

Design and Access Statement

Rear extension and front porch

ATTN: Planning Department
RE: 9 Hunters Grove Hayes UB3 3JD

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01 Project Overview

This design and access statement outlines the proposal at 9 Hunters Grove for a rear extension and a front porch.

This Planning statement is to be read in conjunction with the following documents:

1. Full set of drawings
2. Location Map
3. CIL Form

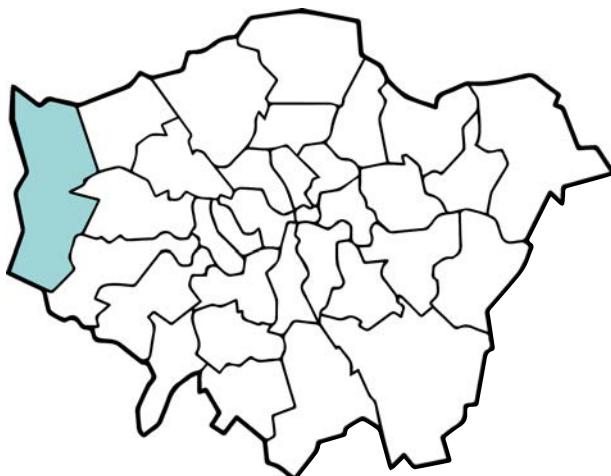
The following policies and legislation have been considered:

- Local Plan
- Development Management Policies
- Supplementary Planning guidance
- National Planning Policy Framework

02 Context:

9 Hunters Grove is a two-storey, semi-detached, family dwellinghouse located in a mainly residential area of Hayes. The property is not situated within a conservation area, nor is it a listed building.

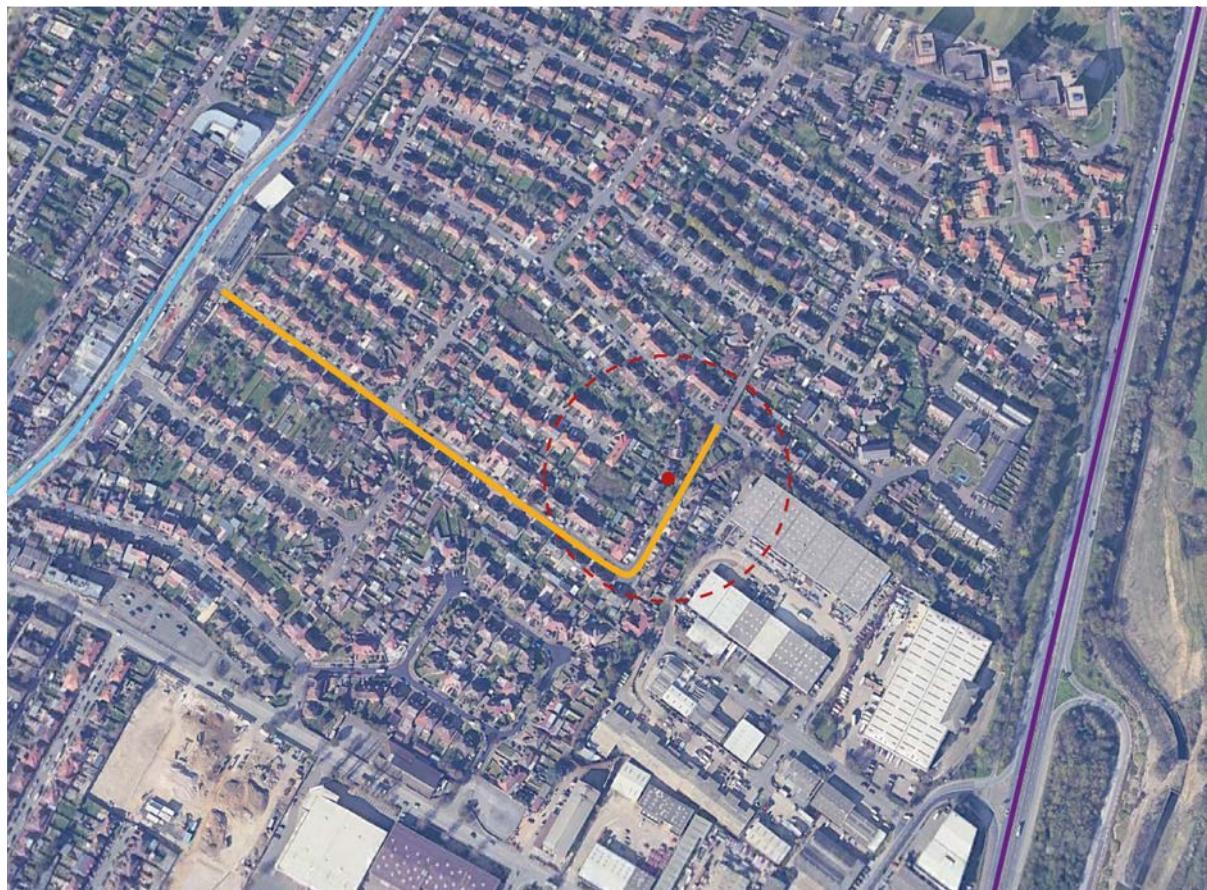
The site enjoys the advantages of its strategic location near key transportation routes. The nearest station, Hayes & Harlington, can be reached in a mere 11-minute bus ride, a 16-minute walk covering 0.8 miles, or a quick 5-minute bicycle ride spanning the same distance. Moreover, the site is in immediate proximity to two bus stops, namely Stop Y and Stop SX at Fairdale Gardens. These stops are serviced by buses numbered 90, 140, 696, E6, and N140, offering convenient travel options to central London and the Greater London periphery. These bus stops are conveniently situated within just a 1-minute walk, spanning 344 feet.



