



[Architecture] [Interior Design]

DESIGN AND ACCESS STATEMENT

**ERECTION OF PART TWO STOREY PART SINGLE STOREY
SIDE /REAR EXTENSION; ALTERNATION TO FRONT & REAR
FENESTRATION; ASSOCIATED INTERNAL CHANGES;
FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY REAR
EXTENSION AND CANOPY, DETACHED SINGLE STOREY
OUTBUILDING AND SHED**

AT
177 TORCROSS ROAD
RUISLIP, HA4 0TG LONDON

to:

London Borough of Hillingdon Council c/o Private Residential Property

**Our Ref: EX-HL-A-177
Date: September 2022
Prepared by: MGDC LTD**

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1.0	INTRODUCTION	3
2.0	SITE CONTEXT	4
2.1	THE SITE	4
2.2	SURROUNDING AREA	8
2.3	PROJECT DESIGN PARAMETERS AND PRINCIPLES	9
3.0	PLANNING POLICY	10
4.0	CASE STUDY	14

1.0 INTRODUCTION

- 1.1 MGDC Architecture Ltd has been instructed to prepare a Design and Access Statement to be submitted as part of a householder planning permission application for erection of part two storey part single storey side/rear extension; alteration to front and rear fenestration; associated internal changes; following demolition of existing single storey rear extension and canopy, detached single storey outbuilding and shed.
- 1.2 This Design and Access Statement (DAS) has been prepared as part of the planning application in question and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the proposal – residential development – and the proposed scheme has been assessed against the following key areas, as well as the site's context:
 - Accessibility
 - Character
 - Community Safety
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.3 Proposed work: demolition of existing single storey rear extension, canopy, detached single storey outbuilding and shed; erection of two storey side extension projecting 2.50m and 2.75m beyond the side wall of existing house, which will be set in 1m from the front elevation on the first floor level. New addition will consist of home office/guest bedroom, shower, utility room and new Bedroom 04 and enlarged Bedroom 03 on the first floor level. It will be finished with hipped roof to match existing dwelling and set down 500mm from the existing house ridge. There is also planned full width single storey rear extension projecting 3.00m beyond the rear wall of existing house. There will be also new set of bi-folding and French doors inserted into the rear wall of the new extension and one roof light installed into its pitched roof. The new space will form part of the extended kitchen and a play room for children. External patio will be utilised as an outdoor dining area covered with timber decking or natural stone. Internal changes include partial demolition of the rear wall on the ground floor level and insertion of new beam (size to be confirmed by structural engineer at the next stage of the project). On the first floor there will be alteration of the existing stairs layout to allow access to the new Bedroom 04.
New windows to match the character of the existing fenestration.
All finishing materials to be similar in appearance with existing house and in keeping with local context.

