

Design and Access Statement

97, North Hyde Road,
Hayes, UB3 4NP

Part 1

Design

1. Introduction

This Design Statement is one of the series of documents supporting the planning application for the ground floor rear extension, double storey side extension to the existing house on North Hyde Road, Hayes and conversion of a dwelling into two dwellings.

The submission consists of this design and access statement and drawings. This document has been compiled with careful consideration to the guidance offered on the London Borough of Hillingdon website.

2. Site Context

The application site is 97, North Hyde Road, UB3 4NP.

The site is semi-detached house is located on North Hyde Road between Cranford Park Road and Crane Gardens. The site is connected by good public transport links such as buses (bus stops on north Hyde Road) & National Rail (Hayes & Harlington Station). Shops, parks and other amenities are within walking distance of site. There are dwellings on east side on both sides and to rear side (South side) of the property.

The site is not within a conservation area.



Site shown in red

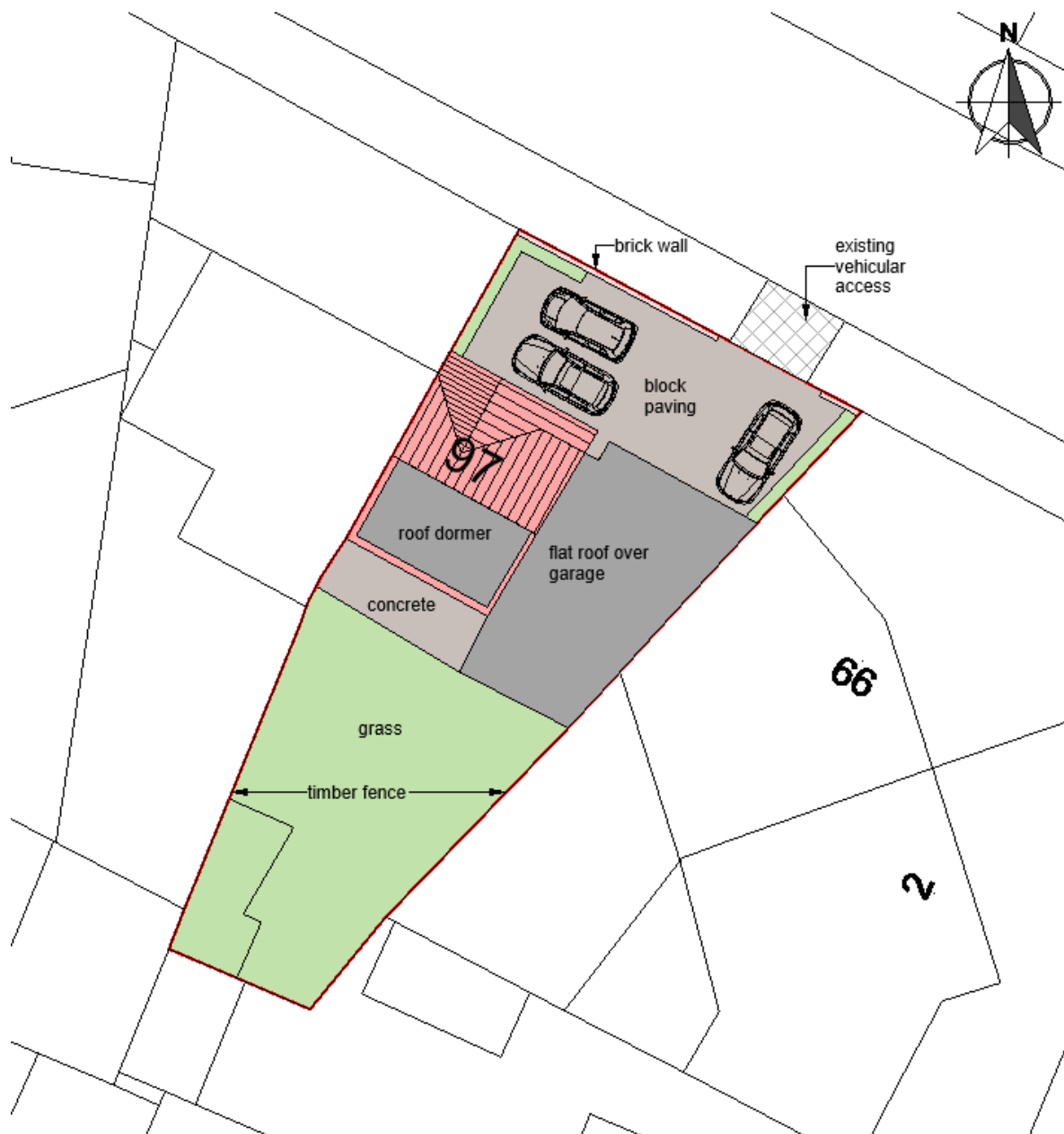


Site shown in red

3. Existing

The North Hyde Road has particular street elevation characterised by row of houses comprise semi-detached set back from the road with front garden. Adjoining houses on both sides are semi-detached house while the South boundary is shared by rear garden of the house on Cranford park Road. Houses are mainly patterned with render facade with bay windows with tiled pitched roofs. Adjoining semi-detached house no. 95 has already got single storied 3.4m deep rear extension.

The site is semi-detached three bed house. The house dates back to around 1930s era having typical render wall construction to front elevation with pitched tiled roof. The house is set back by 6.5m from the footpath. There is a roof extension constructed to the original house last year. The house has one vehicular and pedestrian access from North Hyde Road. The main entrance of house is facing the North. Front garden is mainly block paved while the rear garden is grassed and concrete paved.



Existing Site Plan

4. Design

