

Design & Access Statement

In support of the Planning Application for

**Amroth
67 Park Road
Uxbridge
London
UB8 1NN**



By

Mr. Al-Joubory

Dated: 18th June 2018

Introduction

This Design and Access statement has been undertaken to give the reader an in-depth knowledge of the site, the proposal, any relevant planning and history to the building.

We wished to make use of the existing loft through converting it into a habitable bedroom.

The existing property lacks a master bedroom with an en-suite to be used by the occupants; it was therefore decided to convert the loft into the parent's master bedroom. The conversion of the floor space can be undertaken under permitted development and it is the provision at the dormer window this application relates to. The arrangement will result in the addition of a new dormer window on the rear elevation which will also be visible from the side elevation of the dwelling as well as the four roof lights.

Existing Site and Context

The site is located in Hillingdon within the urban area of Uxbridge in the northern ward division. The building is situated on Park Road. The house is a 3 bedroom semi-detached dwelling, with each dwelling in their own ground of 0.069 acres. The house is accessed via its own drive in the southern side of Park Road.

The existing house is positioned facing the east towards the front of the site as shown in figure 1 below.



Figure 1 location of the site as seen on Google map

Planning History

While no previous planning application was found within the Council's archived planning records, however the following applications were found relating to the neighbouring attached property:

1. Application Ref: 70968/APP/2015/2221 - Single storey side and single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development. The application was approved with conditions on June 2015.
2. Application Ref: 70968/APP/2016/1977 - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres. The application received a prior approval is not required status on May 2016.
3. Application Ref: 70968/APP/2016/3056 - Single storey rear extension (Retrospective). The application was refused on August 2016.
4. Application Ref: 70968/APP/2016/4454 - Single storey rear extension (Retrospective). The application was appealed on December 2016.
5. Application Ref: 70968/APP/2017/3736 - Single storey rear extension (Part Retrospective). The application was appealed on November 2017.
6. Application Ref: 70968/APP/2018/3566 – Alterations to approved single storey rear extension. The application received a no further action status on October 2018.
7. Application Ref: 70968/APP/2018/3906 – Alterations to approved single storey rear extension. The application received a no further action status on November 2018.

Relevant Policies

The proposal was guided, and informed by the provisions of the Hillingdon Borough Council adopted Local Plan 2015, and specifically the following policies:

Areas of special local character

Policy BE5:

Within areas of special local character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. Extensions to dwellings should respect the symmetry of the original buildings.

Policy BE6:

Within the areas of special local character at Gate Hill Farm and Copsewood Estates, fencing should be unobtrusive and materials should be appropriate to the character and appearance of the estate. New houses should:

- Be constructed on building plots of a similar average width as surrounding residential development.
- Be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses.
- Reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

When considering proposals for works within an ASLC the following are important:

- there would be a presumption in favour of retaining buildings and features that make a positive contribution to the character and appearance of the area
- extensions, to side or rear or to the roof will only be permitted where they are appropriate to the building and would cause no harm to the street scene and the character of the proposed area
- porches and front extensions should be subordinate in scale and should not be detrimental to the visual amenity of the street scene
- the external materials and details of any extension should reflect the materials, design features and architectural style predominant in the area
- back-land development is unlikely to be acceptable
- boundary treatment should be in keeping with the street scene

The proposal was also guided, and informed by the provisions of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document for Residential Extensions adopted in December 2008 and specifically the following policies:

2 Roof Enlargements & Alterations

1.9 Dormer windows are permitted provided they are not located on the existing slope of the principal elevation that fronts the highway and subject to a cubic volume of 40 cubic metres for a terrace property and 50 cubic metres in other cases, and provided that:

- (a) They do not exceed the highest part of the existing roof
- (b) Materials of the extension are to match the existing dwelling.
- (c) No balconies or verandas
- (d) Side facing windows to be obscure glazed and fixed shut. Any opening to be 1.7m above floor level
- (e) Roof extensions, other than in the case of a hip to gable enlargement, are to be set back, as far as practicable, at least 20cm from the eaves
- (f) In terms of any other alterations (i.e. rooflights) no structure to project more than 150 mm from the existing roof plane,
- (g) Side facing windows to be obscure glazed and non-opening. Any opening to be 1.7m above the floor
- (h) No alteration to be higher than the highest part of the existing roof
- (i) The dwelling is not within a Conservation Area. Planning permission will be required for any dormer window in a Conservation Area.

9 Rooflights/Skylights

1.18 The installation of roof lights does not normally require planning permissions, provided that the shape of the roof is not materially altered. 'Velux' type rooflights are therefore acceptable.

Roof Extension:

7.4 Rear roof slope – only visible from other gardens: Rear roof slopes which are only visible from surrounding gardens do impact on residential areas since these affect the character and appearance of a residential area. It is just as important for such roof extensions to relate well to the proportions, roof forms and massing of the existing house and its neighbours as elsewhere.

