

Design and Access Statement

1 Chippenham Close HA5 2NF

PURPOSE OF THIS DOCUMENT

We would like to submit the following information to support the Householder Planning Application for No. 1 Chippenham Close HA5 2NF.

This document includes the Design, Access Statement and it explains in photographs, drawings and words how the proposals have developed in terms of use, massing, layout, scale and appearance.

In writing this statement and submitting the proposal we have taken into account the site area, the physical and social characteristics of the surroundings and relevant planning policies.

The proposed design includes the following:

Erection of a new first floor side extension.

A sensitive outlook has been maintained throughout the design and a view to the scheme development shall be communicated here.

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ASSESSMENT OF THE SITE AND ITS SURROUNDINGS

No. 1 Chippenham Close is a semi terraced property with no.2 Chippenham Close.

1 Chippenham Close is not in a conservation area.

The street has 2 storey, red brick and render semi-detached houses.

The properties have front and back gardens with mature trees and low fences and lawns front the road.
The area has a private and rural atmosphere.

As it stands the house ground floor offers a front formal room on the left hand side and kitchen/dining at the right hand side and bedrooms and bathrooms in the first floor.

Google Map Plan



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Existing front elevation



Existing rear elevation and rear garden



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PLANNING POLICIES TAKEN IN CONSIDERATION

- National Planning Policy Framework (2023) (NPPF)
- National Planning Policy Guidance (NPPG)
- National Design Guide (2019) (NDG)
- London Plan (2021) (LPP)
- Core Strategy (2011) (CSP)
- Development Management Local Plan (2014) (DMLP)
- Site Allocations Local Plan (2013) (SALP)
- Alterations and Extensions SPD (2019) (SPD)

Local Plan

The following priorities of the local plan are particularly relevant to our proposal and have been considered and implemented:

- High architectural quality
- Appropriate to consider character and heritage of area
- Maintain and enhance the character Thorough understanding of site and context Compatibility with local character Sustainability – adaptable
- Making best use of land Relationships between buildings Connectivity
- High quality materials Sensitive approach
- Preserve and enhance the appearance of a conservation area

SPD: Buildings of Townscape Merit

Point 4.1 states that the Council wishes to draw attention to such buildings and ensure careful consideration with regards to altering them. As such, we are not removing important characteristic features and we are proposing only sympathetic doors and windows to maintain the visual quality of the building and area.

SPD: House Extensions and External Alterations

We consider that the proposed scheme follows the recommendations, particularly with regard to: reflecting the existing character, subservience of extension, matching existing brickwork, creating visual continuity, matching heights, proportions, details, materials of windows and doors, considering neighbouring properties, understated decoration.

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PRE-PLANNING APPLICATION

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Reference **67817/PRC/2024/167**

Decision Issued Date: 12/12/2024

RE: Erection of a first floor side extension. Conversion of roof space to habitable use to include a rear dormer with juliette balcony, 2 front roof lights.

Conclusion

It is considered that the proposed development subject to amendments could be considered to be acceptable to the Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan - Part Two - Development Management Policies (2020). However, currently, the proposal is not compliant with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11.

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SUMMARY

Having given comprehensive regard to the relevant considerations, we are confident that the proposal would not create a harmful sense of enclosure, loss of light or have a harmful impact on overlooking or privacy of the neighbouring properties.

The proposed first floor side extension has been carefully designed to be of an appropriate mass and size. The extension is proposed not to be in line with existing front elevation, but it will be set back 1m away towards the rear. On the side as well, it will not build in line with ground floor side extension, but it has been proposed the half width of the original house.

As well, the proposal includes addition of no.1 rooflight, at the the first floor reat tiled roof .

Regarding the materials, the proposal will match existing materials of the neighborhood and existing house which is brick and render throughout the house.

Use – Our proposal maintains the existing use of residential dwelling. It will improve the existing function of the house by extending the first floor and adding one additional bedroom and bathroom.

Amount – The density of our proposal is appropriate.

Layout – We propose to add spaces with defined purposes.

Scale – The first floor side extension sits comfortably within the existing house.

Appearance – The extension is designed to blend as though it was part of the original design.