The proposal is to construct the ground floor rear extension and double storey side extension to the existing house and conversion of the dwelling into two units. The ground floor extension is maximum 3.25m deep from the rear wall of original house having flat roof to match the depth of the adjacent dwelling's (H.No. 95) rear extension. The SPD suggests that the height of rear extension abutting a residential property should be a maximum of 3m. Ground floor rear extension has eaves height of 2.85m from external ground level. Proposed double storey side extension is 2.72m deep from the rear wall of original house. The proposed side extension has pitched tiled roof to match existing roof and set 0.5m below the original roof height.

The elevation pattern of the existing house and associated houses is continued to the side extension to recognise the character of the area. As per the SPD recommendations and the site constraints, the front elevation of the proposed side extension is set back 1.3metre behind the principle front elevation. The roof to the first floor side extension is hipped to respect the form of the original roof. Hipped roof design and setting the ridge line low will reduce roof bulk to preclude a 'terracing' effect on semi-detached properties. The extension incorporates traditional (existing) eaves detailing to reflect the original building. Side wall of the double storey side extension facing adjacent dwelling no. 99 is set back by 1m from site boundary as suggested in the Hillingdon SPD for residential extensions. Considering the separation of the site and neighbouring properties the proposed extension will not result in a terracing effect and have least impact on the neighbouring properties.

Given the consideration to the orientation of the house (sun path), the proposed ground floor rear extension and first floor side extension doesn't obstruct any light or overshadowing to the adjoining house (no. 95).

Ground floor rear extension is designed in proportion with the scale of the original building and garden. The rear extension is 3.25 metres deep to fulfil the requirement of the home owner to have better living standards. The flat roof over the rear extension should not dominate the original building and the surrounding and match rear extension of adjoining house.

Doors and windows are designed to provide maximum daylight and natural ventilation. Style of existing doors and windows is continued to new to maintain individual look of the house. Window sizes and openable panes to walls facing neighbouring dwelling are restricted to avoid any overlooking of neighbouring house or garden and loss of privacy. Windows are obscured with lower fixed pane.

