



DESIGN & ACCESS STATEMENT

For the extension and loft conversion of the existing dwelling, to provide 3x new dwellings at
143 Hercies Road Uxbridge
UB10 9LY



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DESIGN & ACCESS STATEMENT

For the extension and loft conversion of the existing dwelling, to provide 3x new dwellings at
143 Hercies Road Uxbridge
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1. INTRODUCTION

- 1.1 This statement is submitted in support of a Planning application to the London Borough of Hillingdon, for the proposed extension to the rear and side of the existing dwelling, and loft conversions with rear dormers front rooflights, to create 3 x new dwellings at 143 Hercies Road Uxbridge UB10 9LY.
- 1.2 This statement should be read in conjunction with the submitted drawings reference PS-000 to PS-014.

2. SITE DESCRIPTION & CONTEXT

- 2.1 The site is a large residential plot fronting Hercies Road in Uxbridge covering an area of 703 sq.m. It contains a detached two-storey dwelling with a deep frontage and garden, and is set back from the eastern boundary by 1.1m at its widest, and 6.9m from the western boundary at its narrowest.
- 2.2 The site is characterized by larger detached post 1960s 2-storey dwellings with generally large plots fronting the northern side of Hercies Road, and semi-detached dwellings to the south of the site.
- 2.3 The site is not in a Conservation Area nor is a building of merit.



PHOTOGRAPH OF THE SITE FRONTAGE



PHOTOGRAPH OF THE WESTERN BOUNDARY



PHOTOGRAPH OF THE REAR OF 143 HERCIES ROAD

3. PLANNING HISTORY

<u>45882/APP/2020/922</u>	143 HERCIES ROAD HILLINGDON	Part two storey, part single storey rear extension and conversion of roof space to habitable use to include 3 x rear dormers and 2 x front roof lights, involving raising of ridge height, to allow for conversion of dwelling into 1 x studio, 1 x 1-bed, 2 x 2-bed and 1 x 3-bed self-contained flats, with associated parking and amenity space	16-03-20	Withdrawn (P)
<u>45882/APP/2019/711</u>	143 HERCIES ROAD HILLINGDON	Erection of two storey building to create 2 x studio flats, and 2 x 2-bed flats with associated parking and amenity space, and installation of vehicular crossover to front, involving demolition of existing dwelling	28-02-19	Withdrawn (P)

<u>45882/APP/2018/810</u>	143 HERCIES ROAD HILLINGDON	Two storey building with habitable roofspace, parking, amenity space and installation of vehicular crossover to create 2 x 1-bed flats, 2 x 2-bed flats and 1 x studio flat involving demolition of existing dwelling.	02-03-18 Withdrawn (P)
<u>45882/F/93/0906</u>	143 HERCIES ROAD HILLINGDON	Erection of a two-storey side extension	07-06-93 Approval
<u>45882/D/92/0536</u>	143 HERCIES ROAD HILLINGDON	Erection of a two-storey side extension	25-03-92 Approval
<u>45882/B/91/1756</u>	143 HERCIES ROAD HILLINGDON	Erection of a replacement garage and utility room (Application for determination under Section 64 of the Act)	01-11-91 General Perm.Devt.
<u>45882/91/0643</u>	143 HERCIES ROAD HILLINGDON	Erection of a front extension	25-04-91 Approval

4. PROPOSAL

- 4.1 The applicant is seeking to extend the enlarge the dwelling by way of a single storey rear extension 3m deep, a double storey side extension to the western side, and a loft conversion with rear dormers and front rooflights. The ridgeline of the roof will be increased by 300mm to facilitate the use of the existing loft space and provide good headroom height.
- 4.2 The dwelling will be sub-divided to create a 3bedroom/4persons dwelling with a GIA of 103 sq.m, and a further 2 x 3bedroom/5persons dwellings with a GIA of 123 and 134 sq.m.
- 4.3 Each dwelling will benefit from its own parking space to the front, with refuse and recycling bin stores, and a garden to the rear with a bicycle storage area. The smaller dwelling will have an amenity space of 117 sq.m, and the 3bed/5persons dwellings each will have an amenity space measuring 87 sq.m

