

**29 Sutton Close
Eastcote
HA5 2JX**

DESIGN AND ACCESS STATEMENT

August 2019

Proposed double storey side and rear extension and single storey rear and front extension at No. 27 and 29 Sutton Close

Contents

	Page Numbers
1.0 Site Location	3
1.1 Introduction	
1.2 Location and facilities	
2.0 Application Proposal	4
2.1 Proposed car park and cycle store	
2.2 Proposed extension to existing maisonettes	
3.0 Character and appearance	6
3.1 Character and appearance	
3.2 Landscaping	
4.0 Access	7
4.1 Access	
5.0 Sustainability	7
5.1 Site management	
5.2 Health and wellbeing	
5.3 Materials	
5.4 CO ² Reduction	
6.0 Conclusion	8

1.0 SITE LOCATION

1.1 Introduction

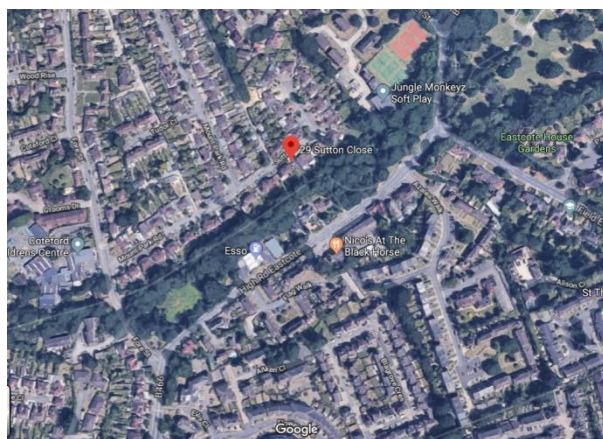
This Design and Access statement supports a planning application for the proposed double storey side and rear extension and single storey rear and front extension at No. 27 and 29 Sutton Close.

The application site contains a two storey, semi-detached dwelling with a one bedroom maisonette to each floor in a cul-de-sac location. The area is residential in character and comprises a mixture of semi-detached two storey and bungalow properties. The properties are not listed.

The proposed site is approximately 405m². This includes landscaped front and rear gardens. Currently part of the site consists of overgrown unmaintained shrubs and trees. There are no tree preservation orders on this site.

1.2 Location and Facilities

The application site benefits from excellent transport links of Ruislip, Eastcote and Pinner including the Metropolitan and Piccadilly line. The site is located within a 20 minute walk to Eastcote station with public bus routes located within close proximity. It is close to local amenities, local shops at Eastcote High Street, Ruislip Manor High Street and Ruislip High Street. Primary and secondary schools are within walking distance.



Aerial view of site

2.0 APPLICATION PROPOSAL

2.1 Proposed car park and cycle store

The proposal does include a disabled off street car parking space which will not overburden residential areas. It is not considered that this proposal would have significant negative impact on parking in the locality. This proposal will not affect existing off street car parking.

In order to propose sustainable transport, the property contributes by proposing a secure cycle store space for the existing maisonette.

2.2 Proposed extension to existing maisonettes

The proposed part double / part single storey rear extension is to provide an additional bedroom and more modern living spaces to both no. 27 and 29.

The total floor area of no.27 is 79m² which exceeds the minimum requirement of 70m² for 2 bed 4 persons for single storey dwelling. (London Housing Design Guide).

The combined floor area of the living, dining and kitchen space is 32m² which exceeds the minimum requirement of 27m². (London Housing Design Guide).

The floor area of the new bedroom is 16m² which exceeds the minimum requirement of 12m² for a double bedroom. (London Housing Design Guide).

The amenity space to the rear is 75m², which meets the minimum requirement of 60m² for two bedroom dwelling house. (Hillingdon Design and Accessibility Statement Supplementary Planning Document)

The total floor area of no.29 is 131m² which exceeds the minimum requirement of 115m² for 4 bed 7 persons for double storey dwelling. (London Housing Design Guide).

