



24 Old Hatch Manor

DESIGN AND ACCESS STATEMENT

October 2023

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0 | Summary

This document provides further detail of the proposals to extend the dwelling at 24 Old Hatch Manor. The following headings follow the recommendations of CABE and are expanded to further describe the proposal

The proposal consists of the following items:

Rear Extension - extending 2.475m (max) from the rear of the property along the full rear elevation at 3m in height.

Remodelling of the Front facade - to make the house more consistent with its neighbours and the wiser estate . This includes: removing the existing dormer style first floor and raising the existing front wall - creating a more in keeping double storey elevation. Alongside this is the introduction of a 0.71m deep central bay to break up the main elevation and reference neighbouring houses.

Replacement roof - replacing poor quality gable roof and dormer with a newly insulated and recovered hipped roof with crown to the entirety of the house which facilitates the inclusion of a rear dormer.

Garage - currently unused - this is to become a 'habitable' space housing a gym area.

All of the above works also allow for a re-insulation as part of a proposal to upgrade the fabric of the building and there is minimal impact on the amenity space of the dwelling or the overall parking provision.



1 | Site Context

The main impetus behind this application is the clients desire to change the appearance of the current house to be more 'in keeping' with neighbouring properties in terms of both style, material and scale.

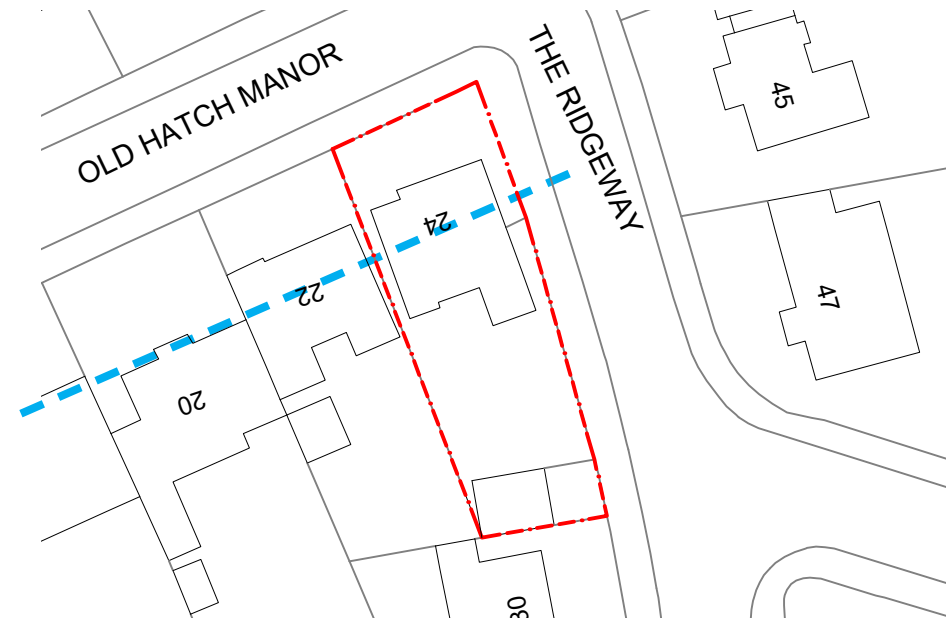
Old Hatch Manor and The Ridgeway are predominantly 1930's detached houses. Each house varies in style but has an element of arts and crafts inspired detailing or materiality: clay roof tiles, timber feature panels alongside white render and brickwork are common along the streets. More contemporary changes to houses nearby include fully rendered facades. The form and scale of the houses are two storey with a hipped or crown roof and bay window or projecting front porch element - often two storey.

24 Old hatch manor was evidently built later than its neighbours in the 1960-70's and the construction has few of the features described above. The house is two storey, with a 'true' two storey rear elevation visible both along The Ridgeway and from the prominent side gable elevation on the same street.

