

DESIGN & ACCESS STATEMENT

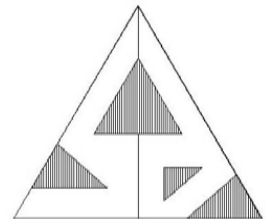


PROPERTY:

**76 Monmouth Road
Hayes
Middlesex
UB3 4JJ**

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Introduction:

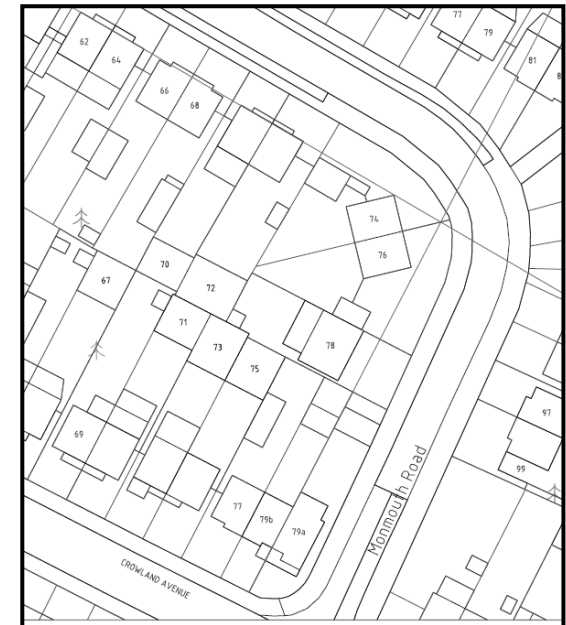
The property is a two storey semi-detached family house constructed around the mid 1930's. The subject property is in a corner / at a curve of Monmouth Road within a triangular plot with a detached garage. The street does not fall within a conservation area and there is no TPO registered in this property. This is a re application to 49888/APP/2018/3390.

The surrounding areas are predominantly residential in character.

Planning History

49888/APP/2017/2261		20/06/17
49888/APP/2017/3429	APPEAL	20/09/17
49888/APP/2018/2185		12/06/18
49888/APP/2018/3390		20/09/18

The application site marked on the Google image



The Proposal:

The proposal is for side double and part rear storey extension to match the pair of semi-detached property.



The application site

The brief / amenity / overbearing / setting:

The form of the proposal originated from the need for the applicants to refurbish the current building and create extra space. This proposal will be helping in minimizing any loss of amenities or privacy to neighbouring properties. The proposal are within the guidance from UDP of Policies BE15, BE13, BE19, BE20, BE21, BE22, BE23 AM14, HDAS-EXT and other relevant SPG for residential extensions. Further would match and mirror the immediate neighbour (the other pair of the host property). The proposal made sure the below planners concerns on 49888/APP/2018/3390 was addressed.

Planning concerns from previous application - 49888/APP/2018/3390

1. The front of the extension would appear different to any part of the existing pair of semis.- This is not relevant any more due to the extension already in place to the pair of semi.



Google image during the time of application 49888/APP/2018/3390 and planners report was justified with unaltered 74 Monmouth Road in terms of appearing of pair of semis.

2. Extension return corner would be close to the pavement
3. The two storey projecting element on the side would remain similar to the previous application.

Since previous application - 49888/APP/2018/3390, attaching neighbour (the pair) 74 Monmouth Road had obtained planning permission for 2 storey side extension under 64806/APP/2020/3736 and the construction has already taken place. Following is the planning drawing and the photograph as existing currently.