The floor area of the new bedroom is 10m² which exceeds the minimum requirement of 8m² for a single bedroom. (London Housing Design Guide).

The amenity space to the rear is 96m² at the rear and 8 m², which meets the minimum requirement of 100m² for four bedroom dwelling house. (Hillingdon Design and Accessibility Statement Supplementary Planning Document)

3.0 CHARACTER AND APPEARANCE

3.1 Character and appearance

The proposed new extensions respects the established front building lines of the existing semi-detached dwellings on Sutton Close. The proposed elevation is articulated by use of material to match the existing building. The elevations indicate that the heights and proportions of the proposal in relation

to adjacent buildings would be in keeping with the existing development pattern.

The proposed extensions are in general complies with the councils' policies that maintain the scale, massing and height that are appropriate to its setting. The proposal complements the street scene and provides access from the front.

The proposed roof design, configuration of doors and windows would match the existing adjoining dwelling. The external finish will match the surrounding dwellings within the area.



3.2 **Landscaping**

It is proposed to cover the front court with permeable paving blocks, providing low level hedge to the side boundaries.

At the rear we propose high quality permeable patio slabs, lawn for the garden amenity area and planting around a 1.8m high boundary fence.

The garden will be accessed through the open plan kitchen/dining.

4.0 **ACCESS**

4.1 **Access**

Access to the ground and first floor maisonettes will be via a shared main entrance as per the existing entrance for the ground floor maisonette.

Vehicular access will remain as existing.

5.0 **SUSTAINABILITY**

5.1 **Site Management**

A project team member will be appointed to monitor commissioning on behalf of the client to ensure work will be carried out in line with current Building Regulations and (where applicable), best practice and where there are complex systems then a specialist agent or manager will be appointed.

Sort and recycle construction waste on site: We intend to adopt best practice policies in respect to air (dust) pollution, adopt best practice policies in respect to water (ground and surface) pollution.

5.2 **Health and Wellbeing**

At least 80% of occupied floor area has adequate daylight.

All internal and external lighting, where relevant, will be specified in accordance with the appropriate maintained luminance levels recommended by CIBSE.

External façade windows to all occupied areas have openings.

Background ventilation is designed in accordance with the Building Regulations Part F.

In all areas of the building, heating will be zoned to take account of the different loads in different areas of the property.

At least 75% of internal light fittings within the property space are dedicated energy efficient fittings capable of only accepting lamps achieving an efficiency of 40 luminaires lumens/Watt or greater.

Energy efficient external luminaires are specified and all light fittings controlled for the presence of daylight.

5.3 **Materials**

All exposed walls, floors, roofs will achieve requirement of Building Regulations Part L1.

All windows will achieve max. U Value of 1.8 W/m²K

Materials used in Basic Building Elements will be responsibly sourced. This includes ground floor, upper floors, roof, external and internal walls, foundations / substructure and staircase. For timber products this requires third party certification to show that the timber has come from a sustainable managed source.

5.4 **CO² Reduction**

We will follow the plan to reduce the reduction in carbon dioxide and will follow a plan by Breeam Accredited consultant. If required, the formal plan will be forwarded to the council.

6.0 CONCLUSION

This Design and Access Statement has been prepared to support a planning application for “Proposed double storey side and rear extension and single storey rear and front extension at No. 27 and 29 Sutton Close”.

The character, context and the nature of the site and surroundings are well considered to propose each and every elements of the proposal.

Reasonable sized lawns have been proposed for both existing maisonettes which ensure that proposal incorporates the sustainability aspect of the site and surroundings.

The proposed works will fully utilise the site location and assist in providing accommodation taking into account the existing scale and form of the surroundings.

The proposal meets the set standards for parking spaces and other area requirements set by local governing body.

All specifications and dimensions will meet Lifetime Homes Standards.

The proposed layout is designed to allow free movement regardless of age, ethnicity or social grouping and we trust this design and access statement meets your requirements.

In summary, design and access arrangements reflect that national and local planning policies and guidelines have been followed to produce high quality form of development which will enhance the area without any compromise to existing developments.