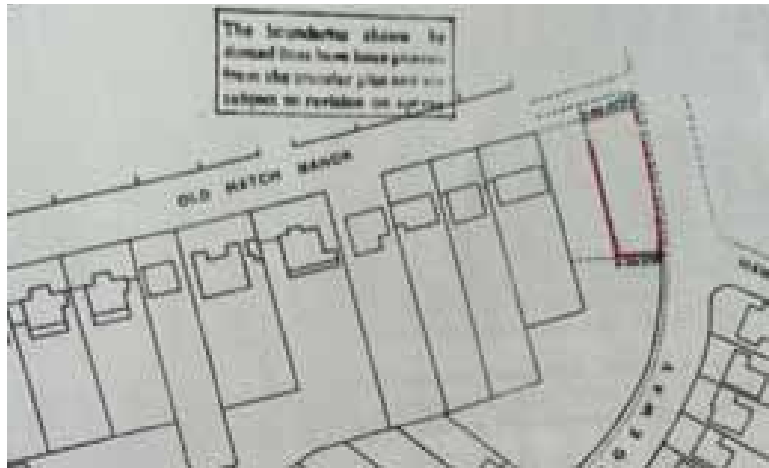
The front of the house is 'bungalow like' - with the roof tapering down over a single storey of brickwork, however a 'dormer' element to the front maintains the two storey layout to the front elevation.

24 Old hatch manor has very little relation to its neighbours in terms of both design and aesthetics. The main driver of this project is to create a more in keeping dwelling that references some of its 1930's neighbours. The building was also built with little attention to the thermal and energy performance and these proposals will seek to address this. The front poorly built dormer element is particularly poor quality.

It is worth noting that both 24 Old Hatch Manor and its immediate neighbour were both built later and also built further forward of the Old Hatch Manor 'building line'. These two buildings therefore do not respect the building line of the street as existing.



BUILDING LINE (BLUE) | EXISTING SITE PLAN



OS MAP | 22 & 24 BUILT LATER THAN WIDER ESTATE



CONTEXT | NEIGHBOURING HOUSE - FORM & MASSING. SHOWING NUMBERS 22 & 24 BEYOND BUILDING LINE OF OLD HATCH MANOR

2 | Use

The proposal is to extend the existing dwelling to improve on living space and provide for new demands such as dedicated home working space.

The use of the dwelling as a family home is unchanged in these proposals and there is minimal impact on the amenity space of the dwelling.

The existing garage is to become part of the garden area and be used as private gym space. Current & proposed parking is discussed in a later section but provision remains unchanged.

3 | Amount

Overall the ground floor GIA increases by 11.6 square meters and the First floor GIA increases by 10m2. The new works to the loft provide an additional 31.9 m2.

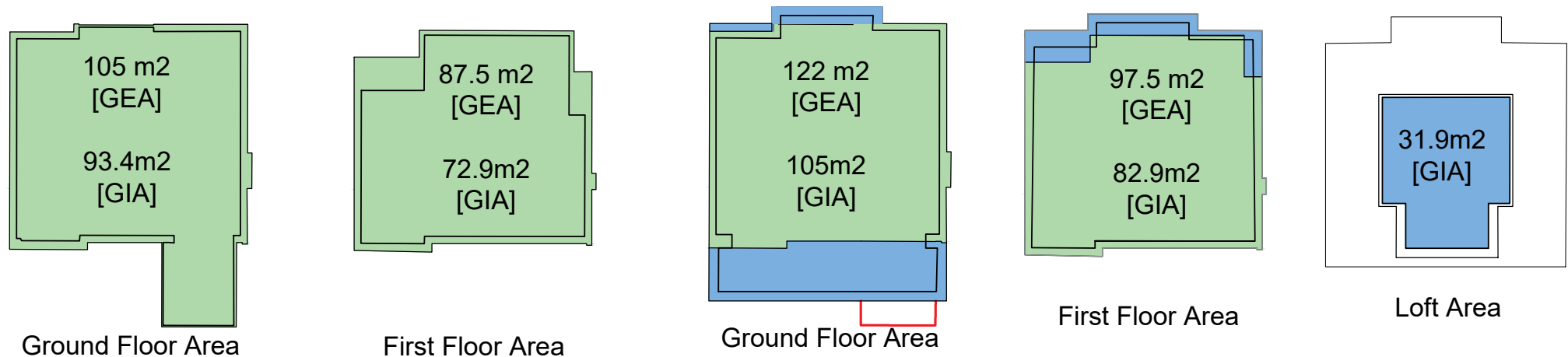
The Rear extension projects 2.475m from the rear wall and is 3m high.

