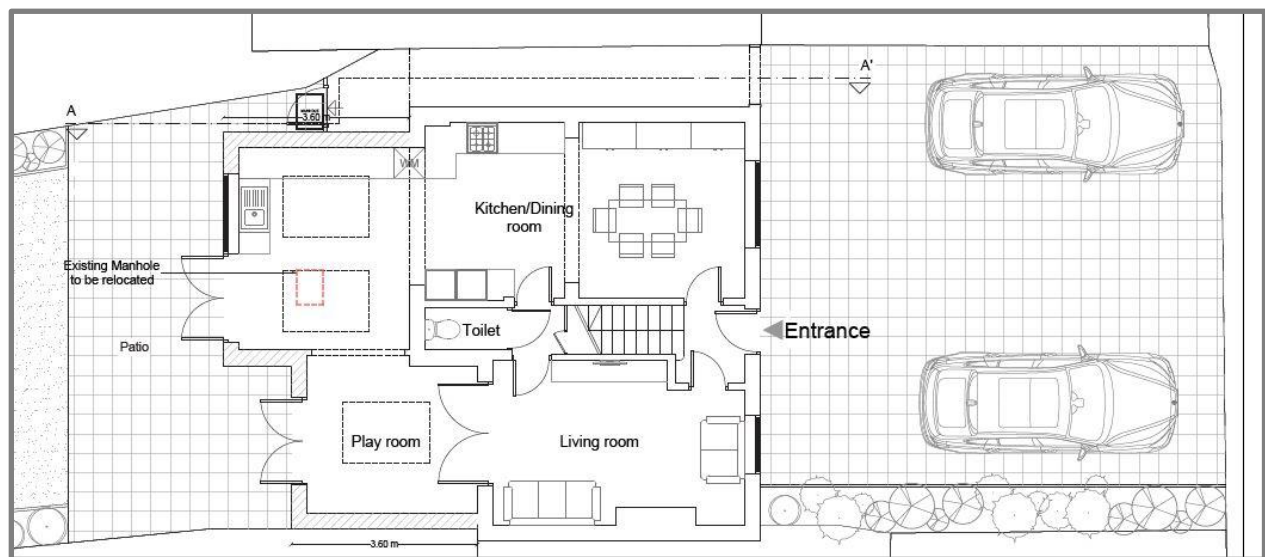


Fig. 5: Proposed Ground Floor Plan

5.0 Accessibility

Vehicular Access and Parking:

- 5.1 No changes are proposed to the access and parking requirements of the site.

Inclusive Access

- 5.2 The proposed extension works will have no impact on the accessibility of the existing site. The private access to the residential dwelling is to be retained and was not altered in any way. The access to the site and the residential dwelling is clearly identified on the plans provided.

Refuse and recycling:

- 5.3 The extension works as proposed, would not affect the existing arrangements or requirements for refuse and or recycling collections. No changes are proposed to the provision of refuse bins suitable to serve the existing family dwelling.

6.0 Conclusion

- 6.1 The construction of the single storey rear extension to provide additional habitable rooms are consistent with the relevant planning provisions outlined above and, in our opinion, is one that will give rise to an appropriate development in this part of the borough. The works as proposed will not alter the façade and the streetscape along Seventh Avenue.
- 6.2 Based on the above statement it is clear that the single storey rear extension will have no adverse effects on the natural or built environment. This application is therefore commended to the Council for approval, subject to such conditions as may be appropriate under the circumstances.