There is a proposal to split the resultant property vertically into two dwellings, each dwelling having its own staircase internally. Part single storeyed and part double storeyed side extension comprise the second two bed dwelling for 3 persons. This arrangement would allow direct access to the respective rear garden from the ground floor of the each unit. This arrangement is a family friendly solution and provides improved access to usable amenity space. In addition, this arrangement would allow wheelchair bound occupant easy access to the amenity space. The new garden area of the dwellings would be separated by 1.5m high close boarded timber fencing. No openings in flank wall serving habitable rooms is proposed. The proposal meets the space standards for new developments set in London Mayor Policy 3.5; 3 storey house (3b6p) - minimum 108 m² & 2 storey house (2b3p) – minimum 70 m². Both dwellings have their own entrances. Each dwelling has their own off-street (at rear garden) parking ensuring no congestion on the street parking. The amenity area for both dwellings meets the recommended area requirements mentioned in Hillingdon Design & Access Statement (HDAS) for residential layouts; 2 & 3 bedroom house a minimum of 40m².

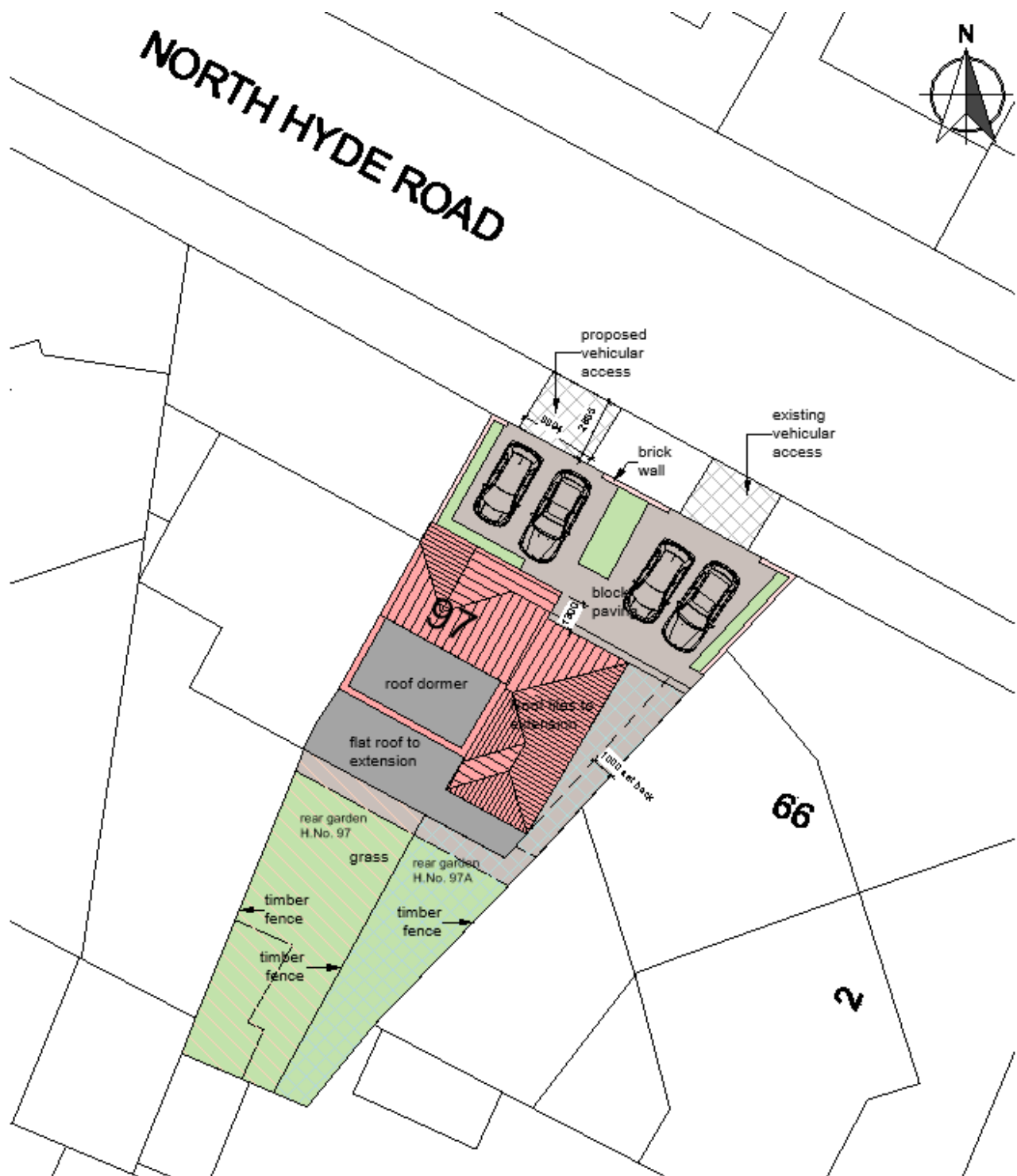
4.1 Pre-Application Advice