The front extended bay projects 0.71m from the existing facade - whilst this is technically an extension - its main purpose is aesthetically to break up the new front elevation and hence its minimal dimension. This has been reduced from 1m since our pre application email correspondence with Hillingdon.

The Loft Dormer is 4.32m wide and sits within the newly reshaped crown roof.

Whilst works to the front elevation and roof increase the volume of the frontage of the property, the introduction of a hipped roof decreases the perceived volume from the principal front elevation and from the rear.

The Garage which would become a habitable space or outbuilding is currently 24.5sqm GEA.



PROPOSED AREAS GROUND & FIRST FLOORS | GREEN = EXISTING, BLUE = PROPOSED - Total Gross External and Gross Internal Shown

4 | Design Process

We have worked with the client on multiple options to increase internal living space without impacting the wider site and amenity space. This is why each extension element is modest in its plan dimensions and thus purposely low on footprint.

We also explored a range of options retaining the look of the lower single storey front facade while creating a more in keeping architectural style - however each leads to a loss of internal floor space [Loss of bedroom spaces] as the front 'dormer' is reduced significantly.

This leads us to the option submitted for planning which we believe is more consistent with other properties along the street.



5.1 | Design - Layout

Ground

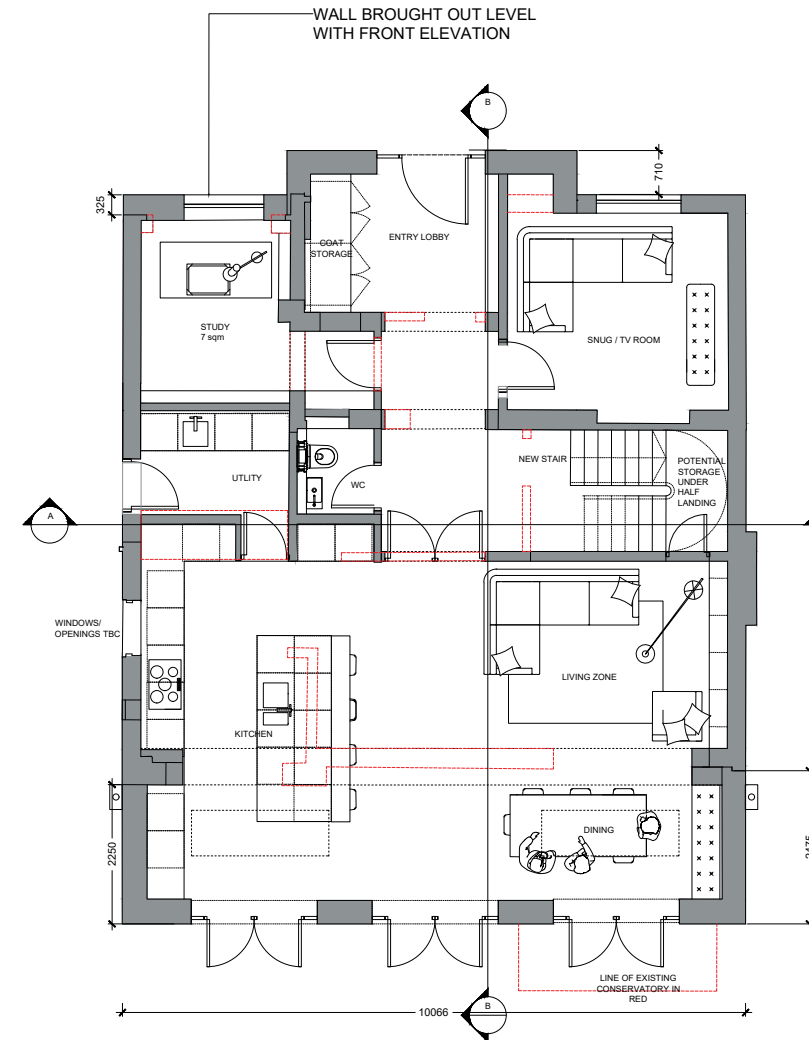
The Ground floor layout rationalises the spaces of the property and introduces clearer routes and separation of key living spaces from utility spaces. It also creates a dedicated home working area to the ground floor and separated entry and arrival space.

