

Design & Access Statement

Date: 30/03/2015
Reference: UB78DH-DAS-001
Revision: 02
Project: Two Storey Side Extension and Subdivision into Two Dwellings
Site: 2 Peach Tree Avenue, Hillingdon UB7 8DH

1. Introduction

The aim of the proposal is to increase expand the property on 2 Peach Tree Avenue, Hillingdon UB78DH, via the provision of a two storey side extension. The property will then be split into two dwellings, with the two storey side extension being a one bedroom dwelling. The property hosting the proposal is an end of terrace two storey dwelling.

The backbone of the design process was to conserve the aesthetic character of the property and that of the properties within the area. Furthermore, great considerations were given to the neighbouring properties, in order to avoid the proposal negatively affect these.

The following sections of this document should be read in conjunction to the existing and proposed plans as listed below:

Existing Plans:

- UB78DH-DWG-001_01 – Existing Front Elevation
- UB78DH-DWG-002_01 – Existing Rear Elevation
- UB78DH-DWG-003_01 – Existing Side Elevation
- UB78DH-DWG-004_01 – Existing Ground Floor Plan
- UB78DH-DWG-005_01 – Existing First Floor Plan
- UB78DH-DWG-006_01 – Existing Roof Plan
- UB78DH-DWG-009_01 – Existing Front and Rear Gardens

Proposed Plans:

- UB78DH-DWG-101_03 – Proposed Front Elevation
- UB78DH-DWG-102_04 – Proposed Rear Elevation
- UB78DH-DWG-103_01 – Proposed Side Elevation

- UB78DH-DWG-104_04 – Proposed Ground Floor Plan
- UB78DH-DWG-105_05 – Proposed First Floor Plan
- UB78DH-DWG-106_04 – Proposed Roof Plan
- UB78DH-DWG-109_06 – Proposed Front and Rear Gardens

Additional Plans:

- UB78DH-DWG-201_00 – Site Plan (1:1250)
- UB78DH-DWG-202_00 – Location Plan (1:500)

2. Design Considerations & Amount of Development

The property was not found to be within a conservation area. However, numerous design considerations were implemented in produce the design to conserve the original visual appearance of the property, as well as protecting that of the neighbouring dwellings.

The development's design was produced in line with the following documents:

- Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document (2008)
- Local Development Framework Accessible Hillingdon Supplementary Planning Document
- London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies 2007
- The design is also in line with the London Unitary Development Plan.

2.1 Two Storey Side Extension

Consideration was given to the two storey side extension in terms of their setting and with particular reference to the character and quality of the overall street scene. As the photographs below show, a two storey extension will fit within the character of the set of four properties terraced on peach tree avenue. In fact, the end-of terrace property at the other end of the terrace (no.8) relative to the property in question (no.2), already features a very similar extension to the one proposed. The proposal will therefore complete the terrace into a symmetrical, aesthetically balanced and pleasing development. The same can be said about the proposed garden area, as discussed in the section below.



Figure 1 - No.2 and No.4 Peach Tree Avenue



Figure 2 - No.6 and No.8 Peach Tree Avenue



Figure 3 – No.8 Peach Tree Avenue

The two storey side extension, in a very similar way to the one at No.8, will feature a single storey extension adjacent to it - This ties in with the current character of the area, as observed in Figure 3 above.

At least 1m will be maintained between the side extension and the boundary of the property. This to comply with the Council's requirements, as well as providing the opportunity for external access to be retained to the rear part of a house and its garden and for periodic maintenance to be carried out to the side elevations, roof and gutters of the dwelling without the need to gain access to adjoining land.

As per the requirements, given the property being an end-of terrace dwelling, and to 'symmetrically' match the extension at no.8. The two storey side extension will be integrated with the existing house with no set-backs. It will therefore feature the full 7.1m in length as the property. The single storey component of the side extension on the other hand, will be integrated with the existing house on the front elevation while having a setback of 2.6m from the rear external wall line of the property - This to maintain a significantly larger length than the required 1m distance from the boundary.

