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DESIGN & ACCESS STATEMENT

Relating to

**Proposed new replacement 3bed dwelling with 2no. roof lanterns
and 2no. dormers**

Application reference: PP09396651

At

**15 The Chase
Ickenham, Uxbridge
UB10 8SS**

For

Mr Ian Mitchell

Ref. 2020.035

25 January 2020

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1. Description of existing property

- 1.1 The existing property is located within the built up area of Ickenham, where residential developments are acceptable. The 496.9m² site is located on the northern side of the Chase. The site is in C3 use class as a single dwelling with 2no bedrooms rooms and 3 existing car parking spaces to the front of the site.
- 1.2 The single storey bungalow is of traditional construction and detailing including pitched tiled roof slopes with partially rendered elevations and brickwork.
- 1.3 The property is detached within a rectangular site, set on a road characterised by similar property typologies ranging in differing sizes and external design. There are dwellinghouses including semi-detached, detached properties with multiple accesses and varying site sizes.
- 1.4 The site has two points of access, 1no front door and 1no side access gate through to the rear garden. There are current parking provisions for 3no vehicles on site, located south of the site, accessible via The Chase, as well as street parking availability.
- 1.5 Existing information is enclosed with the application documents, including photosheets.
- 1.6 The site benefits from having very good local and wider transport links, including; Hillingdon rail station, which is 350 yards away and the closest bus stop being with 500yards of the site.
- 1.7 The site also benefits from schools being in very close proximity; The Douay Martyrs School is 0.5miles away, Vyners School is 0.6miles away, Glebe Primary School is 1.3 miles away, Uxbridge College is located 1.4mile away and Brunel University is 2.0miles away.
- 1.8 There are many opportunities for social activity within 1mile radius of the site, including; Swakeleys Park, Hillingdon Farm Sports Ground, Compass theatre, Ickenham town centre and a large shopping centre in Uxbridge town centre.
- 1.9 Hillingdon hospital is located 2.5miles away from the site.
- 1.10 Parking provision is split between street parking and off-street parking in driveways located to the front of properties.

2. Planning

- 2.1 The building is not listed; the property is not within a Conservation Area.
- 2.2 Over the years the Council has approved applications for numerous buildings within and outside the Metropolitan Green belt area including large extensions, new build properties, depending on the type of building, location, detailing etc. Key considerations are location (visibility from afar), size, effect on adjoining properties and design.
- 2.3 Note the planning history relating to the property below:

Application No.	Details
76130/APP/2021/47 Pending	Single storey rear extension and conversion of roofspace to habitable use to include 2 x side dormers and raising of ridge height.

- 2.4 Applications must be considered within the context of the statutory development plan and national guidance in the form of the NPPF. The Development Plan for the Borough comprises the Council's Local Plan, the London Waste Plan and the London Plan Consolidated with Alterations since 2011. There are strong examples of similar scale developments within close proximity of the application site.

3. Brief

3.1 The applicants wish to gain consent for:

'Proposed new replacement 3bed dwelling with 2no. roof lanterns and 2no. dormers'

The proposal provides better quality spaces and improved living conditions.

3.2 The current application seeks full planning permission for the proposed works.

4. Design

- 4.1 The Applicant requires an enlarged living space and accompanying amenities to accommodate their family. The current application for a *'single storey rear extension and conversion of roofspace to habitable use to include 2 x side dormers and raising of ridge height'*, seeks to refine the existing layout through a series of extended spaces.
- 4.2 The proposed scheme has been designed in keeping with the original dwelling with the use of a traditional architectural typology, taking reference from design elements on the street as well from the original dwelling on site.
- 4.3 The existing vehicle crossover and parking provisions are to be retained.
- 4.4 The application drawings show the whole extent of the proposed works. The designers have detailed the proposal in materials to match the existing dwelling, as a more contemporary approach would conflict with the general grain of the area.
- 4.5 Whilst fenestration is proposed to maximise the sunlight and daylight within the new scheme, all fenestration has been designed to prevent any overlooking of adjoining amenity space.
- 4.6 The proposal seeks to secure a high quality residential development sensitively designed. It is considered that the proposal will have no adverse affects on the local area particularly as the property has no visible external changes.
- 4.7 **Scale and form:**
- a). Policy H11 states that proposals for an extension should *"...be integral to the dwelling and would harmonise with the existing building in terms of scale, height, form, and design."*
 - b). Policy EP3 states *"Development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general."*
 - c). The Ickenham area is characterised by houses of varying scale and design, including many that have been extensively altered.
 - d). One of the considerations in relation to planning applications of this sort is the mass of the extended Property in relation to neighbouring properties and the street scene. In this instance, the increase in bulk will not be visible from the front elevation of the Property. The increased bulk may be more apparent from the side elevations and in order to mitigate this, the width of the first floor has been stepped back from the front elevation.

