



Design and Access Statement

Relating to

Proposed Rear Extensions and Alterations

At

19 Kings Road

Cowley
Uxbridge
UB8 2NW

For

Mr Sean Wright and Ms Jennifer Ernest

Prepared by

AA+ Architects

Moor House Farm
Lower Road
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Project Ref: 2021.010

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Description of Existing House

The existing house is a brick built two-storey semi-detached house with a square bay topped with a gable. The framing around the door and window openings are white painted stone. The doors are hardwood framed and the windows are generally aluminium framed top hung. The roof is pitched with interlocking concrete tiling. In plan form the rear part of the house narrows on the non-attached side approximately 1.8m (approx. 2.7m from boundary line).

The application site has never been extended and is therefore the original footprint. Existing survey drawings are enclosed with the planning application.

The site is located within the Greenway Conservation Area, but no part is statutory or locally listed.

Planning

Hillingdon Council's adopted 'Supplementary Planning Guidance/Documents' have been reviewed before undertaking the proposed design and alterations.

Over the years the Council has approved applications for numerous buildings including rear roof extensions depending on the type of building, location, detailing etc. Key considerations are location (visibility from afar), size, effect on adjoining properties and design.

The site has no planning history as No 19 still retains its existing original footprint.

Brief

The applicants wish to upgrade the property to provide a better planned family dwelling with a larger family room with good natural light and a larger modern kitchen and dining space.

Design

Following consultation with the Local Planning Authority, the significant external changes proposed involve the following.

- Extension of the narrower part of existing ground floor at the rear to form an enlarged family room with two hardwood framed French double doors to rear and side of the new part.
- Flat-top lantern roof light on the extension for plenty of natural light.

- Infill side extension, which will form part of the kitchen, in the recessed part of the rear, to align with the overall width of the building, with mono-pitch tiled roof.
- Fixed light window to the rear of this extension.
- Two conservation pattern roof lights in the pitched roof.

With the extensions and alterations, the Architects were able to provide a more useable and convivial kitchen and family room spaces.

The construction of the proposed extensions is in facing brickwork to match with existing grey-green London stock. The roof covering to the rear extension is a flat mastic asphalt roof with parapets topped with pre-cast concrete coping with detailing that minimises the height of roof construction, thereby reducing any bulk to the design. The infill side extension has been given a pitched roof in order to further reduce bulk towards the neighbouring property. Thus, the range of materials and detailing is drawn from a palette existing at the time of the original design as it is considered that a more contemporary approach would conflict with the general grain of the area.

The depth of the proposed rear extension is approximately 3 metres and the depth (length) of the side infill extension is approximately 3.6 metres. The application drawing C01 shows the exact extents of the proposals in plan.

It is considered that the new extension in this format and at this location will have no adverse effect on the adjoining property.

The Architects obtained pre-application advice from a planning information officer, Mr Richard Buxton on 17 June 2021. Outline proposal drawing B01 was tabled and briefly the advice was that,

“...the side rear element should only be 3.6m (d) and the rear element could probably be 3m (d) as permitted development.”

Additionally, it is also proposed to replace all windows and door to the front (street) elevation with new thermally efficient, hardwood framed, sliding sashes to match existing formats in the local area.

Access

The existing street access will be retained. The new proposals will comply with the Building Regulations current at the time of commencement.

Appendix

List of documents submitted with the application.

<u>Drawing No</u>	<u>Scale / Size</u>	<u>Drawing Title</u>
S01-A	1:100 & 200 @ A3	Existing Site and Location Plans
S02-A	1:100 @ A3	Existing Plans
S03-A	1:100 @ A3	Existing Elevations
C01-A	1:100 @ A3	Proposed Site Layout and Ground Floor Plan
C02-A	1:100 @ A3	Proposed First Floor and Part Roof Plan
C03-A	1:100 @ A3	Proposed Elevations
C04-A	1:100 @ A3	Proposed Axonometric
C05	NA / A4	19 KR UB8 2NW-Flood Risk Planning Map-210707
DAS-01	NA / A4	Design and Access Statement (this document)

Ends