

# Architectural Design Statement

## For

### Eden House, 814 Uxbridge Road, Hayes, UB4 0RS

#### Existing Building

The existing building is a three-storey detached property with the third floor accommodated within a mansard roof. The property features red brick to all elevations with a slate tiled mansard roof and white uPVC windows.

The front elevation features three shop frontages all with substantial glazing and signage above. The elevations have a symmetrical and ordered appearance with fenestration repeating itself on the first and second floors.



Front Elevation (South West)



Rear Elevation (North East)

## **Planning History**

A full planning statement prepared by NMB Planning accompanies this application and provides a more details in relation to the planning history of this site but for the purposes of this supporting design statement previous planning history regarding architectural style and character will be summarised.

Construction of two additional storeys above existing mixed use building to provide 6 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended)).

Reference Number: 74992/APP/2021/3463

Prior Approval Refused (November 2021)

Within the Officers report the following comments were made regarding the design/architectural style of the proposed development:

- The proposal would involve replacing the existing mansard roof with brick walls that extend beyond the original footprint of the mansard roof which is currently set-in from the first-floor level. The proposed additional storeys would be constructed above the altered footprint and massing of the second floor.
- By virtue of its height, scale, bulk and massing, the proposed development would harm the external appearance of the building.

## The Proposal

It is proposed to construct an additional floor to the existing building. This will require the removal of the mansard roof. Facing brick to match the existing will be used for the existing second floor. The proposed third floor will be set in by 1.8m from the existing external walls and will feature a brick parapet wall and a cladding system in an anthracite grey. The internal layout has been designed to ensure that proposed windows and doors line up with the existing below.



By stepping the proposed third floor in it helps to reduce the bulk and mass. The anthracite cladding also takes precedence from the existing mansard roof and maintains the existing colour palette of the building whilst also helping to update the façade and improve the street scene. Stepped in top floors and anthracite details are becoming a prominent design feature along Uxbridge Road and therefore the inclusion of this to the proposed works at Eden House are wholly appropriate to the site and the context of the wider area.



800-806 Uxbridge Road



854-862 Uxbridge Road



Approved front elevation 808-810 & 812-814

The proposed development allows for an additional 3x 1 bed, 2 person flats, all of which exceed the minimum space standards and due to setting the third floor in from the front and the rear, the new flats will be provided with private amenity spaces which have a minimum depth of 1.5m and all exceed the minimum area of 5sqm. Internal layouts have been carefully designed to ensure that there is no overlooking or loss of privacy to any neighbouring properties.

## **Conclusion**

It is believed that the proposed works to the existing building take precedence from nearby properties whilst also modernising the existing building and improving the street scene in a way which is in keeping to the locality and the character of the area.

It is believed that the previous concerns relating to height, scale, mass and bulk have now been addressed by only proposing one additional storey instead of two and setting the proposed third floor in.



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