Pre-application planning advice was received from Ms. Maria Tomalova. Following recommendations were incorporated in the final design:

- Entrance door to side extension (new dwelling) is moved to the side wall facing h. no. 99
- Flat roof omitted. Double storey side extension has pitched roof only as recommended on HDAS
- Setback of side extension is increased to 1.3m from 1m.

Other items added to drawings as below:

- Dimensions are shown for rear single storied extension
- Annotations added



Proposed Site Plan

4. Use

There is no change in current use of site (dwelling).

5. Amount

The area of existing rear garden and front garden is 138m² and 78m² (approx.) respectively. The rear and side extension covers the area of 60m² (maximum).

Rear garden is divided by timber fence to provide separate amenity spaces for both units. House No. 97 and House No. 97A both has 73sq.m and 62sq.m respectively of rear garden. Area is also allocated for car spaces at the front garden accessed from North Hyde Road.

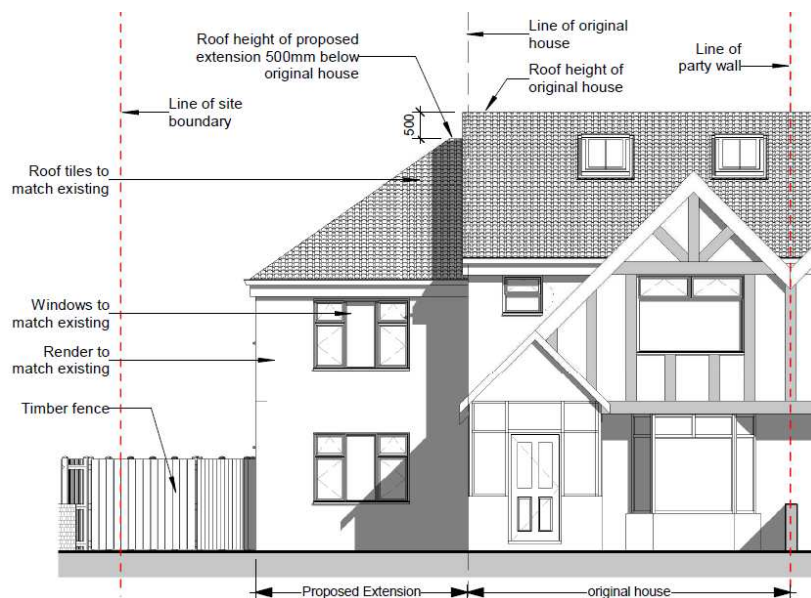
6. Layout

The proposed rear extension on ground floor provide large kitchen, utility space and bathroom. Rear wall have large double door to have uninterrupted inside outside link. Both rooms on first floor are provided with ensuites. There is no change to loft floor.

