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DESIGN & ACCESS STATEMENT

Full Planning Application

Subject: Erection of a single storey side porch, alteration of window sizes on the front, rear and east side elevations, replacement of rear sliding door with double glazed bifold door and installation of replacement double glazed uPVC windows in all windows.

21 Money Lane, London, UB7 7NU

Project ref. FL90

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I. INTRODUCTION

The planning, design and access statement has been prepared in support of a Full Planning Application for the property at 21 Money Lane, UB7 7NU. The proposal seeks for the erection of a single storey side porch, alteration of window sized on the front, rear and east side elevations, replacement of rear sliding door with double glazed bifold door and installation of replacement double glazed uPVC windows in all windows.

This planning design and access statement will demonstrate that the proposal is of a high quality design as recommended by NPPF, the local Supplementary Planning Document and the Development Management Policies and in no way causes harm to the neighbourhood by upholding the character and design of the original dwellinghouse.

In determining the scheme, the following plans and drawings should be considered:

- A100 - Site location plan	1:1250 / 1:500 @ A3
- A101 - Existing and Proposed Ground Floor Plans	1:100 @ A3
- A102 - Existing and Proposed First Floor plans	1:100 @ A3
- A103 - Existing and Proposed Roof plans	1:100 @ A3
- A205 - Existing and Proposed Front elevation	1:100 @ A3
- A206 - Existing and Proposed Rear elevation	1:100 @ A3
- A207 - Existing and Proposed Side elevation A	1:100 @ A3
- A208 - Existing and Proposed Side elevation B	1:100 @ A3
- A309 - Existing and Proposed Section A-A	1:100 @ A3
- A310 - Existing and Proposed Section B-B	1:100 @ A3

The application site is situated on Money Lane, in front of the junction with Copse Close. The property is a detached 2 storey house, use class C3-Dwellinghouses. The site lies in the conservation area.

II. PLANNING HISTORY

No planning history for this property.

III. SITE CONTEXT

21 Money Lane, UB7 7NU is a detached property located on the south side of Money Lane and situated within the London Borough of Hillingdon.

The property is a two-storey detached dwelling comprising ground floor and first floor. The area surrounding the proposed site is mainly residential, consisting of semi-detached and terrace houses.



Pic. 1 Location area



Pic. 2 Front Elevation



Pic. 3 Rear Elevation

[illegible]

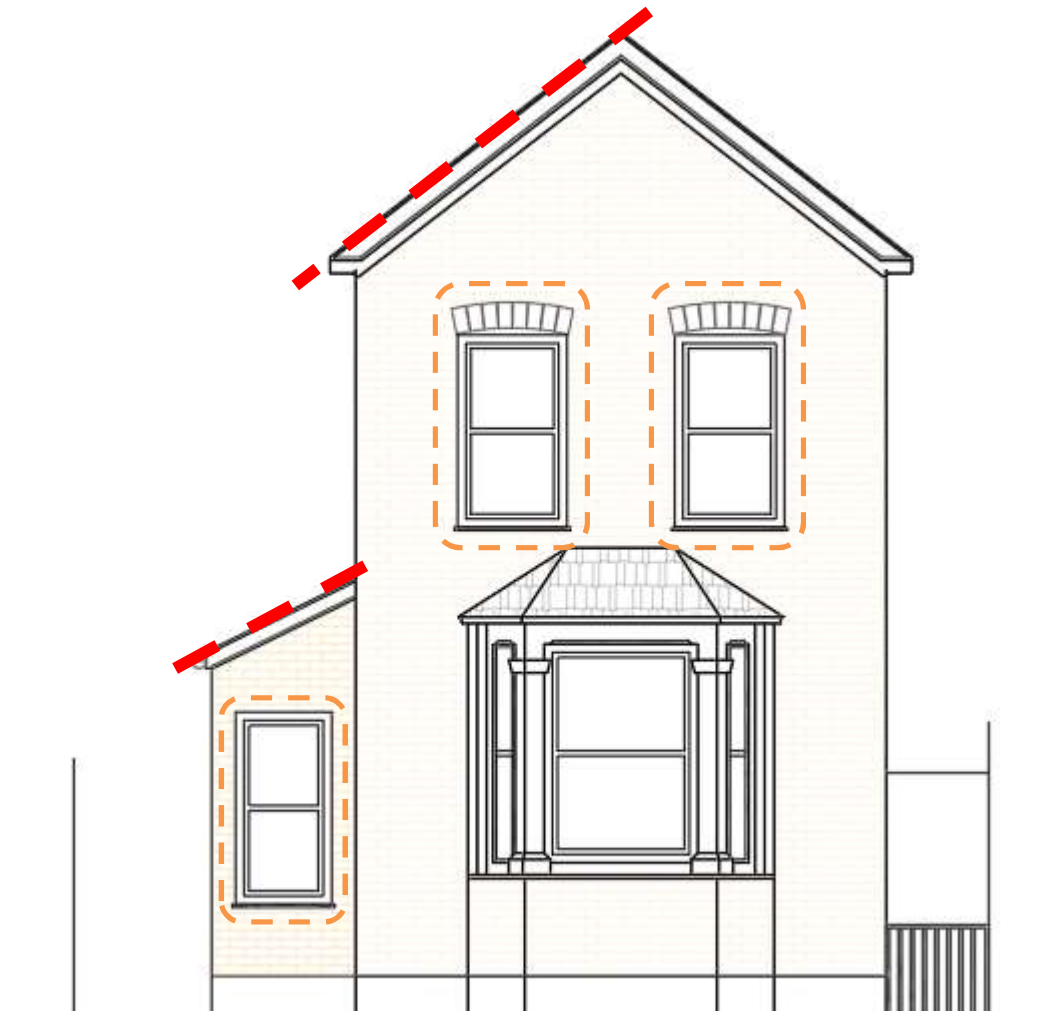
Pic. 4 West Drayton Green Conservation Area

