

DESIGN & ACCESS STATEMENT

PROPERTY ADDRESS
34 WEST MEAD, HA4 0TL

APPLICATION TYPE
HOUSEHOLDER APPLICATION

DESCRIPTION
**COMBINED APPLICATION
OF DOUBLE STOREY SIDE, REAR EXTENSION,
FRONT PORCH EXTENSION AND LOFT CONVERSION**

project ref. FL134

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I. INTRODUCTION

The planning, design and access statement has been prepared in support of a householder application as a combined application of the approved double-storey side, rear extension, front porch extension & loft conversion at **34 West Mead HA4 0TL**.

The Design and Access Statement will explain the design principles and concepts that have been applied to the proposed extensions and will demonstrate that every aspect of the proposal respects the immediate context while considering the SPD guidelines.

This document will demonstrate that the proposal would not negatively impact neighbouring amenities and would constitute high quality design.

The subject site is a two-storey semi-detached house property located at West Mead, London.

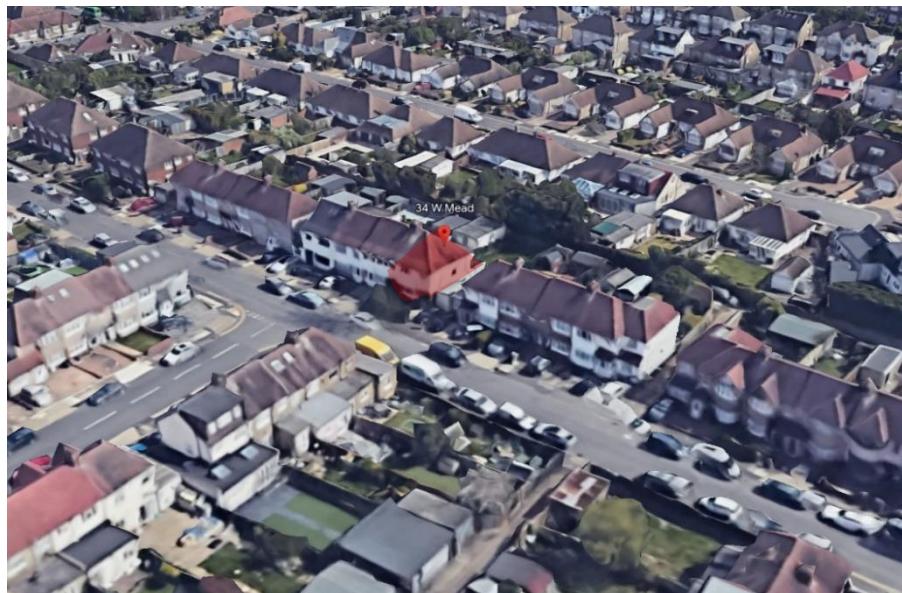
The surrounding uses are predominantly residential.

In determining the scheme, the following plans and drawings should be considered:

- A100 Location plan 1:1250 @A3
- A101 Existing & Proposed Block Plans 1:200 @A3
- A102 Existing, approved & proposed ground floor Plan 1:100 @A3.
- A103 Existing, approved & proposed First Floor Plan 1:100 @A3.
- A104 Approved and Proposed Loft Floor Plan 1:100 @A3
- A105 Existing, approved & proposed Roof Plan 1:100 @A3
- A206 Existing, approved & proposed Front Elevation -A 1:100 @A3
- A207 Existing, approved & proposed Rear Elevation 1:100 @A3
- A208 Existing, approved & proposed side Elevation B 1:100 @A3
- A209 Existing, approved & proposed side Elevation A 1:100 @A3
- A310 Existing and Proposed Section A - A 1:100 @A3
- A311 Existing and Proposed Section B - B 1:100 @A3

II. SITE CONTEXT

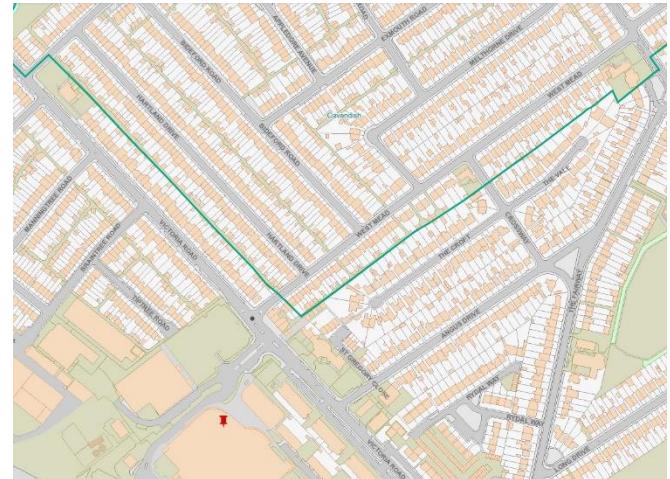
The property at 34 West Mead HA4 0TL is a two-storey semi-detached house property, mostly residential under the use class of C3 which is in Hillingdon, London.