- e). The overall bulk will not be significantly larger than that of neighbouring properties and will be similar to that of No.13 (fig.2) & No.19 (fig.3). The immediate neighbouring properties on each side at No.13 (fig.2) and No.17 (fig.3) both currently benefit from similar gable-end roof designs.



Fig.1 - Aerial view of No. 15 and surrounding properties.



Fig.2 - View of No. 13 The Chase



Fig.3 - View of No. 17 & No. 19 The Chase

- f). The flat areas of the proposed dormer roofs does not appear excessive and has been incorporated into the design to keep the roof height similar to that of neighbouring properties on the street. Note similar scale flat roof dormers at No.1 (fig.4), No.25, No.27 (fig.5), No 43 and No 45 (fig.6).



Fig.4 - View of No. 1 The Chase



Fig.5 - View of No. 25 & No. 27 The Chase



Fig.6 - View of No. 43 & No. 45 The Chase

- g). Taking the above into consideration, the proposed increase in bulk to the Property will not be incompatible with the street setting and therefore it will not be harmful to the character of the area. Note the proposal offers a sympathetic design following the street pattern and a much more visually appealing elevation where the dormers do not dominate the front elevation and are set back up to 4.22m from the front face of the building. Please see Fig.7 below.

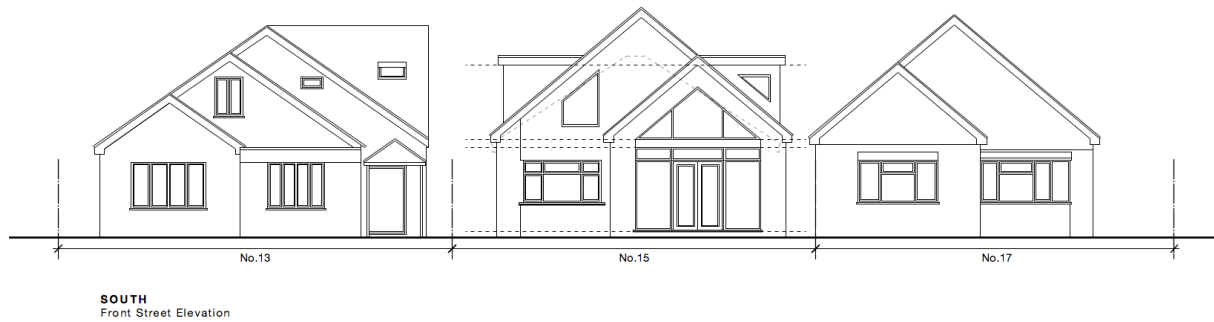


Fig.7 - Proposed street elevation

4.8 Design and Appearance

- a). The design of the front elevation of the Property is intended to retain the character of the existing house and surrounding properties. The proposed front elevation is similar to those of neighbouring properties on The Chase and neighbouring roads, note No.3 Halford Road sets a strong precedent for the proposed design.



Fig.8 - View of No. 3 Halford Road

- b). The elevations of the proposed scheme will utilise similar materials, being render and with roof slopes covered with clay or concrete tiles, in keeping with the current look of the Property and also surrounding properties, including No. 13 The Chase (fig.2) and No. 3 Halford Road (fig.8).
- c). In light of the above, we are of the view that the proposed design will not be contrary to planning policies or design guides in relation to this point.

4.9 Neighbour Impact

- a). The proposal is in line with the staggered building line of neighbouring properties. Carrying out a light impact assessment we have concluded that the proposed development will not significantly impact on the level of light received by the neighbouring properties. The south-eastern facing rear garden allows ample light into the Property as it currently sits with both neighbours having large rear extensions that protrude deep into their gardens, with No.13 protruding beyond the application site at double storey level. (Please refer to the photosheet S12 and image no. 6 & 7)
- b). In line with the Residential Design Guide, the single storey and two storey parts of the proposed extensions will not breach the 60 and 45 degree angles respectively, measured from the nearest windows of habitable and kitchen spaces of neighbouring properties.
- c). The privacy of the neighbouring properties will not be compromised by the proposed development. Any windows to the flank elevations will be obscured glazing and the dormers will not increase overlooking of neighbouring gardens.
- d). Due consideration has been given to neighbouring properties as per planning policies.

4.10 Building Control

The proposed extension will be constructed in accordance the Building Regulations, and a Building Regulations Application will be submitted prior to commencing construction. The Applicant also intends to adopt a good standard of energy efficiency in this development.

The Applicant proposes to utilise the Council's checking and inspection service during the implementation stage if the application is approved, to ensure construction to the highest standards.

