

Proposed dwelling extension & conversion into two Flats

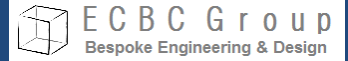
18, South Close, West Drayton, UB7 9LS

Statement to support the planning application

Document prepared for

London Borough of Hillingdon Planning Department

Design and Access Statement



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Project reference #

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1.0 Introduction

This application relates to the site located at 18, South Close, West Drayton, London, UB7 9LS. ECBC Group has been commissioned to undertake and develop the design for Part two storey, part single storey side/rear extension to allow for conversion of two storey dwelling into Two, 2 bed self-contained flats with associated parking and amenity space.

The Statement is being submitted as part of a Planning Application for extensions to the existing building at 18 South Close and the conversion of the enlarged property to provide two self-contained maisonettes with associated external and internal works.

This statement is to be read in conjunction with planning application existing and proposed floor, site plans, and elevations.

2.0 Context

The application site is located at the end of South Close, a cul-de-sac comprising of some twenty semi-detached two storey dwelling houses, all of which are of similar age and design.



Image 1. Location plan



Image 2. Aerial View



Image 3. Front elevation of 18, South Close

The existing original building on this site is thought to date from the 1960's and is a semi-detached two storey dwelling house with brick and render to external walls and a pitched, tiled roof.

The Application site is accessed from the turning head at the end of South Close and consists of a relatively large triangular shaped plot which has a total area of 486 m².

3.0 Size

Existing house GIA, 38.2 m² Ground Floor, and 35.8 m² First Floor, Total GIA 74 m²

Proposed house GIA, 99.2 m² Ground Floor Flat A, and 65.8 m² First Floor Flat B, Total GIA 165.0m²

The total additional size of the development is 91.0m² and shown on the drawings, therefore is not CIL liable. The proposal of this semi-detached house will provide Two, Two bedroom self-contained flats with associated parking and amenity space.

The garden for the ground floor units is located to the rear of the building and will have an area of 65.0m². whilst the garden for the first floor unit is located to the side/rear and will have an area of 37 m².

4.0 Layout

The site layout as indicated on the plans and the internal layouts of the flats have been designed to consider the latest regulations and living standards, at the same time keeping external elevations the same as per existing neighbouring houses. The enlarged building provides a total gross internal floor area of 165.0 m² compared to that of the existing building at 74 m². The enlarged build will be split to provide two self-contained flat units with a two bed unit at the Ground floor having a gross internal area of 99.2 m², and a two bed unit at the First floor having gross internal area of 65.8 m². Both units can be constructed to Lifetime Homes standards.

Accommodation within both units comprises of an open plan living room/kitchen area, two bedrooms and a bathroom. The larger ground floor unit benefits from a second bathroom (N-suite) and a small separate study room.

The whole of the existing rear and front garden areas will be redesigned to accommodate the car parking space and new access driveway to the remainder of the parking area in the rear gardens.

The existing rear garden will be subdivided with a 2.0m high close boarded fence as shown on the proposed plans to provide separate private gardens spaces to both flats. As much of the existing planting and landscaping in the rear garden will be retained and reinstated on completion of the building works with new planting added as shown on the layout plans. New patio areas will be provided to the side and rear of the building for both flats units

5.0 Scale and Design

The proposal will match the scale and size of similar 2 x 2 bed self-contained flats with associated parking and amenity space conversion already implemented 20 meters away on the opposite side of the street, at 17, South Close, West Drayton, London, UB7 9L (Application ref.: 66804/APP/2014/3811).

The new extensions to the existing building are to be of a scale and form sympathy to the existing building and assisting to maintain the symmetry between the two original dwellings at Nos 16&18.

6.0 Building Works

All works will be in compliance with the building regulations and in line with the current living standards, and Approved Documents including Part A Structure, Part B Fire Safety, Part E Sound Separation and Part L1b Conservation of Fuel and Power. Compliance to building regulations will be controlled by appointed Building control inspector.

7.0 Design

The extensions are designed with brick and rendering to external walls and tiled pitched roofs to all areas.

The extensions have been designed to observe the existing front building lines and is set back on both floors to take account of its corner setting. Proposed building rear, front and roof line is offsets to comply with LBH local plan part 2 Development Management Policies, adopted version, 16 January 2020.

8.0 Appearance

This current application proposal including car parking arrangements is very similar / identical in all respects to this approved and built (see images 4, 5, and 6) under the recent Planning Permission to 17, South Close, West Drayton, London, UB7 9L (Application ref.: 66804/APP/2014/3811), and we therefore assume that will be acceptable.



Image 4. 17, South Close, Front elevation



Image 5. 17, South Close, Rear / Side elevation



Image 6. 17, South Close, Side road view

9.0 Car park

The enlarged property is to be provided with a total of four car parking spaces, one to the front of the existing building and three to the rear, accessed via a new driveway, with a turning area accommodated within the site (similar to 17, South Close, Image 6).

10.0 Security

The private rear garden areas to both flats is to be enclosed and protected by 2m high close boarded fencing and a lockable gate to the side access.

11.0 Use

The existing building at No. 18 is in use as a class C3 a private dwelling house. The proposed extensions and the formation of an additional flats will have the same class of use C3, which will provide adequate new residential accommodation for two young families with more than adequate external amenity space and required car parking provision.

12.0 Access.

External

Pedestrian and vehicular access to the new flats is to be provided directly from the existing frontage to the property from South Close. The front garden area is to be laid out to provide hard-standing for parking and pathways leading to both main entrances which are both clearly visible when approaching the property.

Access within and around the building

The mix of hard and soft landscaping proposed will provide clearly defined routes for all pedestrian and vehicular routes, both onto the site and around the perimeter of the building to entrances / exits etc. Surface finishes to the external hard landscape areas will be firm, non-slip and will be laid to avoid tripping hazards.

13.0 Lighting

Low energy lighting will be provided to the external circulation areas around the enlarged building and lighting will be designed to carefully integrate with the existing street lighting and to protect the amenity of the adjoining dwellings.

14.0 Planning history and Relevant planning precedents

Address	Proposed development description:
17, South Close, West Drayton, London, UB7 9LS	Part two storey, part single storey side/rear extension to allow for conversion of two storey dwelling in 2 x 2 bed self-contained flats with associated parking and amenity space
Case Reference: 66804/APP/2014/3811	
Date received: 27-10-14	
Decision date: 06-01-15	
Decision: Grant Planning Permission	

15.0 Conclusion

We believe the scheme provides improved accommodation for potential occupiers of the flats with no detrimental effects on amenity of the adjoining properties. We believe the application is in harmony with the surrounding area and is acceptable in design and appearance terms. We look forward to an approval in due course.