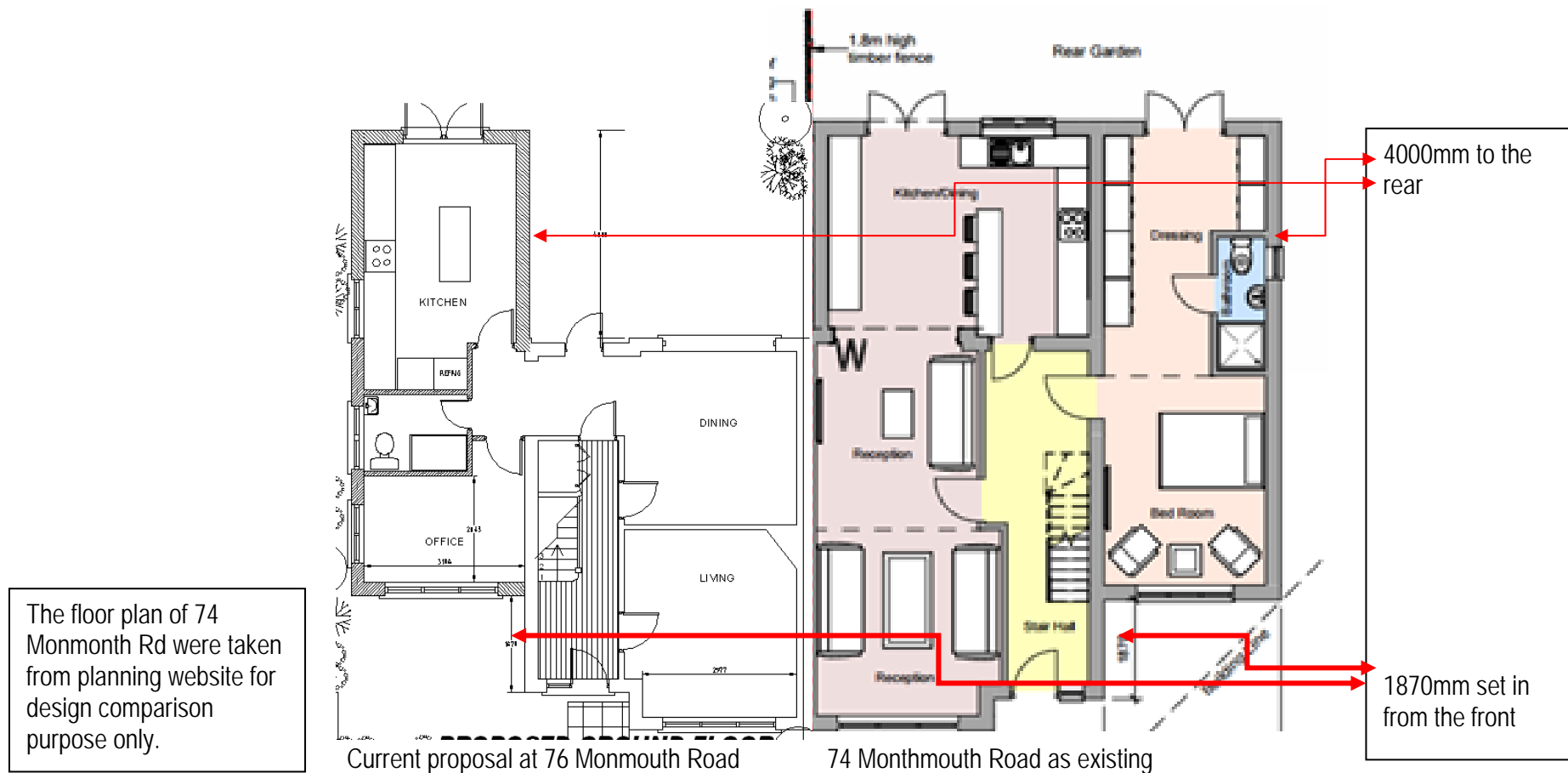


The pair of semi 74 & 76 Monmouth Road Hayes.

74 Monmouth Road, current with 2 storey side and rear extension.

76 Monmouth Road, applying for two storey side and rear extension to match the same design.

Both these property (semi detached) are situation at the corner of Monmouth Road.



The current proposal is to mirror similar design in order to comply with planning comment on appearing of the semi as per 49888/APP/2018/3390. This proposal also eliminate the points 2 & 3 from the planning comments.

The current proposal complies with Paragraph 5.1 of HDAS. It also comply with paragraph 5.3 and also with BE22.

Further, the design has taken in to account of the appeal inspectors comments of symmetry and repetation.

Report on surrounding area appearances and planning approvals.