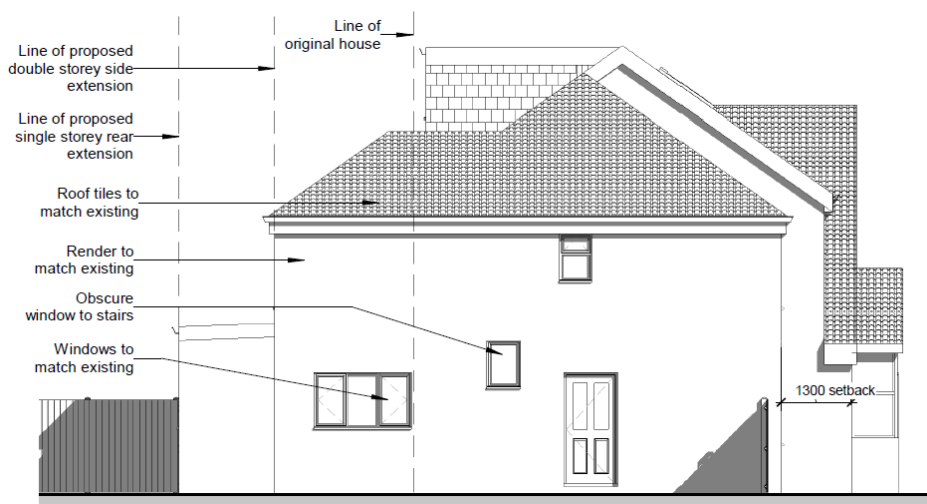
The double storeyed side extension will be utilised as separate two bed dwelling with its own entrance from common entrance porch to accommodate three persons. Living room and kitchen comprise ground floor while two bedrooms are located on first floor. Both bedrooms have large windows to allow natural ventilation and daylight.



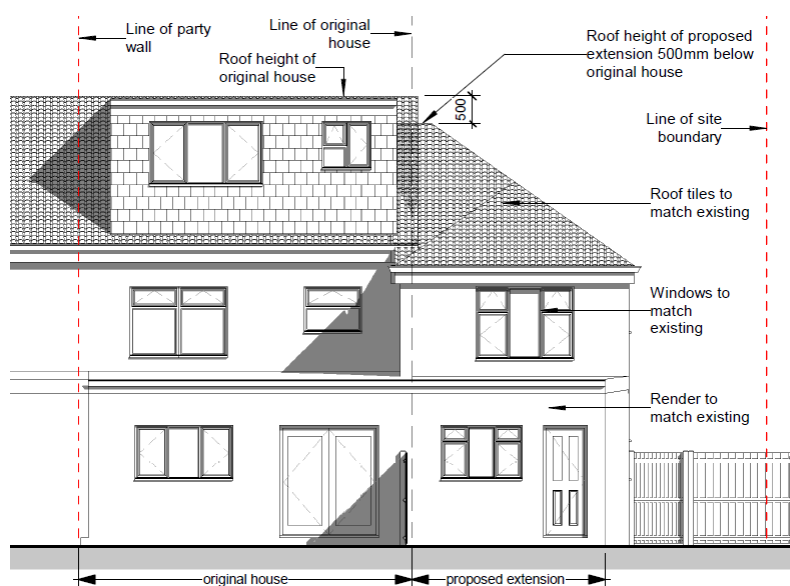
Proposed Floor Plans



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation

7. Scale

The proposed extension does not create dominant atmosphere. Eaves height of rear extension is 2.85m and overall height is 3.25m. Ridge height of the proposed side extension 0.5m lower than the ridge height of the original house.

8. Landscaping

The rear garden will be landscaped with soft and hard finish such as grass and paving slabs. The front yard will be landscaped to have atleast 25% of green space.

9. Appearance

The extension will follow the elevation pattern of the existing house, aesthetics and detailing of existing house, using the same windows, doors etc. to identify the appeal of the area. Materials of proposed extensions building will also match that of the existing house i.e. the render



3d View of Proposed Extension taken

Part 2

Access

1. Vehicular and Transport

The site has vehicular and pedestrian access from North Hyde Road . New vehicular crossover is proposed for new dwelling to allow car spaces for 4 cars.

The site is connected by good public transport links such as buses (bus stops on North Hyde Road) & National Rail (Hayes & Harlington Station).

2. Inclusive Access

The house benefits from the level access from the street to the entrance door. After conversion both dwellings will have level access from street to their separate entrance doors.

Part 3

Relevant Policies

Mayor's Plan

- Dwelling Space Standards
- London Plan Policy 3.5

London Borough of Hillingdon

- Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions
- Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document – New Residential Layout
- Consideration of traffic generated by proposed developments
- New development and car parking standards