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The property is situated within a well-established residential area.. The property is accessed directly from Hunter's Grove, which serves as the main entry point. The architectural design showcases the use of original red brick on its frontal facade, complemented by an elegant combination of beige and reddish-brown hues, along with sections of white/peach render adorning the rear elevation.

The area in which the property is located has been facing a prevailing challenge concerning the availability of affordable housing options. This includes both accommodation suitable for families as well as individual residents. This scarcity of affordable units has led the local council to seek out private rental sector (PRS) housing options outside the borough to fulfil the needs of homeless households. The current proposal effectively addresses this issue by introducing family-oriented housing units. Moreover, the proposal aligns seamlessly with the stipulations outlined in the Local Plan Policy DMP20.

The property's strategic placement offers convenient access to local bus services, allowing for easy commuting within the area and beyond. Additionally, the amenities found along Church Road are within a comfortable walking distance from the site, enhancing the overall convenience and appeal of the location. In addition to this, the site is located with close proximity to many local schools.

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03 Design Rationale:

The existing family residence consists of three bedrooms and a study. However, the kitchen and living areas currently feel confined. To significantly enhance the overall livability of the space, the proposal involves a 4-meter rear extension. This extension serves a dual purpose: expanding the available area and incorporating an additional guest bedroom/ office .

Furthermore, we are proposing the addition of a porch to the entrance of the house. This porch not only enhances the aesthetic appeal of the home but also provides essential protection for both the users and the belongings as they enter or exit. It will also be used for supplementary storage space for damp coats, footwear, and strollers.

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Existing



Proposed

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The Quality of Residential Accommodation, the character and appearance and neighbouring impacts have all been considered while designing the development.

The proposed development at 9 Hunter's Grove, due to their well-considered siting, appropriately controlled bulk, depth, and thoughtfully integrated design, would seamlessly blend as complementary additions. This would enhance the overall appeal of the original semi-detached dwelling and maintain a harmonious spacing of development within the immediate vicinity.

The proposed project aligns closely with the council's vision for preserving the visual integrity of the street scene, contributing positively to the character and appearance of the area. This congruence with Policy BE1 of the Hillingdon Local Plan: Part One, as well as Policies BE13, BE15, and BE19 of the Hillingdon Local Plan: Part Two, underscores its commitment to responsible and respectful development.

Moreover, the proposal exemplifies adherence to the directives of Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), and further aligns with the established guidelines outlined in the adopted Supplementary Planning Document HDAS: Residential Extensions.

By meticulously addressing these criteria, the proposal for 9 Hunter's Grove not only meets but exceeds the council's requirements, demonstrating a comprehensive understanding of the local context and a dedication to enhancing both the architectural landscape and the quality of life in the area.

Both the rear extension and the front porch have been thoughtfully designed with careful consideration of their scale, layout, and placement, reflecting a harmonious integration with the neighbouring environment. Their well-planned proximity and siting in relation to the adjoining properties ensure that they seamlessly coexist without imposing upon the surrounding residences.