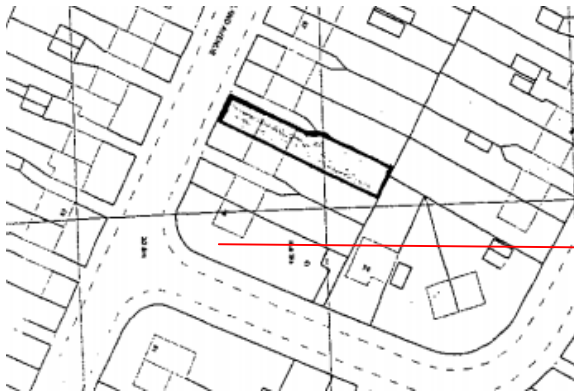


Building line Monmouth Road



79A Crowland Avenue

79A & B Crowland Avenue are also a pair of semi detached on a corner plot with Crowland Avenue and a new single dwelling was allowed to build adjoining 79 Crowland Avenue which was outside the building line of Monmouth Road.



Prior to 79A Crowland Avenue was allowed the site was similar to application side
"pair of semi on a corner plot"

Empty site well pass the building line

The approved and as built 79A Crowland Avenue front elevation does not match the existing semi's of 79B and 77 Crowland Ave.



77, Crowland Avenue

79B Crowland Avenue

79A Crowland Avenue allowed under planning to be built beyond the side building line.

The current proposal has been set in from the front to match the approved and as built extension of 74 Monmouth Road, which makes it well away from the road bend. (Even the previous schemes were quite a way from the street unlike the approved scheme of 79A Crowland Avenue). Hence, it does not appear in congruous and cramped.

The current proposal comply with

Policy BE15 – The design harmonise with the architectural composition of the original house.

Policy BE22 - Two storey side extension is well set in with both building lines and due to the siting of this property and extension is no more than two thirds the width of the main house. Also according to HDAS the first floor extension is set back by 1870mm from the main front building line. The proposal also set down from the main ridge height which is subordinate to the main house. The rear projection of the extension complies with the HDAS.

Policy BE1 –Design complies as the design

Policies BE13, BE15 & BE19: Also due to the siting of this property being in the corner (similar to the approved building 79A Crowland Avenue) of Monmouth Road which faces different types of dwelling houses will not be clutter to the street scene but instead make it symmetrical for the visual aspect of the street.

Policies BE20, BE21 & BE24 – Design complies with HDAS. The rear extensions would not breach the 45-degree line of sight, given the distances afforded and their siting. The two-storey rear element would not project beyond the rear building line of the nearest adjoining occupier to the South and no windows are proposed on the main side elevations. The windows in side elevation of the proposed gable feature would be sited propionate to the property to comply with policies BE24.

Policy BE23 – The amenity space would comply with UDP

Policy AM14 – The proposal provides sufficient parking and therefore complies with UDP.

Forms / Designs / Roofscape / Context:

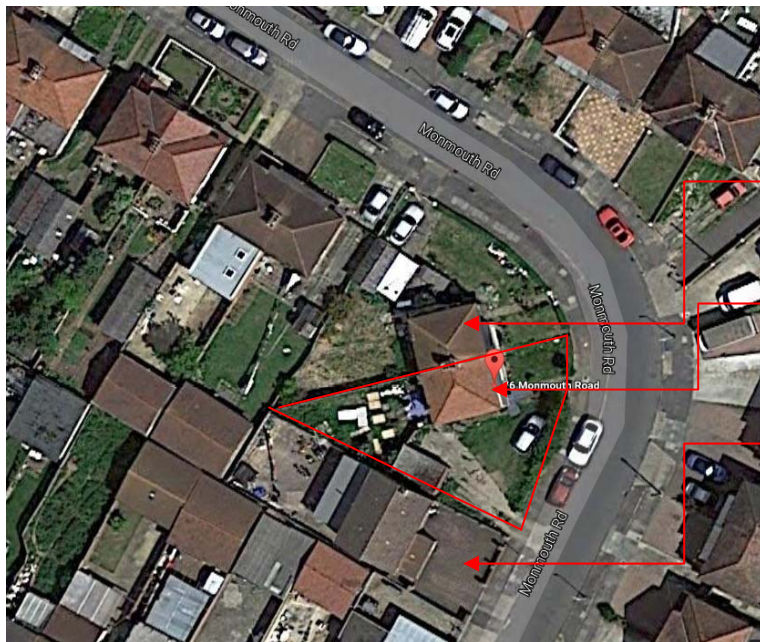
The proposed design taking into account all the councils policies, advise and recommendation from the planners on previous applications, appeal inspector's comment and precedent from similar, specially 74 Monmouth Road and 79A Crowland Avenue development in obviously comparable location, in character, period, style, density and size of dwellings. The design also keeps in character with its neighbourhood in roofscape, scale and materials.