The existing roof line will be maintained within the two storey side extension, which will replicate the existing hipped roof profile. The single storey component will feature a hipped roof as shown on the plans.

2.2 Subdivision of the property into two dwellings

With the provision of the two storey side extension, it is proposed for the side extension to act as a separate dwelling, a one bedroom flat over two storeys. Layouts of how this will be achieved are provided in the attached plans.

2.3 Wall Finishes

The new walls proposed of the side extensions, will have be finished with bricks at low level (i.e. approximately L00 to L01) and painted white at higher level (i.e. approximately L01 and above) – see photographs below as well as drawings attached.



Figure 4 – Existing Rear Elevation of the property.



Figure 5 – Existing Front Elevation of the property

2.4 Windows and Doors

All proposed windows and doors will white PVC double glazed windows to match those existing. We proposed two additional doors to the side elevation of the property as shown by the proposed side elevation. One will serve as the main door to access/egress the new dwelling, while the other will provide for access/egress to the new dwelling's garden.

2.4.1 Front Elevation

On the front elevation, within the side extension, it is proposed to have a new window, at ground floor level, of 1.55m x 1.25m to match the existing one in style, colour and size. Centred above the new ground floor window, a new window at first floor level of 1.07m x 1.25m will match the existing first floor windows in style, colour and size.

2.4.2 Rear Elevation

On the rear elevation it is proposed to have new windows at ground floor level and at first floor level, both of 1.9m x 1.2m, which will be centred relative to each other and relative to the new side extension. These windows will match the existing in style and colour.

2.4.3 Side Elevation

We propose two new windows on the side elevation at the side extension's ground and first floor.

Both windows will be 1.07m x 1.25m and both will match the existing first floor side elevation window in style and size. The proposed window on the first floor will match the positioning of the existing side elevation window, while the proposed window on the ground floor will be slightly offset from said location.

2.5 Increase in Floor Area/Space

The floor areas will change as shown in the table below. Please note all areas include partitions and staircases areas were only considered in the lower floor relative to the staircase.

Level	Existing	Proposed	Increase
Level 00	41.1 m2	71.4 m2	30.2m2
Level 01	40.2m2	63.1 m2	22.9m2
TOTAL	81.3m2	134.5m2	53.1m2

This exceed the required 50m2 for a one bedroom dwelling over two storeys.

3. Front and Rear/Side Gardens

3.1.1 Front Garden

As shown by the attached plans, in particular plans UB78DH-DWG-009 and -109, we can see that amendments are proposed to the front garden area. The guidelines suggest that the front gardens should not be converted fully into hardstand, and that the green/grass areas should be retained at

least as much as 25%. By converting the existing concrete hardstands into the side garden, grass areas, the proposed grass area in the front/side of the property is 44.2m². The existing grass areas in the front/side of the property are 45m². So although the layout is changed, and driveway tiles/slates are proposed for the front of the property, the overall area of grass is retained, although shifted. This will also maintain the natural drainage properties of the front/side of the property.

We proposed to use hardstand driveway tiles/slates in the front garden area, as well as removing the current wired fence. As we can see by the figures 2, 3 and 4 which we encountered below, the outcome will match the remaining properties along the terrace on Peach Tree Avenue has employed. This will create a sense of continuity throughout the terrace and improve and balance its aesthetic features.

The provision of three parking spaces will match and exceed what the requirements stated by the national SDP guideline for properties of 4 bedrooms or more – which is 1.5-2.

Lastly, we propose a change to the grass area in front of the properties. This will involve narrowing down the existing drive way by extending the area of grass land, and relocating the driveway in order to satisfy the new layout and provide access for vehicles to the property. Tarmac will be used (wearing course + finish course). We will employ two driveways, one for the proposed dwelling and one for the existing dwelling as shown by drawing number *-109. This will provide for separate access to the parking spaces for each dwelling, hence removing any shared access.