Proportions:

7.5 It is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission. Where the roof can be extended, the Council will recommend a small dormer window or rooflights. Please note that conservation rooflights might be required in sensitive locations. These are rooflights set flush within the existing roof, and are therefore more discreet.



7.6 If dormers are proposed on both the side and rear roof slopes, they must remain independent from each other and not wrap around to create one large extension.

Design Principles

The proposal is a loft conversion of the existing house's loft as well as the improvement of the general aesthetic qualities of the dwelling on the rear and front elevations.

Great care and consideration has been taken during the design process to ensure that the proposal sits neatly within the site and is in accordance with Hillingdon Borough Council's planning guidelines. The Architectural style of the dormer was designed to site in accordance with the existing house style.

The conversion was designed to meet the requirements of modern standard.

Consideration to the design of the loft including the impact on neighbouring buildings height, mass, scale, and general architectural style, has been considered.

The scheme was designed with minimal impact in terms of amenities and any overlooking to the existing property and its neighbours.

The proposal will build on the existing symmetry of the adjacent house by adding a replicate dormer structure which will be to the same scale and size of the neighbouring dormer as shown in figure 2 below. The dormer windows will also match the existing windows in terms of material and style this therefore will improve the appearance of the property. Please refer to the proposed elevation with drawing number 19-005 for more details.



Figure 2 Proposed rear elevations

In terms of scale, the dormer was set to have a flat roof which is at a lower height to the main property's ridge, which makes the proposal subservient to the main dwelling; please refer to figure 2 above. The proposal sits well within the scale of the existing house, as it was designed not to overlook or impose on any nearby buildings.

In terms of the front elevation the proposed rooflights that are proposed on the neighbouring property is to be copied to a similar pattern creating symmetry between the two dwellings as shown in figure 3 below.



Figure 3 Proposed front elevations

We believe that by implementing these proposals we can add a character to the two dwellings which will result in an improvement of the streetscape image as well as complementing the scenery of the area. With regards to the additional floor space, we trust that the loft would be converted under permitted development, however; we are now adding a dormer window to the loft as well as four rooflights, which is the basis of this application. Consequently, the total internal loft floor area will be 34.34 m² that is 33.66 % increase of the total inhabited floor area of the property, making the proposal well within the appropriate scale to be granted an approval.

- Total existing internal floor area of the house: 102.02 m².
- Total proposed internal floor area of the house: 136.36 m².
- Total Increase in floor area: 34.34 m²
- Uplift percentage: 33.66 %

Access

The existing access to the property from Park Road will remain unchanged.

Summary

In summary, we believe that these proposals have been well designed and will complement and improve the appearance of the existing property. As previously discussed the proposed conversion will build on the existing architecture of the property.

With regard to Policy BE5:

The proposed scheme is in accordance with this policy as it respects the local character and harmonises with the existing house in terms of materiality and architectural style. With regards to respecting the symmetry we believe that the proposal will highlight and build a line of symmetry along the adjacent neighbouring building.

With regard to Policy BE6:

We trust that the design is unobtrusive to the local character at Gate Hill Farm and Copsewood Estates; we also believe that the materials are appropriate to the character and appearance of the local area.

In term of Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document for Residential Extensions

2 Roof Enlargements & Alterations

1.9 The proposed dormer windows will be located at the rear of the house, therefore not facing the highway and is subject to an external volume of 26.34 m³ as shown in figure 4 below, which is considerably less than the permitted volume of 40 cubic metres for a terrace property and is therefore within limits.

Height: 2.628 Metres

Depth: 3.505 Metres

Length: 5.720 Metres

Total Volume: 26.34 Cubic Metres

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Figure 4 Dormer volume calculations as obtained from the planning portal volume calculator

- (a) The proposal does not exceed the ridge height which is the highest part of the existing roof
- (b) Materials of the extension are to match that of the existing dwelling.
- (c) We trust that the proposed frameless glazed panel is not a structural element and therefore it will not cause any obstruction to the local character or distraction to the nearby properties.
- (d) N/A
- (e) Please refer to our statement below on Proportions 7.5.
- (f) The proposed roof lights will not project more than 150 mm from the existing roof plane.
- (g) There will be no side facing windows.
- (h) There will be no alteration higher than the highest part of the existing roof
- (i) The dwelling is not within a Conservation Area.

9 Rooflights/Skylights

1.18 As we are proposing to have Velux roof lights we therefore believe that our proposal does not alter the shape of the existing roof.

Roof Extension:

7.4 We trust that the proposal relates well to the proportions, roof forms and massing of the existing house and its neighbours as elsewhere, and therefore it has a little impact on the surrounding residential area as the scheme adopts the character and appearance of a residential area.

Proportions:

7.5 The roof of the dormer was set to be lower than that of the main house to act as a subservient section to the main roof. The proposal was also set by 650mm from the existing roof eaves which will make the structure appears secondary to the size of the roof face within which it will be set.

7.6 N/A

We believe that the proposal is therefore fully in accordance with the Council's adopted planning policies and should receive the Council's approval.