Design / Materials / Massing / Composition:

By refurbishing the existing building, the proposed extension is creating an opportunity to improve, upgrade and make more efficient use of the whole property. The proposal with its matching features of existing style, proportions and materials fully confirms to the predominant style and character of the street. We have ensured that the proposal would match with the pair of semi in order to keep its setting on the existing streetscape.

Privacy / History / Amenities / Policy:

This proposal does not disturb the privacy of the immediate resident neighbours 74 and 78 Monmoth Road as the extension is away from the adjoining 74 Monmouth Road and 78 Monmoth Road is a different design property and the design does not project closer to their boundary



74 Monmoth Rd

Subject Property 76 Monmouth Road

78 Monmoth Road

Architectural Proposal

The existing house urgently needs modernisation and renovation from internally and externally for current building standards. This proposal is creating an opportunity to refurbish the property. In addition, the modernisation would help in upgrading insulations and helping towards cutting in carbon emission.

Our intension is to extend the dwelling towards to side that looks like it belongs to the original house as married to the existing as a form of an extension. Due to 74 already benefits with the side and rear double storey extension the proposal would repair and make the pair identical to keep the street scene in tacked. Due to the siting of the plot and the layout of the street with various style of properties the proposal on subject property will not alter the façade visual impact with No 78 Monmouth road therefore the proposal will not harm the street scene.

The new addition will respect the architectural style of the existing house. The construction, external render finish to wall, window, the roof and materials will match existing and of no 74 Monmouth Road.

The proposal is carefully design to policies:

BE13 The proposed design as layout and appearance matches to existing property and will blend and match the street scene

BE15 The proposed design ensures to retain street scene by matching the existing property and the pair of semi and providing ample amenity space, landscaping and parking within. Policy 5.17 requires a uniform design which harmonious street scene is achieved within this design, Hence, it satisfies policy BE15.

BE19 & 20

The proposed design ensured an adequate sunlight and daylight reaches all habitable room for the enjoyment of the occupants. The design will not be over dominant in regards to neighbouring properties due to its siting. Hence, the proposal satisfies polity BE19 & BE20

BE21 The proposal due to its siting, will not be bulky or result in loss of amenity space hence it satisfies polity BE21

BE22 This policy serves to protect the character and appearance of streets in the Borough preserving the visually open gaps between properties and preventing dwellings from coalescing visually to form a terraced appearance, uncharacteristic of the surrounding area. Due to the property in a corner and there is currently very large gap in between subject property and No 78 the proposal will not form a terrace appearance or uncharacteristic of the surrounding area. The design is well set in from the side boundary. Hence, policy BE22 is satisfied.

BE23: The current property only have 2 double room (these double room as smaller to the current standard) and one study only 4.4 sq.m. The proposed design allows the property to achieve 5 bedrooms including office and study with large and proportional kitchen. The amenity space according to the policy above require min. 100 sq. m for the above design and we confirm the amenity is over 100 sq.m hence its satisfies BE23.

SPG 5.0, 5.1,5.2,5.3,5.4,5.5 &5.6

The design satisfies the above policies due to its setting in a corner or in a triangular plot.

5.8: Height & Roof Design

The above policy is to avoid terracing effect to properties however due to the siting of this property there is no question of terracing appearance to the street scene. The design keeps to the original design of hipped roof and maintain the same angle of existing roof. Further it matches the pair in terms of the roof height and design.

Due to the position of the existing property in relation to the subject property plot policy 5.10 & 5.17 will not be considered appropriate. However the design fully satisfies 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.18, 5.19, 5.20 & 5.21

Design also fully satisfies section 6.