As we can see from the photograph below, such proposal was adopted by the property at no.8, on the other end of the terrace.



Figure 6 - Layout of Driveway at No.8 Peach Tree Ave

3.1.2 Rear/Side Gardens

3.1.2.1 Garden Space

The total proposed garden area for the new dwelling will be 54.7m², which will be provided by the proposed side garden. The original property will carry on benefiting from its existing 73.8m² garden. The garden space standards contained within the adopted plan advises that properties with one bedroom should have at least 25m² of garden, so we exceed this requirement.

The side garden will be fenced off from the front elevation by means of traditional 1.8m high garden fences.

As seen by the property at no.8 peach Tree Avenue, this feature is not uncommon. By developing our proposal, we will ensure continuity and completeness to the terrace current aesthetic features, which will improve the street scene while also creating a symmetrical and more balanced feel of the terrace. Please see figure below showing the side garden of No.8, which is as per our proposal.



Figure 7- No.8 Peach Tree Avenue Side Garden – design is identical to the one we are proposing.

3.1.2.2 Vegetation

As per the figure below and photographs, there are three small trees in the rear garden. These, given their proximity (minimum distance to the side extension being 2.9m) and given their relatively small size, will not be considered as relevant to the application.

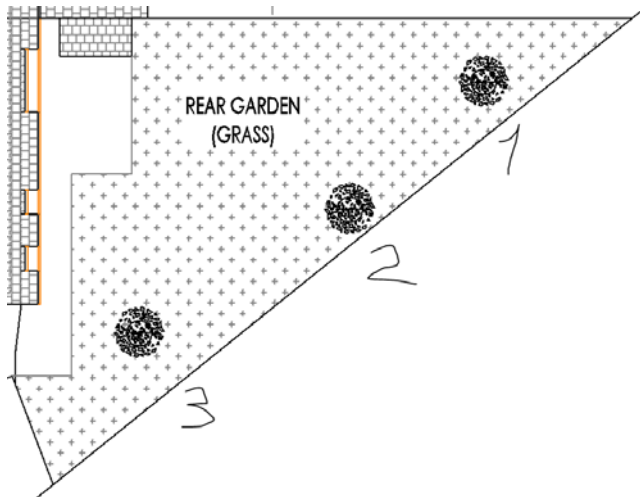


Figure 8 - Trees Location Index



Figure 9 – Trees number 1, 2, and 3 as indicated on Figure 7.

4. The Construction Stage (General Overview of Materials to be Used)

The construction works will feature insulated stud walls for internal walls as well as a new insulated cavity walls for the perimeter walls. Bricks with insulation and Thermolite blocks will be used for the cavity walls. Timber will be used for the roof joists, fibre glass to cover the flat roof and black PVC will be used for the gutter, downpipe and fascia boards. The new floor areas will be made up of timber joists and timber planks with floor finishes as per the client preferences.

5. Conclusion

To conclude, given the above parameters, we can confidently deem that the proposal will not have a negative impact on the general street scene. On the other hand, it will aesthetically complete the terrace with a symmetrical, consistent and pleasing design. The appearance of the rear facade will be attractive as a result of good architecture. The development as a whole will use colours matching those of the existing property, creating a pleasing rhythm between the walls, windows and door frames of the proposed extension. The design of the extension also enhances the general visual aspect of adjoining buildings, which also feature side extensions almost identical to the one proposed.

The design of the proposed extension ensures that it will not reduce the levels of daylight and sunlight to adjoining buildings and gardens. Overlooking to neighbouring properties will also not be increased by the proposal.

The very simple and creative design approach leads to a proposed development which is both sensible and innovative. There seem to be no conflict with local or national planning policy, and for these reasons we believe this planning application should be approved.

Mr. Ali Rahal

Architect & Civil Engineer