Re-locating the stair allows for better flow from front to rear. A larger Kitchen, Dining, Living space creates a more flexible family area within a modest rear extension which still feels subservient to the host dwelling. (This does not impact the immediate neighbour under the 45 degree rule - see detailed proposed site plan)

First

Extending the front wall upwards to the height of the existing dormer allows for more usable internal space with minimal increase in footprint to the front facade. This removes issues with head height due to the previous low roof - allowing a bedroom, ensuite and dressing area to occupy what was previously two cramped and poorly insulated bedrooms.

Bedroom numbers are thus reduced from 4 to 3 allowing the rooms to be enlarged with dedicated dressing or working spaces. All Bedrooms are double and sit comfortably outside minimum space standards set by the London Plan. The wet areas are also rationalised to better work with existing drainage running along the west of the property.

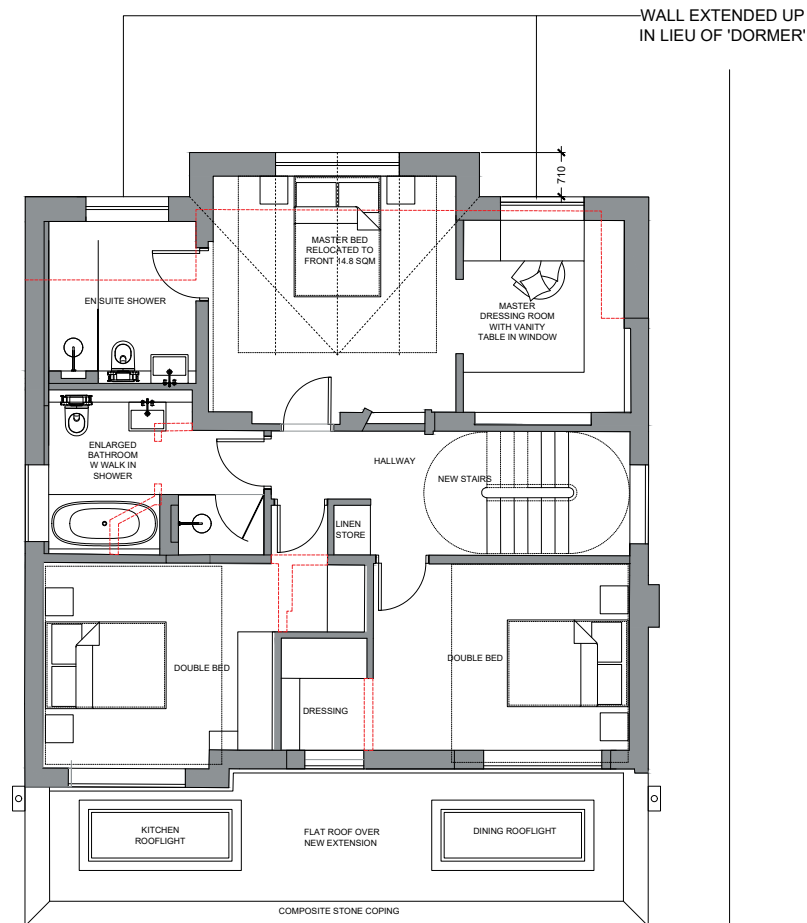


0 PROPOSED GROUND FLOOR PLAN
1:50 @ A1, 1:100 @ A3

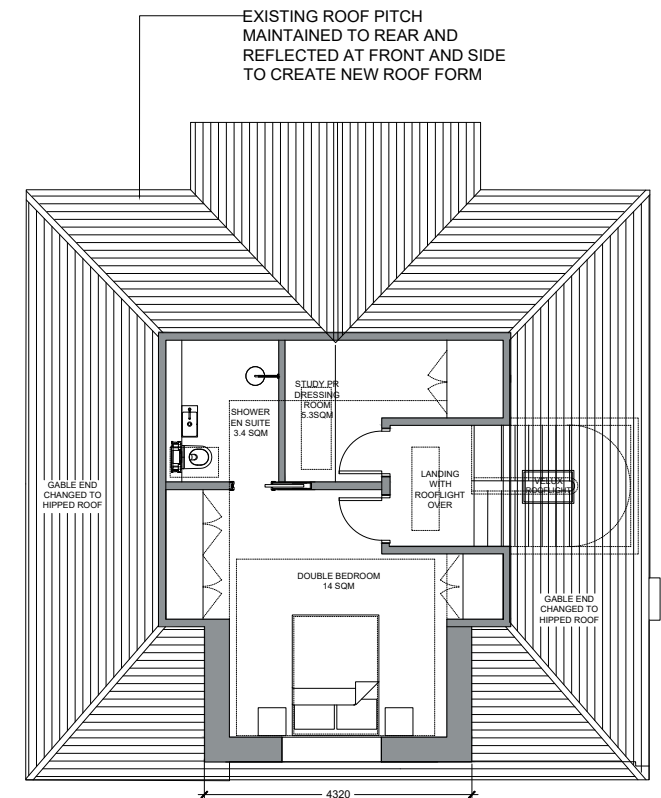
Second/Loft/Dormer

The loft area compensates for the reduction in bedrooms on the first floor - providing a 14sqm double bedroom with dedicated ensuite. The loft room also provides a separate dressing space or study/office space for home working.

The new dormer also facilitates access into eaves storage.



1 PROPOSED FIRST FLOOR PLAN
1:50 @ A1, 1:100 @ A3



2 PROPOSED ROOF PLAN
1:50 @ A1, 1:100 @ A3

5.2 | Design - Scale & Form

Frontage

The front facade is extended upwards - from an apparent single storey with dormer - to a more traditional and congruent two storey elevation. The central feature bay is added to further reference the 1930's bay windows on the wider estate.

The scale of this respects other houses along Old Hatch Manor and The Ridgeway and is more consistent in appearance with the wider estate.

On early consultation with the duty officer we received comments to respect the 'building line' of Old Hatch Manor in order to justify this proposal.

However as noted in Section 1 numbers 24 and its neighbour are built in-front of the Old Hatch Manor Building line as existing. These houses are already incongruous on the street and the building line therefore cannot be respected, nor is it a relevant boundary from which to judge the proposal. We have however reduced the projection of the front centralised element in response.

