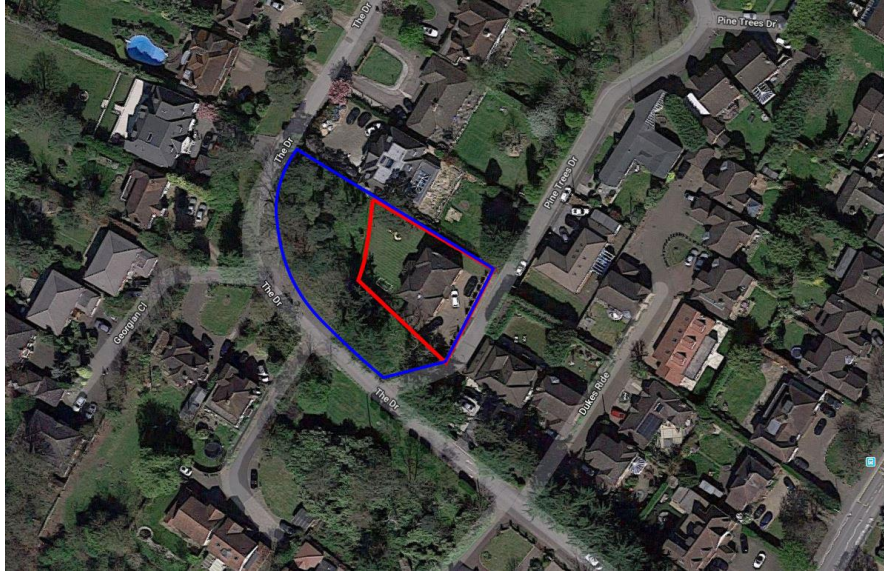




DESIGN AND ACCESS STATEMENT

// PINE TREE//
7, Pine Trees Drive
Ickenham Uxbridge - UB10 8AE

January 2019

Prepared by
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Design statement for: 7, Pine Trees Drive – Ickenham Uxbridge– UB10 8AE

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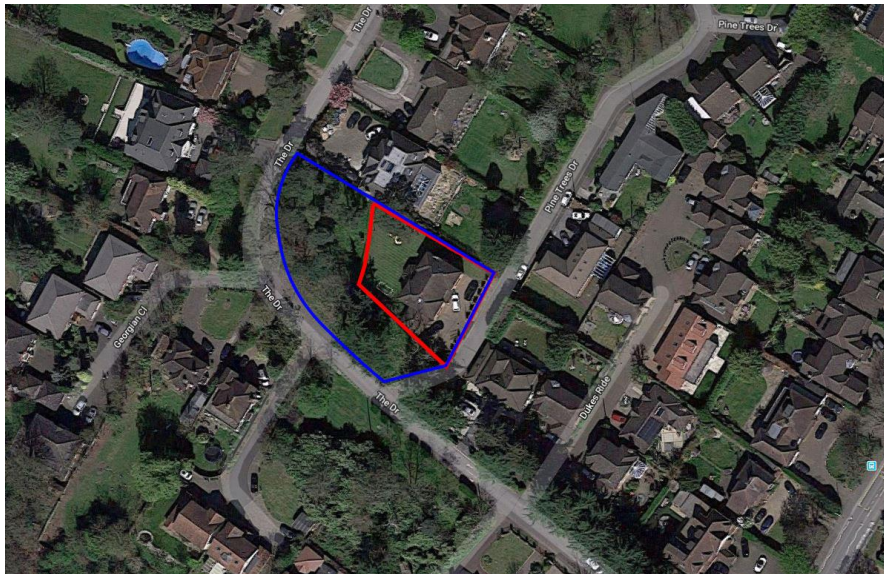
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1.0 INTRODUCTION



1.1 SUMMARY

This Design and Access Statement has been produced by USL Architects.

The Application relates to the creation of a rear extension.

The site is currently in use for residential individual purposes.

The purpose of this document is to provide further information relating to the design, accessibility and massing of the proposed scheme.

This statement should be read in conjunction with other material submitted including:

