

DESIGN & ACCESS STATEMENT



Conversion of existing double garage into storage space and construction of new single garage, coupled with a two storey side extension.

OUR REF: UB10 0BH

REPORT DATE: 29/03/2019

**37 Sylvana Close
Uxbridge
UB10 0BH**

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INTRODUCTION

Urbanist Architecture has been appointed to act on behalf of the client to submit a full planning application, along with supporting documentation, for the conversion of the existing double garage into storage space and construction of new single garage, coupled with a two storey side extension at 37 Sylvana Close, London, UB10 0BH.

The extensions will provide a high-quality living environment for the family while utilising the space more efficiently as supported by the London Plan, thereby increasing the overall sustainability of the dwelling for future use.

The proposal has been carefully considered to ensure that the development complies with the relevant planning policy, and at the same time ensures that the accessible space required is created within the development. The policies that have been consulted include those from Hillingdon Local Plan (2013), Hillingdon Development Management Plan (2015) as well as the National Planning Policy Framework (NPPF).



LOCALITY

The proposed site is located within Sylvana Close, which is a residential cul-de-sac. The close is situated in a suburban estate to the east of Uxbridge town centre.

The area is primarily residential with a local school and parks nearby. There are low levels of pedestrian and vehicular traffic. The site has a PTAL of 1a, making it an ideal location for a family dwelling, particularly one which requires access to medical assistance.

The nearest train stations include Hillingdon Rail Station and Uxbridge Underground Stations which are within a 5-minute drive or 15 minutes by public transport. Additionally, there are a number of bus services including routes 427, A10 and N207 which can be accessed from Hillingdon, a ten-minute walk from the site.

There is an extensive variety of public open-green spaces for public amenity within a short distance from the site. These include Hillingdon Court Park and Dowding Park, which are the closest to the site.

The closest schools are ACS Hillingdon International School and St Andrews Church of England primary school.

The site also has a Tree Protection Order (TPO), a protection scheme for which has been included in this application.



SETTING

Sylvana Close has a distinct grid pattern with no formal front elevation line. The various stepped positioning of the buildings creates a variety of depth to the front gardens. The front gardens are defined by lawns with some properties having low-level fences and hedges, while the majority do not have a defined front border to the boundary line.

As with the suburban landscape, there is a range of green areas with tall trees, grass and hedgerows which provide an ecological amenity to residents. All of the properties in close proximity have a front driveway with parking space for at least one car. With the alternating distances between the road and the houses, each property has a different parking ratio.

It is presumed that Sylvana close was constructed in the mid-1970s with some characteristics from this period such as tiled frontages and elongated roof pitches. Many properties are identical in style with the subject property being of a similar style to the neighbour 36 Sylvana Close. Many of the properties have a front render or cladding to the front elevation which defines the streetscape.

The properties along the road are two storeys in height with mainly gable-ended pitched roofs. Some of the properties have existing front dormers which appear to be a dominant style of the properties. The materials on the street are uniform with red brick, red/brown cladding and white fascia details to the eaves.

The proposed site has a larger than normal size in respect to the surrounding street and therefore has space to extend with very little effect on neighbouring properties.



USE

The use of the existing site is C3 dwelling house and will remain the same. The retained use of the site as a residential dwelling should be acceptable.



AMOUNT

The property will undergo some strategic alterations both internal and external, including the two-storey side extension, to provide a high quality and spacious accommodation for future occupants. Please refer to the below table which details the alteration to the amount of internal and external space on the site.

	Existing	Proposed	Difference
Total Dwelling GIA	121.07	171.48	+50.41
Ground Floor GIA	77.43	109.40	+31.97
First Floor GIA	43.64	62.08	+18.44
Existing Garage/Proposed Storage	28.19	19.35	-8.84
Proposed Single Garage	N/A	20.48	+20.48
Private Amenity (Rear Garden)	49.10	40.10	+/-0.0

Table 1: Amounts and GIA



LAYOUT

Both the internal and external layout of the property will be altered.

The existing internal layout comprises of shared family rooms on the ground floor and WC, with a large conservatory providing a flexible dining/kitchen space. On the first floor are two double bedrooms, one with an ensuite bath, and one single bedroom with family bathroom. On the western side of the dwelling, there is also a double garage set back to the rear boundary line.

The new proposed internal layout will retain many of the existing rooms. The proposal will see the new addition of a larger family room as well as a study room. Behind this is where the former double garage sits, which has been converted to storage space but will remain largely unchanged. To the first floor, there will be alterations to provide a longer corridor creating a total of four bedrooms. Two of the bedrooms are single and the other two are double with en-suite baths. As requested within the pre-application report, the en-suite bathroom of the master bedroom on the west side of the house has been moved to increase privacy for neighbouring amenity. As the other en-suite bedroom on the eastern side of the house was already used as a bedroom, the retention of this should not have any increased impact on neighbouring amenity. The family bathroom will remain the same size.

