

Design & Access Statement

In support of the planning application for

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



By

Dr. Ghassan Al-Joubory

Dated: 16th January 2021

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 side and rear spaces of the property by erecting a side and rear extension.

The existing property lacks an appropriate space for the occupants to use as a boot room to utilise as a coat and shoes storage space, this lack of room resulted in an overloaded entrance space. The property also lacks a utility room and an adequate size kitchen for a property of this size. It was therefore decided to extend the house by a single story to the side and rear of the property. The arrangement will result in the addition of a new informal front door to the boot / utility room, a new bigger WC at the ground floor level and a large kitchen space.

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

Existing House



Planning History

The following planning history is found within the council's archived planning records:

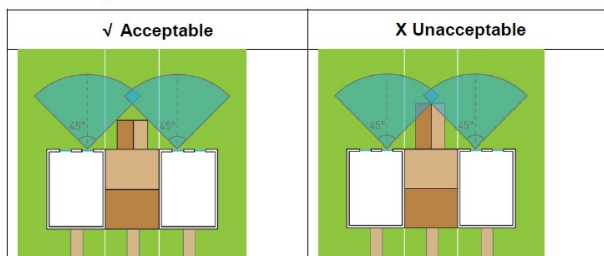
1. Application Ref: 5422/APP/2019/1692 - Conversion of roof space to habitable use to include a rear dormer and 3 front roof lights. The application was refused on May 2019.
2. Application Ref: 5422/APP/2019/2381 - Conversion of roof space to habitable use to include a rear dormer and 3 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development). The application was approved on July 2019.

Relevant Policies

The proposal was guided, and informed by the provisions of the Hillingdon Borough Council adopted Local Plan 2020, and specifically the following policies:

A1.26 Applicants are advised to locate any extension as far from the 45- degree splay as practically possible to reduce the impacts to neighbours, and thereby increasing the chance of creating an acceptable extension.

The 45 degree rule



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:

Design Principles

The proposal is a 2.7 meter extension to the side of the existing house as well as the improvement of the general aesthetic qualities of the dwelling on the rear and front elevations.

A 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 proposal was designed to complement the overall existing house style.

Considerations to the design of the extension including the impact on neighbouring buildings height, mass, scale, and general architectural style, have been considered.

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



Figure 2 Proposed rear elevations

In terms of scale, the extension is set to be 4.5m to the rear of the property, which will still respect the 45 degree line of the neighbouring openings. The extension will also be at 3 meters height of the external ground level. The extension was set to have a flat roof with a parapet at lower than the highest point of either neighbouring extensions roofs, which makes the proposal sits harmoniously with the surrounding structures; 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.

The rear elevation will be cladded in vertical timber cladding with an anthracite coloured roof lantern being placed over the kitchen area which will complement and improve the rear elevation of the house. The existing external side and rear walls at the first floor of the house will be rendered in white to improve the elevation of the house, while the front wall of the property will be retained in the same brick coursing façade.

In terms of the front elevation the proposed front extension, it is to be constructed of brickwork that matches the front elevation while offering an alternative entrance through the boot room which will be located in the new extension area.

The front extension will be set back from the main house by 915mm to act as a subordinate structure to the main house. We believe that by constructing the proposal in this form we will create a sense of symmetry between the two attached property which will complement the existing streetscape, please refer to figure 3 below.



Figure 3 Proposed front elevations

- Total existing internal ground floor area of the house: 55.96 m².
- Total proposed internal ground floor area of the house: 109.60 m².
- Total Increase in floor area: 53.64 m²
- Uplift percentage: 48.94 %

Form

A point we would like to raise is the variation in depth of the two adjacent rear extensions, while our proposal projects a little further than neighbouring extensions, it still a long way from reaching the 45 degree line and therefore it respects the right of light to both properties. This point was discussed further through our pre-application advice.

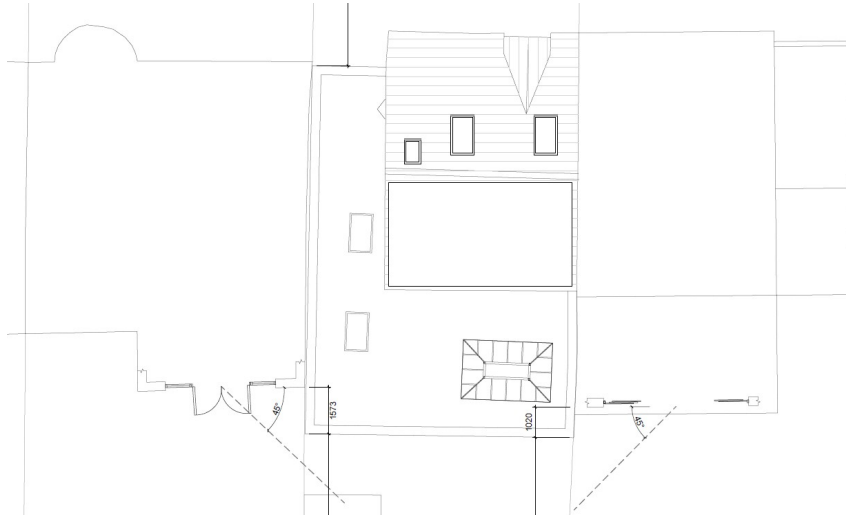
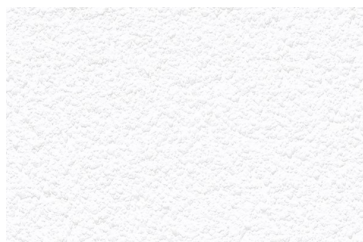


Figure 5 Roof Plan with potential new space

Materiality

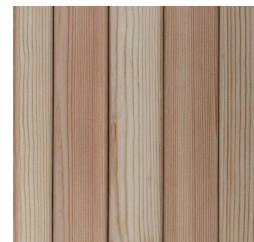
The scheme took into consideration the variety of house styles and materiality that currently exist within the vicinity of the dwelling. It was therefore decided to use traditional materials that are widely present in the borough such as white render on the existing side and rear walls, brick work on the front wall of the extension which will match the existing main house in colour and texture while hiding the timber cladding in the wall facing the garden as it is an uncommon material in the houses in the near vicinity, note figure 6 below.



(a) White render



(b) Brickwork



(c) Timber Cladding

Figure 6 Samples of materials used in the proposal

Access

The existing access to the property from Park Road will remain unchanged, however another entrance will be added in the side extension of the property as this will provide a more informal entrance for the day to day uses of the main house, through the boot room.

While we understand this could be a contentious point we strongly believe that this will not impact the integrity of the property on the contrary it will ease accessibility and use of the building for current occupiers, while still preserving a formal entrance for a house guest.

We recognise that having a secondary entrance door can also imply a separate dwelling, therefore we have pushed the new side extension by 915mm, this will act as a secondary or subordinate structure to the main

house. We trust that by taking this approach we will preserve the integrity of the one house design while providing a more comfortable access for the residents.

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 extension will build on the existing architecture of the property.

The dwelling is on a plot that is an under-developed site.

- The opportunity lies to create a more comfortable dwelling through a house enlargement similar to its neighbouring properties.
- The proposed design addresses the existing site constraints and provides an alternative scheme that improve the quality of the accommodation.
- The character is not compromised as the design is similar to the neighbouring property, 65 Park Road.

Due to the points raised above we feel that this proposed design would meet the requirements for planning policies in relation to an extension development, and should receive the Council's approval.