IV. THE PROPOSAL

SIDE PORCH

The entrance to the interior premises of the property is located on the side of the building, which is accessed through a 2.2m wide side alley. This application includes the proposal of a new single storey porch on the side for the main entrance of the building.

This proposed porch replicates the design of the existing house. The mono-pitched roof will follow a similar inclination than the existing pitched roof, and the windows will have a similar appearance to the rest of the windows in the property. The porch will be 1.12m wide and 2.81m long, giving a gross internal area of 2.5m². The height of the proposed porch will be 2.85m on the eaves and 3.4m on the abutment.

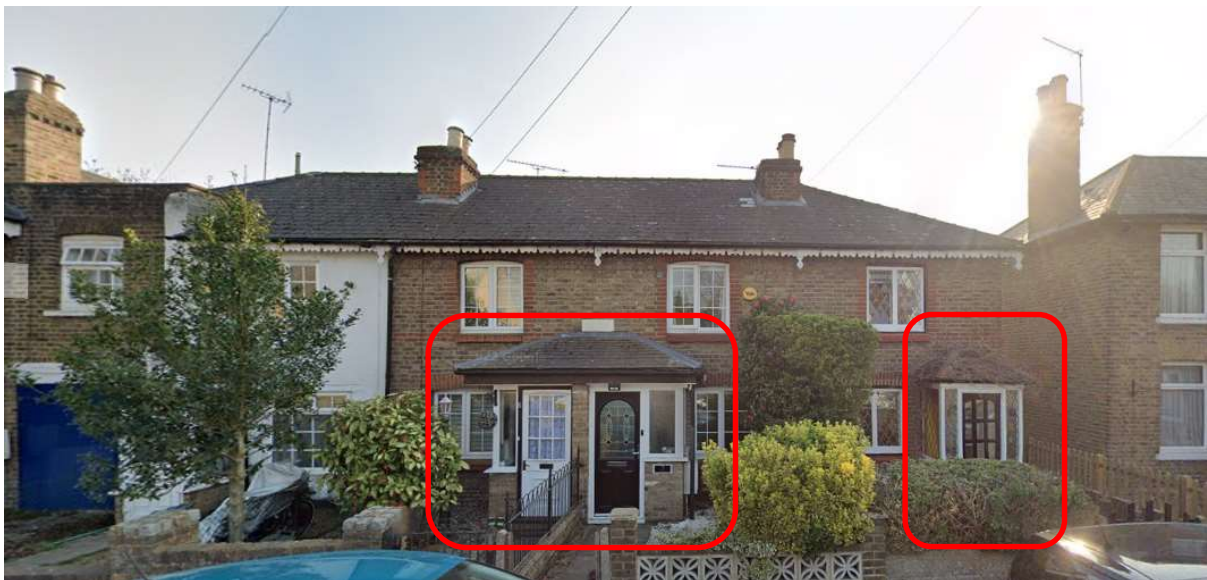


Pic. 5 Proposed front elevation showing the similar aspects between the existing house and the proposed porch.