- 4.11 The designers would like to create an open dialogue with the appointed case officer so should any amendments be needed; they can be discussed and addressed efficiently, thereby placing the full application to follow with the strongest opportunity to be viewed favourably.

5. Policies

- 5.1 *Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.*

The proposed scheme offers a design of high standard, with greatly improved quality of internal spaces. Principles of good design are core to the design strategy for the layout. Daylight and visual connectivity through the building are key features, including the double heightened entrance space that floods the core of the building with natural light. The central route through provides views through to the bi-folding door out to beautifully landscaped rear garden.

Scale of development, mass and bulk are considered sympathetic to the neighbouring properties with similar gable-ended roof designs and overall heights. The proposal follows suit with the staggered building line across the site and provides a solution to minimise any impact on neighbouring amenity both to the front and rear of the proposal.

The street elevation establishes a pattern across the neighbouring dwellings and presents an aesthetically pleasing design with a blend of contemporary and traditional detailing. The landscaping to the front of the property is to be retained and provide all important screening and streetscape rhythm.

- 5.2 *Policy DMHD 1 requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers. This sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.*

The design of the dwelling ensures the first floor dormers are subordinate to the main dwelling, set down from the ridge and above the eaves and would not cause harm to neighbouring amenities. Both dormers are centrally positioned within the roof face and do not cover more than two thirds the width of the main roof face, they are set back from the main front and rear elevations.

When approaching the site from the south-eastern side of The Chase, the dormer does not present an incongruous form as it is set back 4.22m from the front elevation and falls in line with the neighbouring roof bulk. The north-western approach does not create any adverse visual impact as the staggered building line offers the same street pattern across all properties to the north of The Chase with existing screening and landscaping providing an attractive visual.

- 5.3 The proposed first floor glazing offers front or rear facing windows to all habitable spaces provides important visual connectivity the surroundings and site in line with policy 3.5 of the London Plan. Furthermore the obscure glazing to the dormers would prevent any overlooking to neighbouring amenity.
- 5.4 The existing vehicle parking provisions are to be retained, complying with Policy DMT 6.
- 5.5 The key concerns when determining applications in relation to the proposal include; the effect of the proposal on the character and appearance in comparison to original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and the provision of acceptable residential amenity for the application property.

We are of the view the proposed scheme offers a design, which not only adds to the character of the area and improves the existing site that is currently in a state of disrepair, but will also considered as a valuable asset to the street scene in line with The Hillingdon Local Plan: Part One Strategic Policy BE1

6. Access

- 6.1 The proposed site has a single point of vehicular access, located south of the site, accessible via The Chase, as well as street parking availability. 3no. vehicular parking spaces and 1no dropped kerb will be retained.
- 6.2 Amenity space can be accessed via the proposed bi-folding doors to the rear of the property as well as the separate side access door in the utility room and the external side gate.
- 6.3 Policy requires a provision of 3 parking spaces for a house with 4 or more bedrooms. The existing driveway to the front of the Property can accommodate a total of 3-4 vehicles, which is to be retained within the current proposal.

7. Summary

- 7.1 The proposal is visually appropriate within its context and not considered to create a cramped form of development.
- 7.2 The proposal will not have any effects harmful to neighbouring amenities or the physical character of the site or surrounding area.
- 7.3 The design retains the principal features of the site; its overall setting is preserved, and enhanced by the proposed works.
- 7.4 The existing street scene supports the design and elevational outlook.
- 7.5 The project will make a positive contribution to the local economic vitality of the Borough. Redeveloping a property in a state of disrepair, which will provide much needed quality residential accommodation within the residential setting.
- 7.6 The design of the site layout and the proposal is of high quality and fully sympathetic to the character and quality of the local area.
- 7.7 The designers believe the proposed development respects the scale, massing and layout of its surroundings and would not detract from the character or appearance of the locality
- 7.8 New constructions will comply with the current Building Regulations at the time of commencement.
- 7.9 The application proposal complies with the policy requirements of the National Planning Policy Framework and with the policy requirements of the Local Plan and Residential Design Guide.

8. Appendix

8.1 List of application submission drawings/documents:

- 1 **Application form** duly completed
- 2 **CIL form** duly completed
- 3 **CIL form exemption** duly completed
- 4 **Site location plan**, drawing reference; **S01**
- 5 **Existing plans & elevations**, drawing reference; **S02 - S05A**
- 6 **Photosheets**, reference; **S11 + S12**
- 7 **Proposed ground & first floor plans**, drawing reference; **D01 - D02**
- 8 **Proposed site & roof plan**, drawing reference; **D03**
- 9 **Proposed elevations**, drawing reference; **D04 - D05**

Ends