Pic. 1 Location area

The West Mead contains many residential buildings that vary from a very modest scale such as the two-storey semi-detached houses to blocks of self-contained flats up to four storeys and sales and retail complexes, churches, sports & and wellness centres, shops & stores. The buildings taken along West Mead Street together create a mixture of finely-grained semi-detached houses. Most building fronts are set back from the pavement with provision for one-vehicle parking allowing soft landscaping. Large backyard gardens can be found in all the residential properties along the West Mead Street, Bideford Road to the north and The Croft to the south.

The front of the ground floor has a canted bay window finished in exposed bricks and the first floor with two casement windows painted when both the ground and first floor of the rear have casement windows.



Pic. 2 Front Elevation

Pic. 3 Rear Elevation

Pic. 4 West Mead. Area Map

III.PLANNING HISTORY

Following Planning Applications have been submitted related to the property of 34 West Mead HA4 0TL.

- **APP. REF. 77427/APP/2023/386** - Conversion of roof space to habitable use to include a hip to gable extension with a rear dormer with Juliette balcony, with new gable end windows and two front facing roof lights (Application for a Certificate of Lawful Development for a Proposed Development).
DATE 10/02/2023 - APPROVED.
- **APP. REF. 77427/APP/2022/2289** - Erection of two storey and part single storey side and rear extensions, conversion of garage to habitable use and addition of a front porch.
DATE 18/07/2022 - APPROVED.

IV. PLANNING POLICY

- **PT1.BE1 - Built Environment**

Seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

- **DMHB 11 - Design of New Development**

States the council will require all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design.

- **DMHB 12 - Streets and Public Realm**

States the development should be well integrated with the surrounding area and accessible.

- **DMHD 1 - Alterations and Extensions to Residential Dwellings**

States with regards to front extensions

- i. Alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused
- ii. Porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported
- iii. Notwithstanding the above, at least 25% of the front garden must be retained.

with regards to rear extensions

- i. Single storey rear extensions on terraced or semi-detached houses with a plot width of 5metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more.
- ii. Flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level.
- iii. Balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted.
- iv. Two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres.

- v. Flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house.
- vi. Pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design.

with regards to side extensions

- i. Side extensions should not exceed half the width of the original property.
- ii. Two storey side extensions should be set in a minimum of 1 metre from the side boundary, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses.
- iii. Where hip to gable roof extensions exist, a two-storey side extension will not be supported.