We understand Hillingdon Planning policy is against alterations to the front of the property - especially when the appearance is significantly changed. We also note Hillingdon's policy against two storey 'porches'. In this case however we would ask that a pragmatic view is taken given the condition and aesthetics of the existing house against the wider context of the estate and the clients desire to create a genuinely 'in keeping' dwelling that does not negatively affect the street scene, nor dominate it.

Roof

Unusually the roof is changed from gable to hipped with a central crown element. This has the effect of softening the edges on the immediate neighbour to the west and reducing the perceived mass of the roof from both the front and rear elevations. It also softens the 'edge' along The Ridgeway elevation to compensate for the increased mass to the frontage of the building.

Context for roof change

Most if not all houses along Old Hatch Manor have hipped roofs - which typify the 1930's style housing and Arts and Crafts detailing.

From aerial views it can be evidenced that several houses have the same configuration as the proposed crown roof.

This can be seen most prominently on neighbouring 20 Old Hatch Manor [2 doors down from the site] and 65,26 and 85 The Ridgeway as well as neighbouring 23 Hawtrey drive and 2-6 Warrander Way.

The crown roof geometry is governed by respecting and maintaining the existing roof pitch. Following this pitch line from the new frontage informs the extent of the crown element.



OLD HATCH MANOR - Substantial Hipped Roof Profiles and 2 Storey front bays dominate the character of the street.
Significant Crown Roof to Neighbouring 20 Old Hatch Manor

5.3 | Design - Appearance

Existing

the existing building being built later than those in the immediate vicinity lacks the detailing and material richness of some of the houses along Old Hatch Manor.

It is predominantly red brick with no feature detailing - broken up by upvc windows. The rear facade brickwork is mostly white painted brickwork and dominated by a large upvc conservatory at ground floor. The roof is a green clay tile and white painted timber boarding to the front double dormer.

Materials are low quality and the construction is nearing the end of its design life in terms of its insulating qualities and longevity of material construction



EXISTING | Front Elevation

Context

The neighbouring buildings use similar red brick but often with some level of additional detailing, such as soldier courses over windows or projecting cills in tile or timber. In addition other houses have elements of white render with dark timber detailing - often within a projecting front bay or porch area over two storeys. Roofing tends to be a more traditional clay tile. Roof profiles are all hipped or crown roof shapes. Rear dormers are not uncommon.