- Planning Application form
- Application drawings

1.2 DESIGN TEAM

CLIENT

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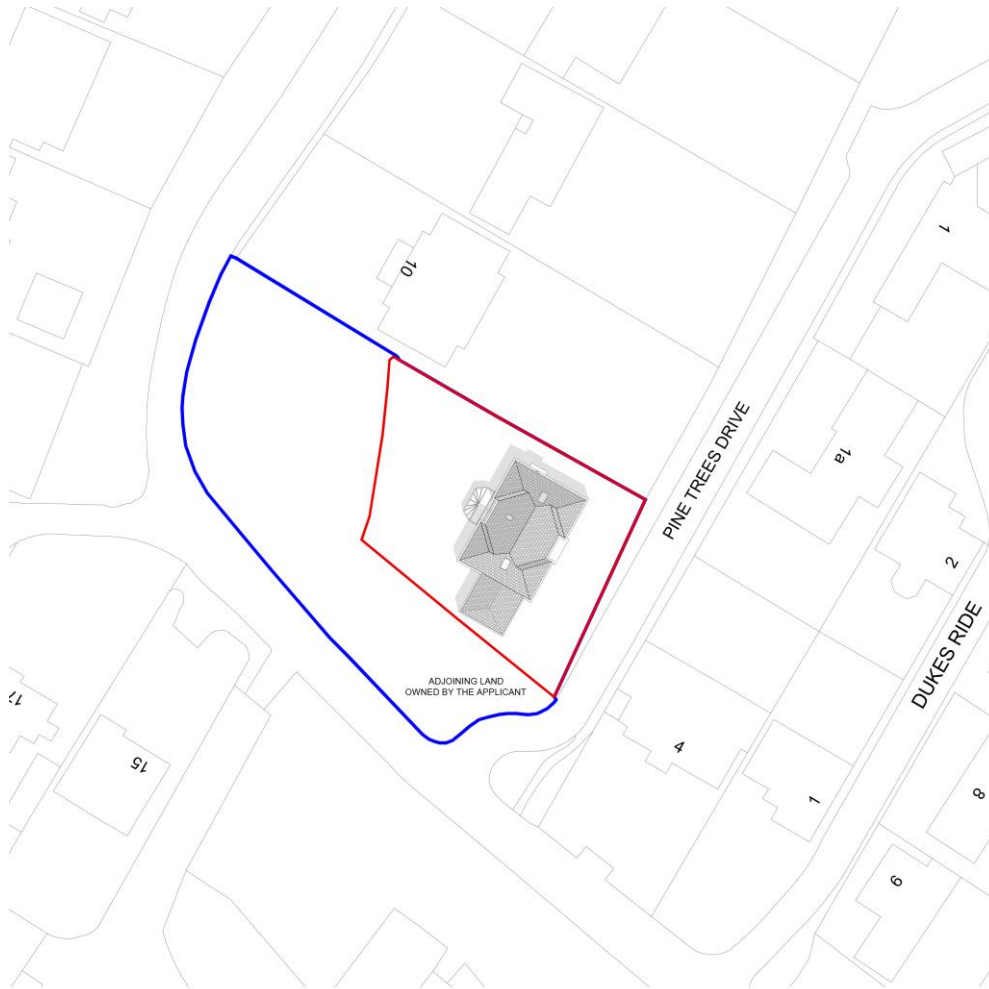
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2.0 PART 1 – ARCHITECTURAL CONTEXT

2.1 SITE LOCATION



The site is surrounded by detached houses, the new proposal seeks to keep the character of the area.

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2.2 LAND CONTEXT

No. 7 Pine Trees Drive is a self-contained private dwelling set within the residential suburb of Hillingdon, Uxbridge.
Pine Tree Drive is a residential road.

The neighbourhood is characterised by detached houses. Most of its direct surroundings are two storey dwellings with rear extensions.

The existing use and character of the house has not been altered.

The house benefits use as a single occupation family dwelling (C3 use).

2.3 HOUSING TARGET

Hillingdon council is looking to improve housing in the area.

While adding more quality of space to the owners, the proposal is also increasing the common area spaces to comply with the need of the enlarged family.

3.0 PART 2 – OUTLINE PLANNING APPLICATION – Hillingdon Council

This section of the statement aims to summarise the analysis undertaken in the design policy documents relative to the new design.

- DESIGN GUIDANCE

- MASSING:

The house is at the end of detached houses.

The new proposal seeks to stay within the proportion of its surroundings with the creation of a ground floor rear extension.

The new rear extension is 4 meters. The height of the extension is maximum 3.3 meters (at the same height of the previous conservatory).

The extension will be harmoniously integrated.

Given the relationship of the proposed rear extension to the neighbouring properties, including their orientation, the proposal will not have detrimental effect on the existing streetscape.

- PRIVACY AND OVERLOOKING:

The new rear extension seeks to be designed in relation to adjoining properties, so the proposal does not result in an overbearing appearance to neighbours.

Window will be integrated at the rear to provide natural light on the ground floor without overlooking at the neighbour's properties.

- LANDSCAPING – GARDEN SPACE:

The new proposal is retaining the existing landscaping at the front and rear of the house.

The front of the house will remain as existing.

The existing driveway is wide enough to provide 2 off street parking spaces.

The surrounding properties and the site are characterised by well-established hedging, trees, walls and railings.

4.0 PART 3 – DESIGN PROPOSAL

- DESIGN STRATEGY

- SCALE:

The proposal seeks to transform the existing ground floor by creating a rear extension which will contain a new reception, a utility room, a family room, a larger dining room and a kitchen to be convenient to the family.

The size and height of the proposed rear extension is made to be sensitively integrated to create a harmonious extension.

- MATERIALS

All materials are chosen to compliment the character and vernacular of the surrounding area.

- Walls will be red brick to match the existing.
- Roof tiles will be dark grey to match the existing.
- Windows will be double glazed wooden frame to match existing.

- PLANNING HISTORY

- Application 51222/APP/2018/1116 was refused due to the scale and massing of the first-floor side extension and its proximity to the boundary.

A Topography survey was made to clarify the boundary.

The revised application is made to considerably reduce the side extension scale and its only raised by 1.4m.

The new site plan and location plan show the full extent of the land owned by the applicant as indicated by the blue line.

- Application 51222/APP/2018/3587 was refused due to the scale and massing of the first-floor side extension.

The new proposal relates to the rear extension only.

No side extension has been proposed for this current application.