V. THE PROPOSAL

DESIGN

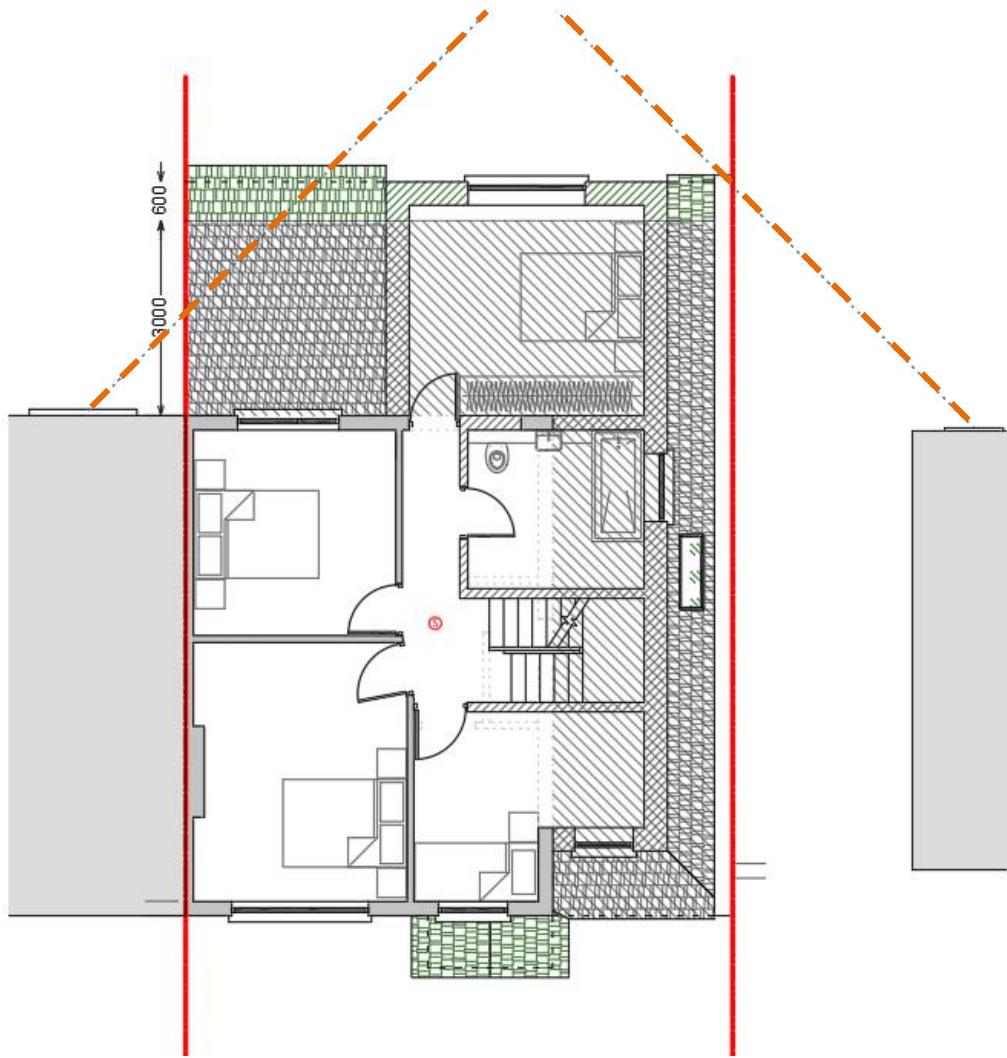
The proposed application merges the design of the two previously approved planning applications for this property:

- Ref. 77427/APP/2022/2289 for the erection of two storey and part single storey side and rear extensions, conversion of garage to habitable use and addition of a front porch.
- Ref. 77427/APP/2023/386 for the conversion of roof space to habitable use to include a hip to gable extension with a rear dormer with Juliette balcony, with new gable end windows and two front-facing roof lights.

This application proposes the change of the roof profile on the side extension from hip to gable, to match the approved hip-to-gable extension for the hosting building, as well as an extension of the front porch and a further extension of the two-storey and part single-storey rear and side extension from the previously approved extension.

Considering the local guidelines, the proposed design has tried to keep minimum changes to the existing front facade by porch extension and with minimum character alteration for the side and rear facades of the building at any cause.

The previously approved application Ref: 77427/APP/2022/2289 proposed a two-storey and part single-storey extension of 3 metres from the rear wall of the existing main building. The width of the plot is more than 5 metres, and the proposed development will not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first-floor habitable room window of the adjacent properties. Therefore, the additional extension would still comply with the Policy DMHD 1 of Hillingdon's Local Plan and would not result in any neighbourly harm.



Pic. 5 First Floor 45-degree rule

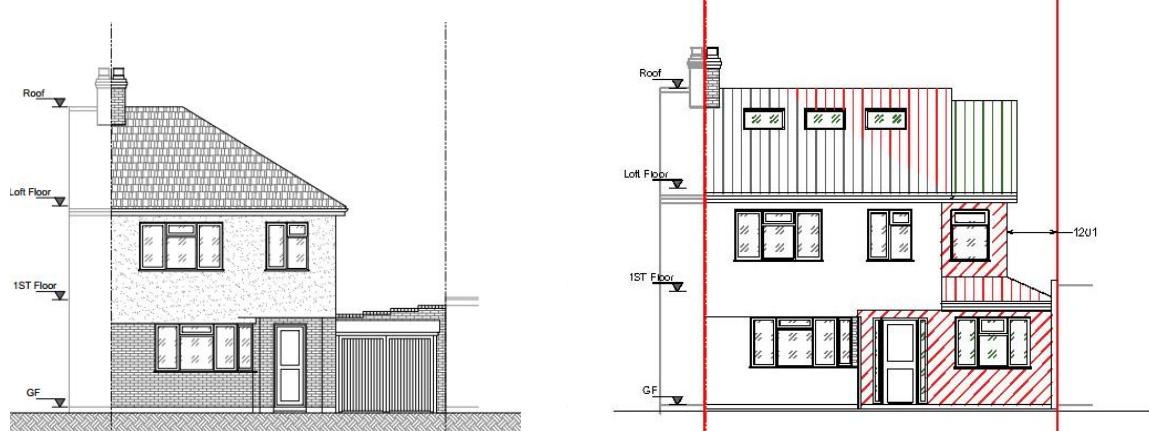
Compared to the approved planning application, a roof light has been added on top of the ground floor pitched roof in order to provide natural light and ventilation. The proposed single obscure windows in the previously approved planning applications on the side elevation at the first-floor level bathroom and staircase have been moved to the proposed side extension gable wall, and their positioning has been changed due to internal alterations and changes. These windows were previously approved in both Ref: 77427/APP/2023/386 and Ref: 77427/APP/2022/2289.