Design appraisal:

The proposed extension will surely create a good use of the property, but more than that it is creating good habitable space for the occupiers. It will surely enhance the character and use of the property internally and externally. It is also helping the client to upgrade the property by better insulation, double-glazing, energy efficient lighting and central heating to required building regulations standards. This will reduce the use of energy, carbon emission and losses, which in turn makes the property more sustainable.

The proposal is for double storey side and part rear extension. The design respects the 45-angle regulation in order to protect neighbours overshadowing or visual intrusion. There is no question of bulkiness or any over development on site, but these alterations are actually enhancing and repairing the established pattern of development of the street scene and character of the area. All exterior materials would be of similar of the existing and of the surroundings.

Conclusion:

The extension is design to harmonise with the scale and architectural styles of the original building, the character of the area. The extension due to its setting in a corner large plot, is well subordinate to the street and match the original house, retaining symmetry and rhythm and avoiding the terracing effect in the street scene. To maintain continuation matching of materials the proposal has design roof from proportion and window positions. The proposal is design to comply with UPD. Supplement planning and extension guide. This site would not result in an unacceptable increased activity and it is a type of development, which the council encourages.



Front photograph taken in from in front of the existing garage



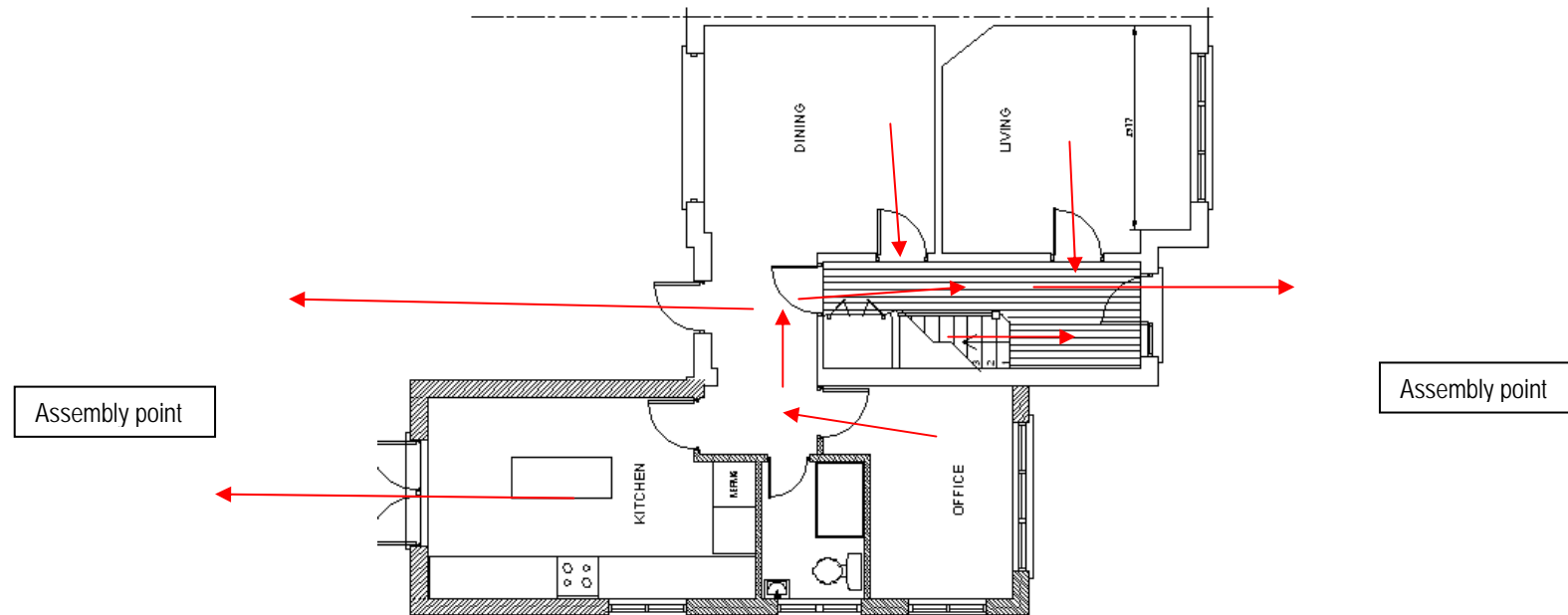
Front and rear photographs

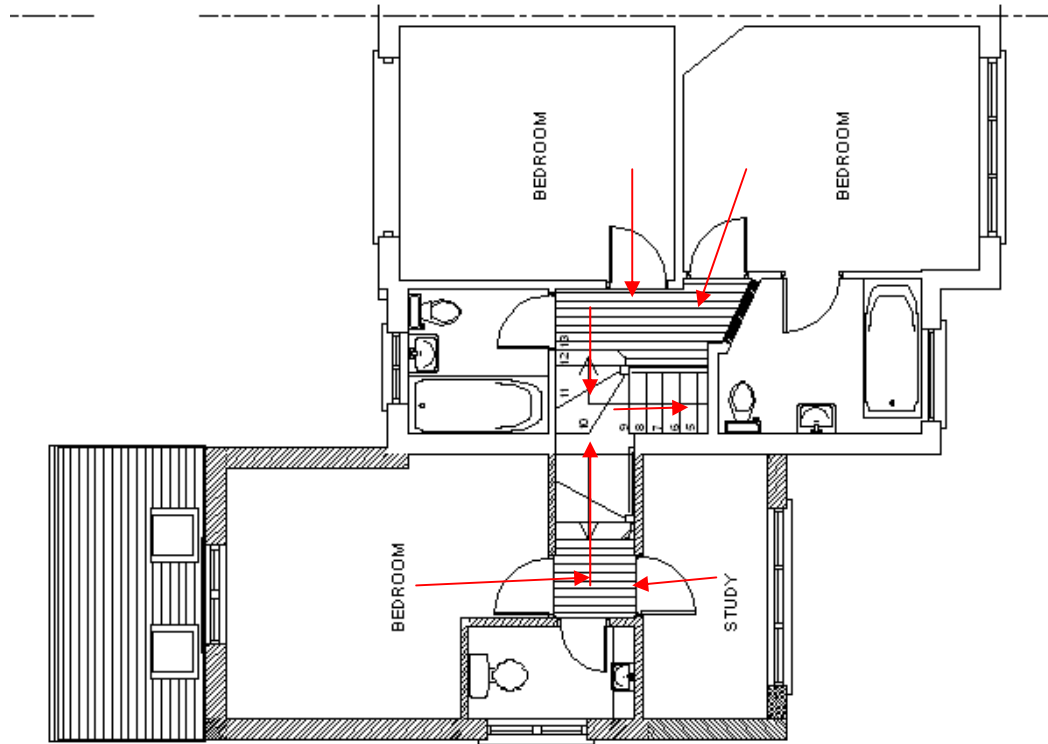
FIRE STATEMENT

Fire Safety

