

DESIGN AND ACCESS STATEMENT

Perspolis House, Robinwood Grove, Uxbridge, Middlesex UB8 3TW

8th May 2021

Introduction

Perspolis House is a detached bungalow located within the Hillingdon Village Conservation Area and Metropolitan Green Belt.

This Design and Access Statement has been prepared to accompany a planning application for changing the existing roof to create additional space to the existing dwelling as well as to enhance the character or appearance of the area.

Site and Surrounding

The total area is approximately 303 square metres.

There is 74 sqm of garden area (including the patio) and off-street parking for two cars.

Design

The building is not listed or protected but is in Conservation area. The planning history of the site shows that the detached bungalow was built as a replacement dwelling after demolishing Grove Lodge.

The existing building is a bungalow with a rear dormer. The building is on the junction where Robinwood Grove joins to Royal Lane.

The Hillingdon Village conservation area has a different character with a small village green bounded by older buildings: St John's church and its associated graveyard; a substantial house; and a range of buildings occupied by a second public house and a funeral directors. Beyond this latter range of buildings are two mid-twentieth century houses at the junction with The Chantry, a modern housing development adjacent to, but outside of, the conservation area.

A large part of the conservation area is taken up by the grounds of Bishopshalt School, which contain a substantial red brick main block with more recent buildings to the south, and which has extensive grounds and playing fields associated with it.

Next to our building is Greensleeves, a large detached two-storey dwelling house, which is not a listed building either.

There are a range of building designs and ages within the conservation area. However, common characteristics of the buildings are highly articulated facades with projecting and complex roof forms. Please see the photos below.



The Cottage Hotel





The Glebe House



Children's Nursery



Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in making decisions on planning applications and appeals within a Conservation Area, special attention is paid to the desirability of preserving or enhancing the character and appearance of the area.

DMHB 4 of Local Plan Part 2 states that “Conservation Areas New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness”.

We are proposing to change the building to 1½ storeys with lowered eaves similar to many buildings on Royal Lane. Therefore the proposed roof will be harmonised with the existing street scene and other features in the Conservation Area. We are proposing to use red brick between floors and open eaves similarly to the other buildings in the area. Proposed dormer windows match the existing house windows in terms of their style, proportions and positioning. We believe the proposed change to the roof will enhance the character of the house, while being in better harmony with the roof forms in the area.

We are happy to revise the dormers over windows on the front if that is advised.

Green Belt/Scale

NPPF states that “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building” can be acceptable.

We are not proposing any change to the existing foot print of the house. The existing loft space already accommodates a bedroom with en suite. There is an existing dormer on the rear. To utilise the ground floor as a home office for music production and dining room, we are proposing to change the loft space to accommodate 3 bedrooms. To protect the openness of the Green Belt, we are increasing the eaves level half a storey only and reducing the roof angle. We are proposing to tile the gable ends.

The existing dwelling has a total internal floor area of approximately 100 sqm, made up of 68 sqm on the ground floor and 32 sqm within the loft.

We are proposing an additional 36 sqm on the first floor level. This would represent a 36% increase in the internal area which will be lower than the 50% limit.

Overlooking

The building is more than 30 metres from the nearest adjoining property, Greensleaves, to the south, whilst Tudor Cottage, to the north along Royal Lane, is more than 70 metres away. As such there would be no impact on the light or general amenities of occupiers of these properties.

Layout

The existing house has two bedrooms on the ground floor and one bedroom with en-suite on the first floor. The two ground floor rooms will be used as a dining room and home office (for music production), therefore, there will still be 3 bedrooms after the development.

We are not proposing any change to the layout of the ground floor.

Parking

There is no change to the existing parking spaces. There is off street parking for two cars which comply with Local Plan Part 2.

Amenity

There are 74 sqm of usable garden space available. Local Plan Part 2 (Table 5.3) states that the garden space standard for a three bedroom dwelling is 60 sqm. Therefore, our proposal complies with Local Plan Policy.