The previously approved roof for the side extension was a hip roof to match the main hip roof of the hosting building. Following the approved loft conversion and hip-to-gable extension for the main building on planning application ref. 77427/APP/2023/386, this application proposes a hip-to-gable extension for the side extension to make the roof of the extension match the main building's new gable roof. The proposed roof's ridge will be lower than the main building's ridge.

Regarding the front elevation, the proposed front porch design depicts the same character that has been used in other distant properties. Additionally, and compared to the previous approved planning application Ref: 77427/APP/2023/386 a new roof light has been introduced in addition to the previously approved two roof lights at the loft level.

The rear elevation has been revised compared to the previous approved proposals with a new bifold door at the ground level and a proposed window at the first-floor level. The rear elevation has been designed in order to follow the same character of the building by avoiding any disturbance to the neighbouring properties and the streetscape.

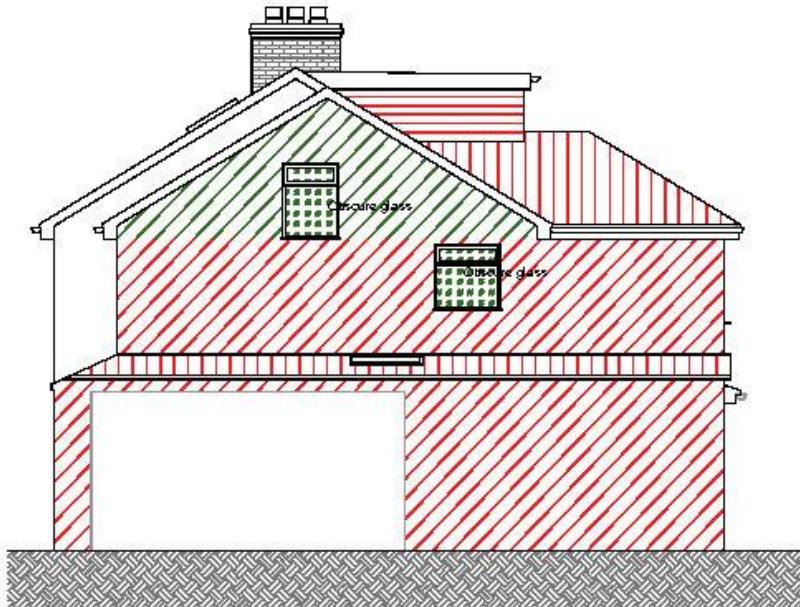
The Design has highly considered avoiding any circumstances which cause loss of privacy to any neighbouring property bound to the site location. Therefore, obscured windows will be provided along the proposed side walls.



Pic. 6 Existing & Proposed front elevation



Pic. 7 Existing side elevation -B



Pic. 8 Proposed side elevation -B

ACCESS

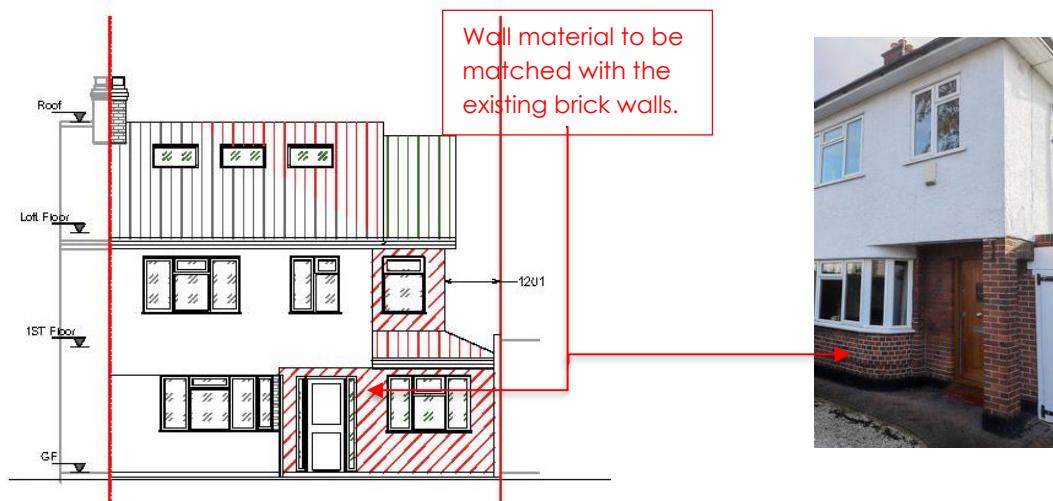
The access to the property remains unchanged. The property will have a single access from the main entrance from West Mead Street.

