

Design and Access Statement

Project
86 Duck's Hill Road
Northwood
HA6 2SD



View From Duck's hill Road

Introduction

This is a revised planning application and after first refusal. This application takes into account comments raised at our meeting with the planning officer.

This application relates to side, rear extension and loft conversion of existing detached bungalow. This Design and Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the proposed plans.

Planning was granted to what is applied here in 2005, no works were carried out on this approval.

Layout

The site, 86 Duck's hill road is located within a predominately residential area consisting of detached properties on large plots.

The properties along Duck's hill road and adjoining streets are on large plots. No 86 Duck's hill road is located on a right hand side approaching from Uxbridge Road and all the properties on the street are of standard brick construction and tiled pitched roof.

Many of the properties have been extended, with substantial double storey extensions and a number of houses have been renovated similar to what is applied here.

Scale and Sitting

The Property is a detached bungalow, with a large front and rear garden, the site occupying 934m² and the ground level falls from left towards right, looking from front view. The existing house No 86 Duck's hill road occupies 167m² of footprint.

The property is North West facing with access off Duck's hill road leading to the front entrance door. The property is divided by wooden panel fencing to the neighbouring properties.

Appearance

The property known as 86 Duck's hill road and adjoining properties are all of a standard brick construction and pitched tiled roof. They vary in external appearance from rendering to brick facing. The existing external walls are solid 225mm thick brick face walls and the roofing tiles are plain tiles on rafters.

Sustainability

One of the primary aims of the proposed development is to be one of the more sustainable buildings in the area. The use of high quality energy efficient materials and products is the most important factor.

- The fenestration will be detailed to reduce the loss of energy.
- Building will be constructed as to latest building regulation standards
- The external fabric of the building envelope will surpass the appropriate U-value
- in step with the Part L of the Building Regulations designed to reduce Carbon Emissions.
- Condensing Boilers with low N₂O (Nitrous Oxide) emission rates will be specified.
- Low energy AAA rated appliances will be specified and installed.
- Low flush/ dual flush WC cisterns and spray taps will be specified.
- Water Butts will harvest rainwater for use in washing cars and watering plants etc.
- Low energy lighting fittings are proposed to be fitted throughout.
- Certified timber will be used.

Design

- The new extension is proposed on the land at 86 Duck's hill road
- The proposed extension is designed at a setback, with off street car parking at the front.
- The new residential unit will be a two storey property.
- The ground floor of the proposed residential unit will encompass; the kitchen, living/dining, bathroom, bedroom, and the hall area housing the staircase leading to the first floor.
- The extended loft area will have 4 bedrooms as well as a bathroom on the first floor.
- The new extension will have tiled pitched roof and brick walls, all to match existing.
- The elevations represent a well balanced composition of form and proportion with an adequate palette of materials appropriate for the building use and location.
- The proposed extended property is in keeping with the character of the street.

- The design reflects and improves the site and its surroundings and serves to create a sense of character.
- The floor areas of the proposed house meet the council's minimum floor area requirements and all the rooms' sizes exceed the council's minimum space standards.
- A front and rear gardens area proposed are, also significantly more than the requirement of the council.
- Bins are also provided at the front of the drive for ease of use.

The proposed extended property will occupy a foot print of 183m².

Access

The proposed extended property will have access from Duck's hill road. The property benefits from off street car parking spaces.

Pedestrian

The main pedestrian access will be as existing and off Duck's hill road.
The main entrance door of the house will also be provided with disabled access.

Landscaping

The landscaped rear garden will be laid in lawn with edge plantation and the front garden will remain as existing.

Appendix A

SuDS

The British Geology Survey indicates that the underlying bedrock below the site and surrounding area consists of London Clay Formation. London Clay Formation consists of clay, silt and sand. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period.

- Permeable paving will be provided on hard standing areas.
- 2Nos Rain water collection butts will be provided refer photo below
- Soakway will be constructed to take overflow from rainwater butts