The proposal is for double storey side and rear extension will be built in accordance to Approved Document B – Fire Safety: Volume 1: Dwellings.

Passive and Active Measures: Detectors will be incorporated in all circulation areas that form part of the escape routes and in areas that present a high risk of fire. Design will include fire alarm and smoke alarm as per to building regulations BS5446. **Construction and Material:** The proposal will be constructed as per building regulations in terms of prevent spread of fire. **Means of Escape and evacuation.** The design will comply with Part B fire regulation in terms of having 1hr Fr doors. Staircase would be protected with fire doors and would comply with all building regulations to the approval of the inspector. The escape and evacuation would be to the front of the property and it would be to the approval of the building inspector. **Access & Equipment for Firefighters:** The property can be access straight from the street and equipment can be place at the front garden. The assembly point will be allocated in the front and rear of the property.





The directions are shown for fire escape and also there will be an assembly point outside the house in the front as well as to the rear as this property. Property benefits with a large garden which can be used for safe assembly. The fire equipment can be place in the front or side garden which is acceptable by Fire department.

- All Bedroom/ study doors will be 1hr fire doors
- All fire regulations as per building regulation would be adhere during constructions
- Red arrow indicates the fire escape route
- All the doors leading to the staircase /Landing are designed to take fire door as per to building regulations.
- Further the kitchen is supplied with heat detector.
- Smoke detectors will be provided on all floor as per to building regulations.
- Assembly point and for fire equipment is designed to be to the front of the property or on the pavement which is acceptable by fire authority.