Design And Access Statement For London Borough of Hillingdon At 15 Sunray Avenue West Drayton UB7 7AN

Proposed rear double storey extension and rear dormer to facilitate the conversion of Loft & alterations to front fenestration

Introduction

This Statement deals with in support of an Application for Planning Permission for existing house with rear double storey extension, loft conversion and alterations to front fenestration. The existing house is surrounded by large front car park and garden. The site also benefits from vehicle access onto Sunray Avenue. The proposed 4nos. bedrooms with associated existing ground floor living, reception/study, kitchen areas extended and one ground floor bedroom and 3nos.first floor bedrooms with family sitting area.

The Site & The existing House Surroundings

The site is located at Sunray Avenue connecting to various main roads and the property is brick built and painted with gable roof front dormers and set back from the main road. The surrounding street scene is predominantly residential in character and within the locality are two storey though there are also some single storey properties. The majority of properties have off-street parking however some on-street parking present. The site also benefit from sports ground local shops, parks, schools and public transport.

Use

The existing building is 3 nos. bedroom house detached by adding to rear the proposed becomes 4no.bedrooms house the land use would therefore remain unchanged. The Proposal for 4 no. bedrooms House with garden space also access to parking area and seeks to make use of the substantial plot by providing much needed attainable residential accommodation in the area.

Amount

Total Site area is 745.24 sq. m. The proposed floor area schedule is as follows,
Proposed GEA area, ground floor extension, first floor and loft totals to 184.23 sq.m the existing area total is 140.73 sq.m

Layout

The ground floor with main entrance hall and reception/study, bedroom cloaks room/bath leading to Kitchen and Sitting/Dining areas on to garden space to rear. At first floor it has 3 bedroom with ensuite bathroom and loft room. All accommodation being adequately in excess of council size requirements.

Appearance

The extension with pitch roof tiles to match existing surrounding and proposed in render and profile to give less impact to surrounding area and roof kept to match houses and others so as to sit comfortably within street scene.



STREET SCENE FROM SUNRAY AVENUE



EXISTING HOUSE NO.15

Amenity and Landscaping

The proposal seeks to provide amenity space which meets the requirement.
The vegetation and hard standing will be enhanced by planting of a new shrubs around the site as per Landscape proposal.

Sustainability

The principal document for assessing sustainable communities SPD entitled 'Planning your future' and in particular the sustainability checklist on pages 20-23. Other considerations include the sixteen design features of the 'Lifetime' initiative and SPD, and the benefits of 'Secured by Design. Renewable energy considerations lie at the heart of much of current design thinking and whilst the proposals at this stage make no specific proposals for renewable it is the applicants intention to review renewable should the application be successful. As stated earlier consideration will be given to ground heat recovery as the other obvious sources applicable to individual residences such as solar water heating, photo-voltaic and wind turbine generation are not practical considerations. In addition the provision of thermal insulation to at least the currently stringent standards now specified by the Building regulations will be incorporated.
On site rainwater storage and soakaways will be considered also for grey water purposes such as car cleaning and garden watering, etc. In particular, existing paved areas will be re-laid with similar finishes to match the existing to permit water percolation in preference to water run-off.
Owing either to access constraints or the size of proposed developments other renewable such as biomass heating or combined heat and power are considered to be inappropriate to these design proposals, in addition to ensure high quality insulation, high performance windows, airtight construction to reduce heating requirements and losses.

Materials And Sustainability

In addition to the sourcing of materials from local suppliers wherever possible, and selection to reflect and enhance the character of the area, due consideration will also be given to the overall carbon footprint of the construction process as well as to the finished development.
Thus short delivery journeys for building materials will also be a lively issue of the development process. The natural slope of the site will permit a significant proportion of any excavated material for foundations etc., to be retained on site within a detailed soft-land scaping scheme. In terms of internal finishes, it is proposed to use low-allergy and formaldehyde-free construction materials. Timber will be sourced exclusively from renewable and sustainable sources and prefabrication, such as trusses rafters, will be used wherever possible in order to reduce waste and the length of the construction period.

Electrical and Mechanical Engineering and Sustainability

Detailed mechanical and electrical services design has not been carried out on the scheme as the cost and effort could be a misuse of resources in the absence of a constructive planning permission, but as previously stated it is the intension of the applicant to take an active approach to sustainability issues and design aspects in the detailed specifications of mechanical and external electrical installations.
For this reason also detailed proposals for external lighting have not been included with this application pending constructive planning permission, the application is made on the understanding that a planning consent may be conditioned to meet the council's preferences in this respect.

Secured By Design (SBD)

The proposed scheme presupposes:

1. Accessible and safe environments: the design does nothing to worsen the existing qualities inherent.
2. Windows, doors and access: As far as planning issues permit, such as overlooking and a limit to windows in flank walls, the philosophy of eye on the street has been adopted throughout the design.
3. Boundary Treatment : All as existing
4. landscaping: SBD principles recommended no higher than 600mm in height over the lifetime of the development with the exception of trees. New planting will be proposed with regards to the new extension as house.
5. Surveillance: SBD principles recommends passive surveillance and this has been incorporated into the design.
6. CCTV: No CCTV is proposed may do in near future.
7. Lighting: Security and decorative external lighting will be a feature of the design especially to those areas where direct surveillance is most necessary –such as the vehicle driveway, main entrance door and the rear area.
8. RWPs: Will be flush fitting.
9. Windows: All windows to the ground levels and any other accessible windows will comply with BS 7950 with authenticated testing. Double glazing units will have 6.8mm laminated outer panes.
10. External doors: Will be PAS 24 Specification having enhanced security including any glazing.

General Policy and Principals

This acknowledges that buildings and their curtilages can have a significant impact upon the character and quality of an area and as such can be a material consideration of planning application. On sites such as these planning permission should be able to demonstrate how they have taken account of urban design in their development proposals and that they have had regard to relevant development plan polices and supplementary design guidance. This should be done in a manner appropriate to the nature and scale of the proposals. Careful consideration has been given to the design of this development to present an acceptable form of development and to demonstrate how the council's policy and guidance has been taken into consideration and the proposal accords with its requirements.

Waste Management Strategy

The bin storage located on side kept clean, bins will be managed by the owner and will be brought in front from side to allow bins to be taken back and forward to the collection point.

Refuse Storage & Recycling.

The bin store has been design to accommodate the bins as recommended by the council's code for domestic buildings.

Parking

With regards to parking front area can accommodate 3nos. car park
to Comply in accordance with council's adopted car parking standards.

Access

The main access to site from footpath and Sunray Avenue and easy front drive to the property, the site access to rear will be from side footpath Within the building access and staircase serving the first floor.

Conclusion

This statement together with the accompanying proposal drawings form a full planning application for the development to which this Design & Statement has attempted to objectively demonstrate that it will make a positive contribution to the area. We very much look forward to receiving your favourable decision on the application.