5. ASSESSMENT OF PROPOSAL AGAINST PLANNING POLICIES

- 5.1 Paragraph 14 of the NPPF states at the heart of the National Planning Policy Framework that there is a presumption in favour for sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: - approving development proposals that accord with the development plan without delay.
- 5.2 The Council's Policy supports the conversion of existing dwellings into HMOs, provided that the number of properties converted into a single road does not exceed 10%.
- 5.3 The Council also makes it a requirement that converted properties should have a base GIA of 120 sq.m
- 5.4 It is therefore our conclusion that the proposal is in principle acceptable according to the local policies cited above, as the proposal looks to convert the existing dwelling into 3 new dwellings. The existing GIA of the dwelling is 181 sq.m.
- 5.5 By way of extending the GIA of the dwelling, the applicant is able to provide 3 new dwellings that exceed the minimum GIA requirements set by the Council's policy and the National Design Standards.

6. DESIGN & LAYOUT

- 6.1 The existing dwelling is to be extended to the rear on the ground floor only by 3m.
- 6.2 A further double storey extension to the western end of the existing dwelling is to be provided.
- 6.3 The roof space to the existing dwelling is to be converted as a loft conversion with dormers to the back and rooflights to the front slope of the dwelling. The existing roof will be raised by 300mm to facilitate this.
- 6.3 The existing dwelling is to be sub-divided into 3 dwellings, each with its own entrance, parking space, refuse and recycling facilities and a bicycle store to the rear garden.

- 6.4 The 3bedroom/4persons dwelling occupies a GIA of 103 sq.m-exceeding the National Standard and the Council's minimum standard. The 3bedroom/5persons dwellings each occupy a GIA of 123 and 135 sq.m, again exceeding the minimum requirement.
- 6.5 Hillingdon Council makes it a requirement that a 3-bedroom dwelling should be provide with an amenity space of 60 sq.m. Each dwelling far exceeds this requirement.

7. ACCESS

- 7.1 Access to the dwellings will be retained to the front of Hercies Road. Each dwelling will have its own entrance.
- 7.2 Each dwelling will also have its own enclosed refuse store to the front of the dwelling.
- 7.3 Direct access from each dwelling into their respective amenity space to the rear is also provided.

8. PARKING

- 8.1 Each proposed dwelling will have its own parking space to the front.
- 8.2 The space to the western boundary will be able to provide a further 3 parking spaces. In total each dwelling will be able to have 2 parking spaces.
- 8.3 The Parking standards set out in the Council's DMHD policy states that a dwelling with 3 or more bedrooms should provide 2 parking spaces-the proposal therefore complies.

9. IMPACT ONTO NEIGHBOURING DWELLINGS

- 9.1 The existing bulk and footprint of the dwelling remains notionally the same, with an increase of 68 sq.m over the entire footprint by the addition of the rear and side extension.

- 9.2 The single storey extension to the rear of the dwelling is only 3m and therefore falls within Permitted Development allowances. Its effect onto the rear properties is negligible as the distance from the proposal to the rear dwellings on the eastern boundary (2 Dean Close) is almost 25 metres.
- 9.3 A distance of 14 metres is achieved from the ground floor extension to the dwellings at Finians Close on the western boundary.
- 9.4 The double storey side extension to the western side of the dwelling is 3.3 metres wide and is therefore less than half of its original width. It reduces the space to the boundary to 900mm at its narrowest, and 8.5 metres at its widest as the boundary tapers. However, the distance from the extension to the nearest dwelling on Finians Close is in excess of 10 metres. Therefore, the impact onto these dwellings is negligible.

10. CONCLUSION

- 10.1 The proposal seeks to convert an existing residential plot and maximise its potential. The proposal is therefore acceptable.
- 10.2 The proposal provides an attractive and positive interaction on a main road, by way of a sustainable conversion and refurbishment, and new build strategy.
- 10.3 The proposal is designed in accordance with the National technical standards for living accommodation, as well as the Council's standards for amenity spaces, parking and bicycle provision.
- 10.4 By identifying the opportunity of delivering more housing using design that enhances the existing area, we feel positive that the proposal merits Planning approval.
- 10.5 Given the above points we respectfully request the Council approve this application.

We look forward to the Council's comments.

LOTUS PLANS.

