

**TOWN AND COUNTRY PLANNING ACT 2020
(AS AMENDED)**

Design and Access Statement

**To support a planning application for two storey side, Part Rear and
Single storey rear extension at;**

**159 Windsor Avenue,
Hillingdon,
UB10 9BA**



Aerial View



3D Front View



3D Rear View



Windsor Avenue View

This is a reapplication after first refusal and takes into account the comments raised in the first refusal.

Introduction

This application relates to renovation works, including two storey side & Part rear and Single storey rear extension. 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.

Layout

The site, 159 Windsor Avenue is located within a predominately residential area consisting of semi-detached and detached properties. The property is located at the junction with Grosvenor Crescent.

The properties along Windsor Avenue and adjoining roads are on large size plots. All the properties on the street are of standard brick construction and tiled pitched roof.

A number of properties have been extended, with loft extensions and double storey side extensions. Very similar to what is applied here.

Scale and Sitting

The Property is a semi-detached house, with a large size rear garden and the ground is fairly level.

The property is North West facing with access off Windsor Avenue. The property is divided by brick wall and wood panel fencing to the street line and neighbouring properties.

The proposal is extension to provide private rooms and space for the extended family.

Appearance

The property known as 159 Windsor Avenue 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 brick walls and the roofing covering is plain Redland roofing tiles.

The property is not located within a conservation area, it is not a building of Townscape Merit or listed and is not subject to an Article 4 Direction.

The site is not located within Flood Zone or adjacent to any water course.

Sustainability

One of the primary aims of the proposed development is to provide additional bedroom and living space for the extended family and 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.

- 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

- A new extended and renovated house is proposed within the context of the property site
- The main extension is similar to that on other properties on Windsor Avenue.
- The new extended house will provide appropriate living accommodation with private bedrooms.
- The new extension will have all materials matching 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 building is 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 extended house meet the council's minimum floor area requirements and all the rooms' sizes exceed the council's minimum space standards.

Energy Efficiencies

- Lighting- Throughout the scheme natural lighting will be optimised. Approved Document L1A requires three in four light

fittings (75%) to be dedicated low energy fittings. The development will exceed this and all light fittings will be of a dedicated energy efficient type.

- Boiler Space heating and hot water demand will be provided to the residential units by natural gas fired combination boilers. The SAPs have been modelled on using an Ideal Logic Code boiler with an efficiency of 89.00%.

Access

The proposed extended house will have access from Windsor Avenue. The site in question is connected is in easy reach to Motorways A40, M4 and M25. There are a number of bus stops within walking distance from 159 Windsor Avenue, with buses going to Uxbridge, Hounslow, Ealing and Greenford.

Pedestrian

The main pedestrian access will remain the same.

Landscaping

The landscaped front and rear garden will remain the same.

Conclusion

- This application meets all the requirements and matches other similar extension on Windsor Avenue and seeks approval with this application.

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



Appendix B

Drainage

1 Existing Drainage

Thames Water have a network of sewers in the area and a 225mm diameter sewer runs 159 Windsor Avenue. There is also a 225mm diameter surface water sewer.