In addition to the internal layout changes, there will be a new single garage built adjacent to the converted double garage to provide adequate secure parking. The converted storage space can be accessed via the garage and will provide secure storage for cycles, utilities or any other uses occupants require. The garage meets the requirements in terms of appearance, scale and size.



SCALE

The scale of the proposed extensions are subservient to the host dwelling and therefore would be acceptable in principle. The width and depth of the side extension is less than half of the width of the existing house and is set back by 1m from the front elevation and 500mm from the ridge of the roof.

The converted garage will remain largely unchanged apart from closing off the existing garage door and creating a new access, therefore, the scale and roofscape should not compromise the privacy, daylight and sunlight to the adjacent property at 47 Chestwood Grove as well as to the neighbouring property 37a Sylvana Close.

The new single garage has been retained at single storey height with a flat roof to ensure no negative impact on the amenity of the neighbouring property at the rear boundary, 47 Chestwood Grove.

The overall scale of the extensions retain more than 50% of the original garden space and has been meticulously designed so that the height of the extensions do not appear bulky or incongruous to the surrounding streetscape.



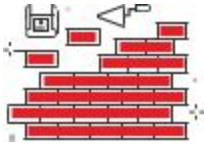
LANDSCAPING

The proposed development would alter the landscaping surrounding the property. The current landscaping will be maintained through soft and hard landscaping measures.

The private amenity will change in size by less than 50% of the total area. Please see Table 1 under Amount to see the change in sqm. The rear garden amenity space was mentioned by the planning officer in the pre-application report as being too small for **new development**; however, given the proposal is for an extension and this is the existing rear garden amenity space, which will not be reduced, the amenity space should be acceptable.

There are a number of trees surrounding the site, which are a considerable distance away from the area of development, however, even though this is the case, there is a Tree Protection Order on this area and therefore the design has carefully considered the design of the extensions in order to avoid any negative impact on the existing trees.

Please refer to the Tree Protection Scheme which was submitted with this application. The applicant is happy to provide an Arboricultural Assessment if required; however, given the distance of the tree from the proposed development and the consideration given to the protection of the tree, it is respectfully put forward that this should be adequate.



APPEARANCE

The appearance of the proposed development takes into consideration the surrounding street scene and materials present. The use of similar materials will maintain and preserve the character of the local area. The setbacks, scale, height and the rhythm of the extensions have been designed in accordance to policy DMHB 11 A(ii), to ensure that the project incorporates principles of good design and creates high standard internal and external spaces.

The height of the garage is retained at a low height to ensure that there are no negative impacts to the amenity and the daylight and sunlight of the adjoining properties following the policy DMHB 11(a) and (b).

The entire proposal has been designed in accordance with appendix A of the Development Management Policies, revised 2015, for extensions and alterations to homes. The extensions comply with the policy A1.6, in terms of good residential design, the sympathetic design of the extensions proportionately and the use of materials similar to that of the existing property.

Policy A1.10 highlights that two storey side extensions should be set back from the main front wall and have a definition between existing and proposed. The proposed two-storey side extension complies with this policy with appropriate setbacks which can be found in reference to policy A1.12. The overall extensions respect the pattern of the streetscape and are a sympathetic addition to the street scene, Policy A1.14.

There are no direct facing windows from the extension to the neighbouring properties, therefore there is no negative impact on the privacy as a result of overlooking between habitable rooms of the subject property and those adjacent, in compliance with policy A1.23 of the Householder extensions guidance.

The garage is set back at least 2.4m from the roadway and has roller shutters and meets the size requirements in policy A1.18.



ACCESS

The existing access to the property is through the front elevation via the front door. There is a front driveway which has space for up to five cars. The extension would reduce the number of cars which has access to the site, which is a total of four inclusive of the garage; however, this is still well above the minimum required parking for a residential dwelling and should be deemed acceptable.



SUMMARY

Through the understanding of previous applications made at this site and the assessment of the site itself, the Urbanist Architecture team have created sympathetically designed extensions which are aesthetically cohesive with the property and the surrounding streetscape and at the same time, creating usable and accessible space for the client.

The extensions and new garage have been designed in accordance to the Hillingdon Development Management Policies 2015, Appendix A: Householder Development and other related policies, as well as policies from Hillingdon Local Plan. The scale of the development has complied with local policies and created a high-quality dwelling for residents to enjoy.

This proposal seeks to secure additions to the subject property which have been designed to be complementary to the street scene in terms of material use, pattern, scale and siting. We aim to work proactively with the LPA To ensure that only the highest standard and quality of the built environment is achieved for both the subject property and the wider area. Due to the scheme presenting high quality living environment, it is respectfully put forth that the application should be recommended for approval of planning permission.

Should the need for further clarification or additional information for the progression of this application arise, please do not hesitate to contact Urbanist Architecture Ltd. We are more than happy to make any amendments to the scheme that the planning department may suggest.