Access to the 1st floor and Loft floor levels via the staircase where the proposed positions are in the internal layout.

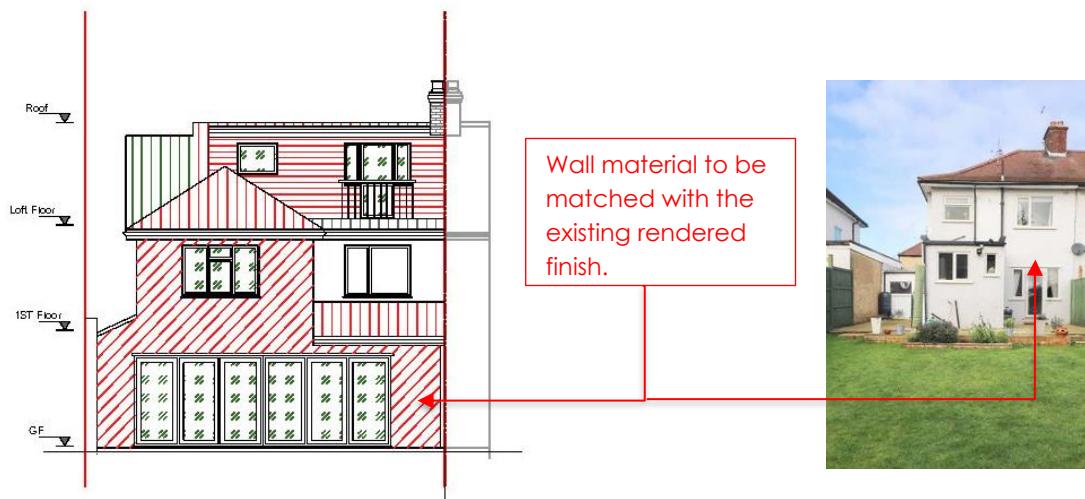
MATERIAL AND APPEARANCE

The proposal maintains the materials and other finishes to match the original building including brickwork for external walls at the front facade. This will ensure that the extensions remain in keeping with the surrounding property developments as well as the original building.

The proposal maintains, the materials and renders finish as the existing ones for the exterior walls facing the front, side and rear elevation. The proposal will not have an invasive design compared to the surrounding buildings to create any disturbance to the neighbouring property or cityscape.



Pic.9 Brickwork texture in existing building



Pic.10 Rendered texture in existing building.

VI. SIMILAR APPLICATIONS

40 West Mead Ruislip HA4 OTL

- ❖ STATUS- APPROVED
- ❖ APPLICATION - 68514/APP/2017/2870
- ❖ DECISION DATE- 11/10/2017



34 West Mead Ruislip HA4 OTL

24 West Mead Ruislip

- ❖ STATUS- APPROVED
- ❖ APPLICATION REF- 54131/99/1837
- ❖ DECISION DATE- 22/10/1999

26 West Mead Ruislip

- ❖ STATUS- APPROVED
- ❖ APPLICATION REF- 42103/APP/2006/1490
- ❖ DECISION DATE- 17/07/2006

Pic.11 Similar Proposals found in the Immediate context.

62 West End Road, Ruislip HA4 6DS

- ❖ STATUS- **APPROVED**
- ❖ APPLICATION - 20921/APP/2020/2698
- ❖ DECISION DATE- 09/11/2020



34 West Mead Ruislip HA4 OTL



Pic.12 Planning Application ref: 20921/APP/2020/2698 - Existing and proposed front elevation.

VII. CONCLUSION

As demonstrated by the design of the proposals and descriptions above, the design proposal is considered to be a sensitive response to the host building and neighbouring properties while following the requirements expected from the local authorities. It ensures high-quality design while avoiding any disturbance or discomfort to the immediate context.

The design alteration increases the utilisation and enhances the quality of life by extending the habitable spaces of the property. Therefore, the proposed design considerably enhances the property's usability while having no detrimental effects on the amenities of the nearby properties.

Furthermore, the proposal has followed the extensions and similar developments have already been granted approval.

In conclusion, the proposed alteration is expected to be the most feasible way to fulfil the client's requirement and enhance the quality of life of the householders while being within the guidelines given by the local authorities.