The proposed extensions, with their sensitive sizing and design approach, ensure that they do not create an undue sense of dominance or overshadowing effect on the adjacent properties. Instead, they maintain a balanced architectural presence, enhancing the visual appeal of the area while upholding the privacy and well-being of occupants in neighbouring dwellings.

By adhering to the stipulations set forth in policies BE19, BE20, and BE21 of the Hillingdon Local Plan: Part Two, along with the guidance provided by Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), the proposal effectively addresses concerns related to visual impact and residential amenity.

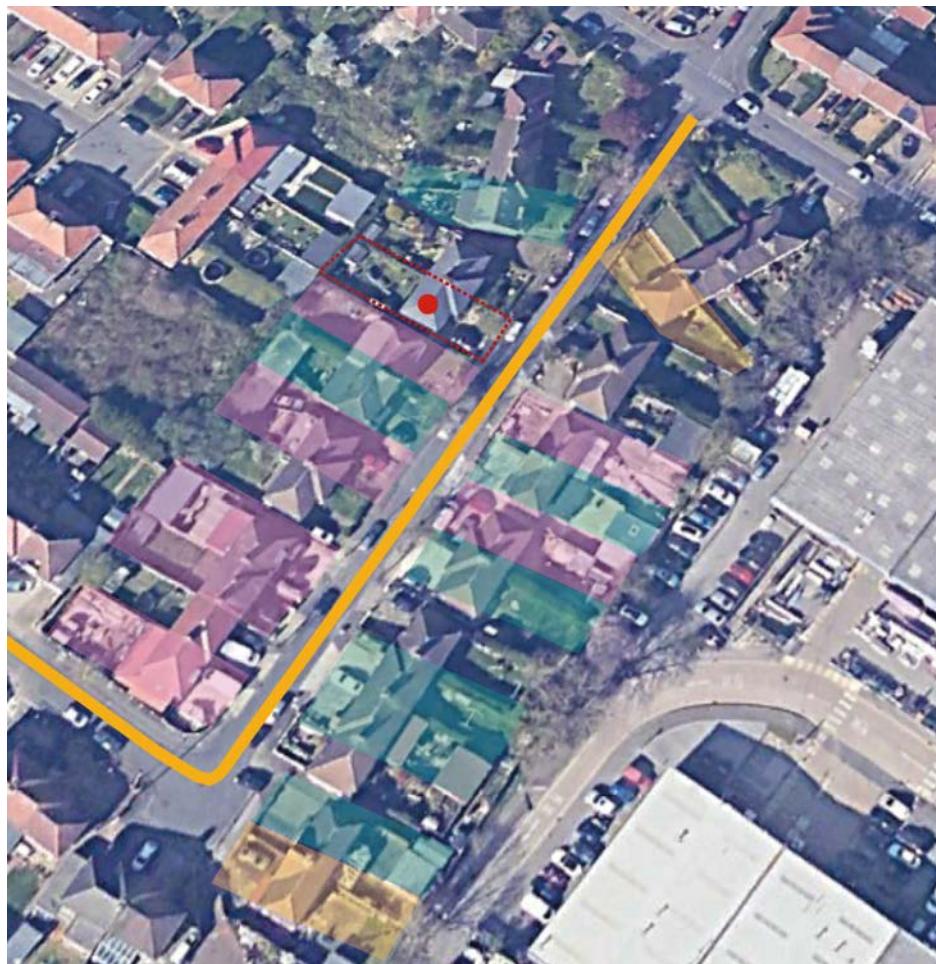
Furthermore, the design approach aligns seamlessly with the principles outlined in the adopted Supplementary Planning Document HDAS: Residential Extensions, showcasing a commitment to thoughtful, context-sensitive development that respects the existing character of the neighbourhood.

In summary, the proposal for 9 Hunter's Grove aligns harmoniously with the council's criteria by exemplifying a well-conceived architectural solution that promotes a visually pleasing, neighbourly, and amenity-enhancing addition to the area.

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- neighbouring properties with rear developments
- neighbouring properties with porch developments
- neighbouring properties with both rear and porch developments

The proposed rear and porch extension harmoniously aligns with the established architectural pattern of the street. As evident from the diagram provided above, a significant majority of neighbouring residences have rear extensions, porches, or a combination of both. The proposal seamlessly integrates with the prevailing street aesthetics, fostering a sense of continuity and cohesion.

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04 History

67092/APP/2010/1450
extension. 21-06-10

9 HUNTERS GROVE HAYES
Refusal

Single storey front

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