Several properties in the same street count with entrance porches on the front elevation and they all have different sizes and appearance. In our case, the proposed porch will be on the side of the property and will match the appearance of the existing house, keeping in this way the character of the building.



Pic. 6 Front porches in properties No. 5 to 19 Money Lane.



Pic. 7 Front porches in properties No. 5 to 9 Money Lane.

WINDOW SIZES ALTERATION

The appearance, layout and sizes of the existing windows of the property differs between them. In order to provide a uniform style and character to the property's openings, this application includes the alteration of some of the windows on the front, rear and east side elevations.

On the front elevation, the two windows on the first floor are 1.0m height. By the appearance of the brickwork under the windows, it seems they were reduced in size at some point in this building's history. The project proposes an enlargement in height from 1.0m to 1.5m. This will bring more natural light and make these two windows have a similar appearance with the windows in surrounding properties.



Pic. 8 Front elevation showing the proposed windows enlargement in relation to the adjoining properties' front windows.

On the rear elevation, the First Floor casement window will be replaced with two flush windows with similar dimensions and appearance than the first floor windows on the front elevation.

On the east side elevation, the two windows located on the existing kitchen have a height of 1m. The project proposes the relocation of the kitchen, and the current kitchen space will become a second living room. As a result, the proposal seeks the enlargement of these two windows from 1.0m to 1.73m high. This new window height will match the existing window height in the Ground Floor office next to this space. These windows are located on the Ground Floor and in front of a 2-metre-high fence that separates this property and the adjoining property's rear garden. Due to these reasons, we believe the proposed enlargement will not cause any harm to the adjoining property in terms of overlooking.



Pic. 9 Side elevation: location of windows to be enlarged.

WINDOWS REPLACEMENT

This project includes the replacement of all the windows of the property. The aim is to provide a uniform character to the openings of the property, as well as improve the insulation conditions of the house the comfort to the house residents.

The proposed new windows will be triple glazed uPVC framed windows on the study room, bedroom 2 and bedroom 3, and double-glazed uPVC framed windows for the rest of windows. The colour will be White Grain as per manufacturer's specifications in order to match with the colour of the existing uPVC and timber framed windows.

Additionally, the Ground Floor sliding door on the rear elevation that leads to the garden will be replaced with a 3-panel bifold door. The frame finish will match the white grain colour that is proposed for the rest of windows.

MATERIALS

We understand that any alterations and extensions should harmonize with the scale and architectural style of the original building and the character of the area. That's why the choice of materials is to match existing.

As previously described, the proposed window replacement will have a white grain finish to match with the existing windows. Additionally, for the proposed porch, weathered yellow facing brick and roof tiles matching the existing correspondent materials will be used.

Where possible, existing materials, such as tiles and bricks, will be kept, restored and re-used.



Windows to match existing

Colour: White Grain

Location: Proposed dormers



Roof Tiles to match existing

Location: Proposed roof and dormer cheeks



Bifold door to match existing

Colour: White Grain

Location: Rear elevation (new kitchen area)



Weathered yellow facing brick to match existing

Location: Proposed porch and first floor rear elevation (bricked-up wall in the space between the two new proposed windows)

ACCESS

Original access to the property remains unchanged.

Access to the house will stay on the side of the property, and it will be provided through the new proposed porch. This porch will leave enough space to keep the exterior passage that leads from the main street to the rear garden.

V. CONCLUSION

The proposed porch and windows alterations and replacements will be in keeping with the character and the history of the building and neighbourhood.

The planning design and access statement demonstrates that the proposal will retain a high quality design as recommended by NPPF, the local Supplementary Planning Document and the Development Management Policies and in no way causes harm to the neighbourhood by upholding the character and design of the original dwellinghouse.

No. 21 Money Lane would benefit from the alterations described in this document and the proposed planning drawings submitted as part of this application. This document also attempts to show that the manner of the proposed alterations will be sympathetic to the local area in terms of scale, massing and general appearance. We believe the proposed alterations will significantly improve the quality of the house and therefore the housing stock in Hillingdon, and will be a positive contribution to the architecture of the area.