The proposed scheme has been sensitively designed to preserve and enhance the architectural features of the original house. The special nature of the building will be greatly improved by the proposed works securing its future.

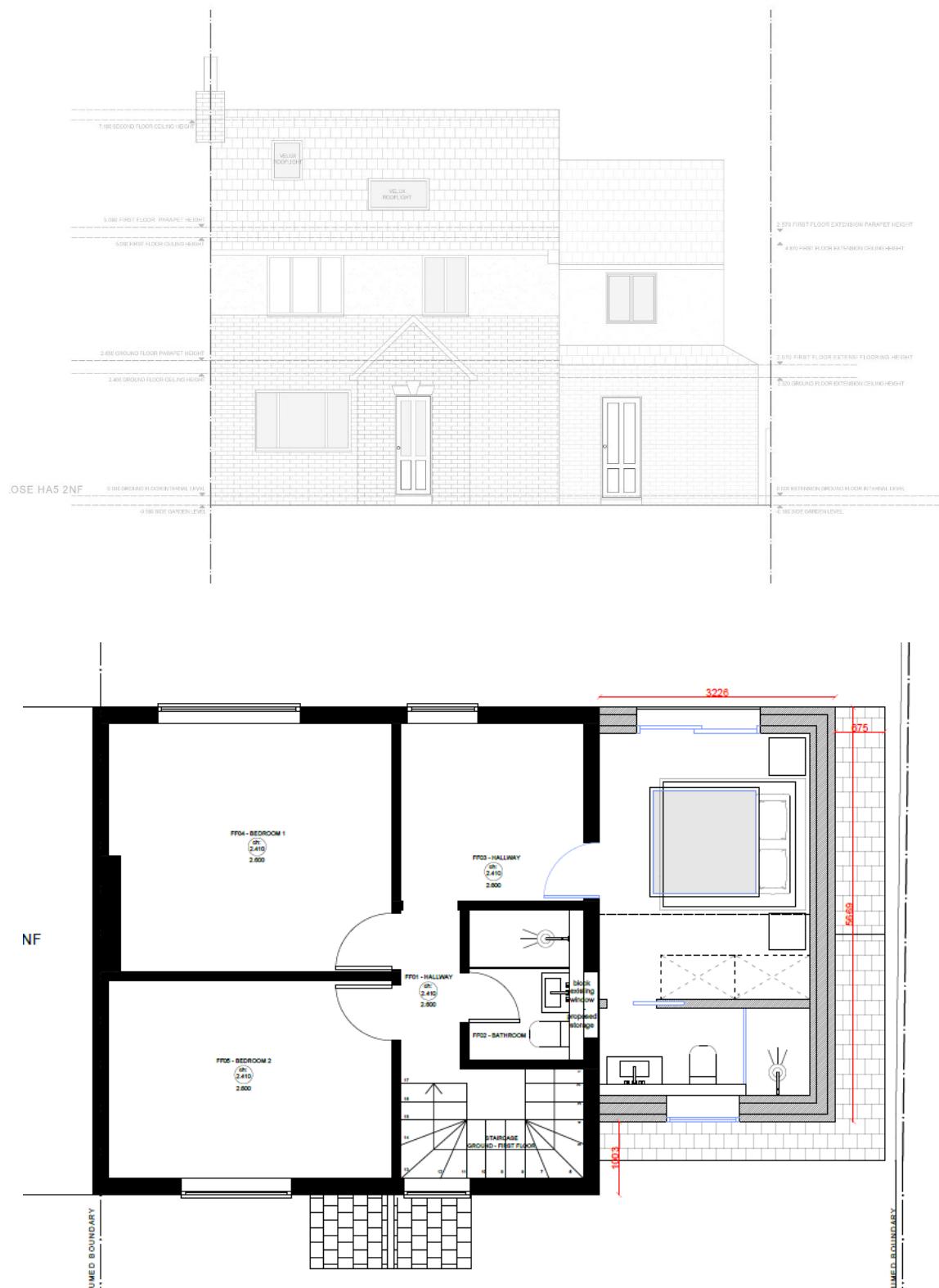
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