Proposed

The proposal uses the above palette in a contemporary approach with high quality materials and detailing.

The front facade re-introduces white render at first floor level with brick at ground floor level. Brick soldier courses above low level window openings and composite stone cills across the facade add a nod to more traditional detailing.

The rear extension is brick to match the existing low level band of brickwork around the house and to tie both old and new together seamlessly. The aim is to re-use brickwork from the gable ends as part of the build to ensure conformity of colour and detail. Stone feature coping and window linings carry through the material detailing to the rear.

The roof is softened through the introduction of a hipped roof and use of a clay tile similar to the neighbouring buildings. The rear dormer is clad in the same tiles to reduce its visual impact.

Windows and doors throughout are replaced with more energy efficient aluminium frames.



1 FRONT ELEVATION
1:50 @ A1, 1:100 @ A3



3 SIDE / WEST ELEVATION
1:50 @ A1, 1:100 @ A3



2 REAR ELEVATION
1:50 @ A1, 1:100 @ A3



4 SIDE / EAST ELEVATION ALONG THE RIDGEWAY
1:50 @ A1, 1:100 @ A3

PROPOSED | Rendered Elevations

6 | Landscaping

The main landscaping changes occur to the front of the property and the rear area around the garage.

With all alterations considered there is still a 140m² rear amenity area.

It is proposed the rear garage (currently accessed along The Ridgeway) becomes a habitable space or garden room accessed from the garden area only. As a result the existing tarmac driveway is replaced with a timber decking as part of the rear garden area. The driveway (with falls to Ridgeway) will remain underneath to allow for future re-instatement if required.

This area will be then enclosed within the boundary fence - becoming part of the rear amenity space.

At the front of the property the aim is to remove a significant proportion of hard landscaping - (currently concrete pavers) and replace with boundary planting and a permeable block paved driveway. There is currently no boundary treatment to the front of the driveway area or the exposed corner to The Ridgeway. The aim is to therefore create a soft, planted edge to demarcate the ownership boundary yet keep an open feel to the front elevation.

Hard landscaping immediately to the rear of the property is maintained albeit to the rear of the new extension. Paved side access is maintained.

Overall we see the scheme as increasing permeable landscaping and where hard landscaping is to be replaced we will look at permeable solutions and substrates.

7 | Access & Parking

Pedestrian access is improved through a clear centralised entry door and enlarged lobby with cloak facilities. The internal stair is also an improvement on the existing with a lesser pitch and intermediate landings introduced. Its relocation in plan gives a clearer and more open circulation to the dwelling.

The current garage is not used for parking, nor is the rear driveway - owing to it being remote from the main entry to the property. The hard standing to the front of the house is currently being used for parking 2 x vehicles.

The proposal maintains the current arrangement by keeping enough hard standing to park 2 cars to the front of the property. Should additional parking be needed in future or by future occupiers the old driveway can be reinstated through re-positioning of the boundary fencing and removal of the decking mentioned in the previous section.

Parking provision overall is thus unchanged in the proposal.



EXISTING | Front Boundary & Parking

8 | Pre Application Advice and responses

Initial advice was sought from the duty officer on the proposal via email - following phone conversation with Hillingdon Planning. Written email feedback was received 5th July 2023.

As a result we have reduced the front bay to a minimum dimension to reduce any impact on the frontage and have tried within this document to describe how we are respecting the building line as far as possible given the existing site conditions. We have also tried to justify the roof proposals within the wider estate context as well as justifying works to the frontage to create a more 'in keeping' dwelling.

9 | Conclusion

We are aware and understand that alterations to the front of the property (and associated roof works) challenge aspects of Hillingdon's current planning policy. This is particularly the case given the prominent corner plot that the house occupies.

We do however believe that the proposals will create a far more sustainable, congruous and higher quality dwelling in terms of both use, appearance and longevity.

We believe that once completed this will enhance the local area and that the scale, form and high quality materials will be more in keeping with the wider estate.



CONTEXT | 24 Old Hatch Manor sitting incongruous to the wider street scene and 1930's estate