2.0 SITE CONTEXT

2.1 THE SITE





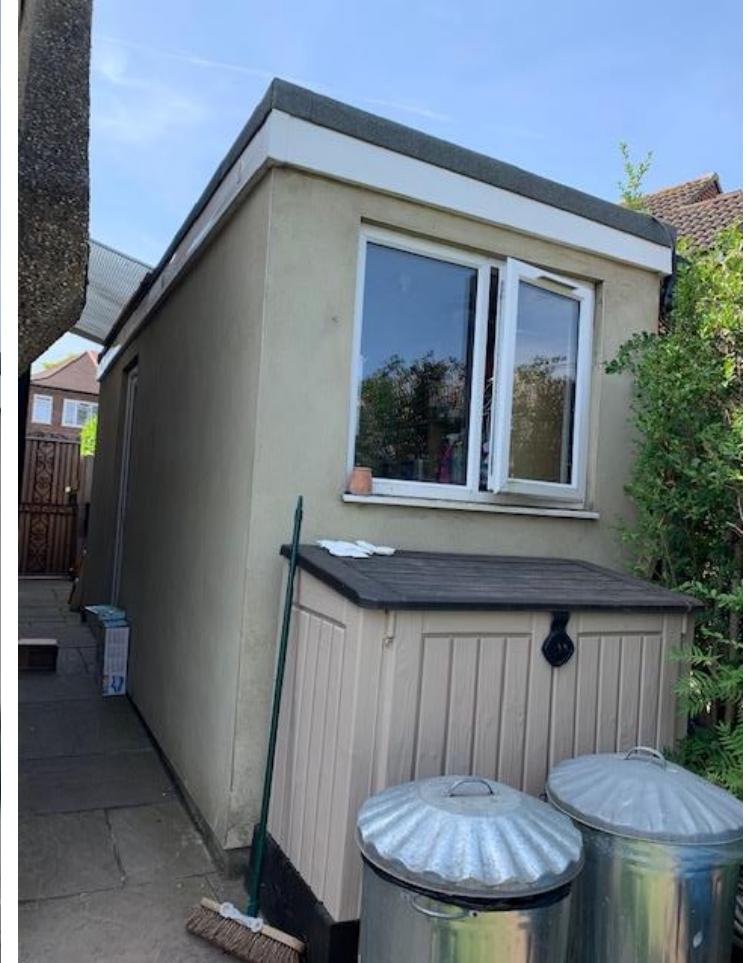
Photograph 01 – Front of the house



Photograph 02 – rear view



Photograph 03 – side elevation



Photograph 04 – detached outbuilding



Photograph 05 – existing canopy



Photograph 06 – view of rear garden



Photo 07 – view towards No.175a



Photograph 08 – view towards Nos. 179 & 181



Photograph 09 – public alleyway between Nos. 175a & 177

- 2.1.1 This application relates to an area at 177 Torcross Road, which was purchased by its current owners in order to create a comfortable dwelling house for a family.
- 2.1.2 The plot rear of at 177 Torcross Road is of significant rectangular size and forms approximately 17.00m long garden to the rear of existing house.
The site itself is relatively flat. Its boundaries are all well-defined with the line of adjoining neighbour No.179 close boarded wooden fence running along its east boundary and along the public alleyway to the west.
- 2.1.3 The site is accessed via highway Torcross Road and secondary Access Road to the side of the property.
- 2.1.4 Refuse collection point for the proposed development will be located within front garden space of existing house, with access directly from highway.
- 2.1.5 Two off-street car parking spaces are accessible from the highway.
- 2.1.6 Economic Benefits of proposed scheme
There continues to be a high demand for housing within Hillingdon Borough Council, therefore enlarged dwelling will contribute towards residential shortage in Greater London area. Additional employment will be also provided during the construction phase, as well as acquisition of building materials and services in local stores.

2.2 SURROUNDING AREA

2.2.1 177 Torcross Road site is located along a residential road with semi-detached and attached houses on both sides, running towards Ruislip Manor and South Ruislip. The nearby main road is A40. There is also proximate railway connection with South Ruislip station few minute walk from the property and Underground network with Eastcote and Ruislip Gardens station. Please see below photographs illustrating architectural character of the neighbourhood area.



2.2.2 Further residential development is then located towards Field End and Victoria Road plus along West End Road.

2.2.3 In the wider sense, directly to sides of the application site lies complex of detached and already expanded residential dwellings with rear gardens. The settlement lies within proximity of a wider range of community facilities and local services. It is also served by a number of frequent bus services, underground network and rail.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the above, the following design principles and parameters have influenced the design subject of this planning application:

- **Scale** – To be of a scale to respect and reflect the scale of the application site and density of existing developments found within the surrounding area.
- **Layout** – To draw on the pattern of existing development, while respecting and accommodating on-site features where possible.
- **Access** – To be accessed from the adjoining public highway.

3.0 PLANNING POLICY

Policies:

National Planning Policy Framework (NPPF) 2021 - Achieving well-designed places
National Planning Policy Guidance (NPPG)

The following Local Plan Policies are considered relevant to this application:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments

The application seeks planning permission for an erection of part two storey part single storey side/rear extension with associated alteration to front and rear fenestration.

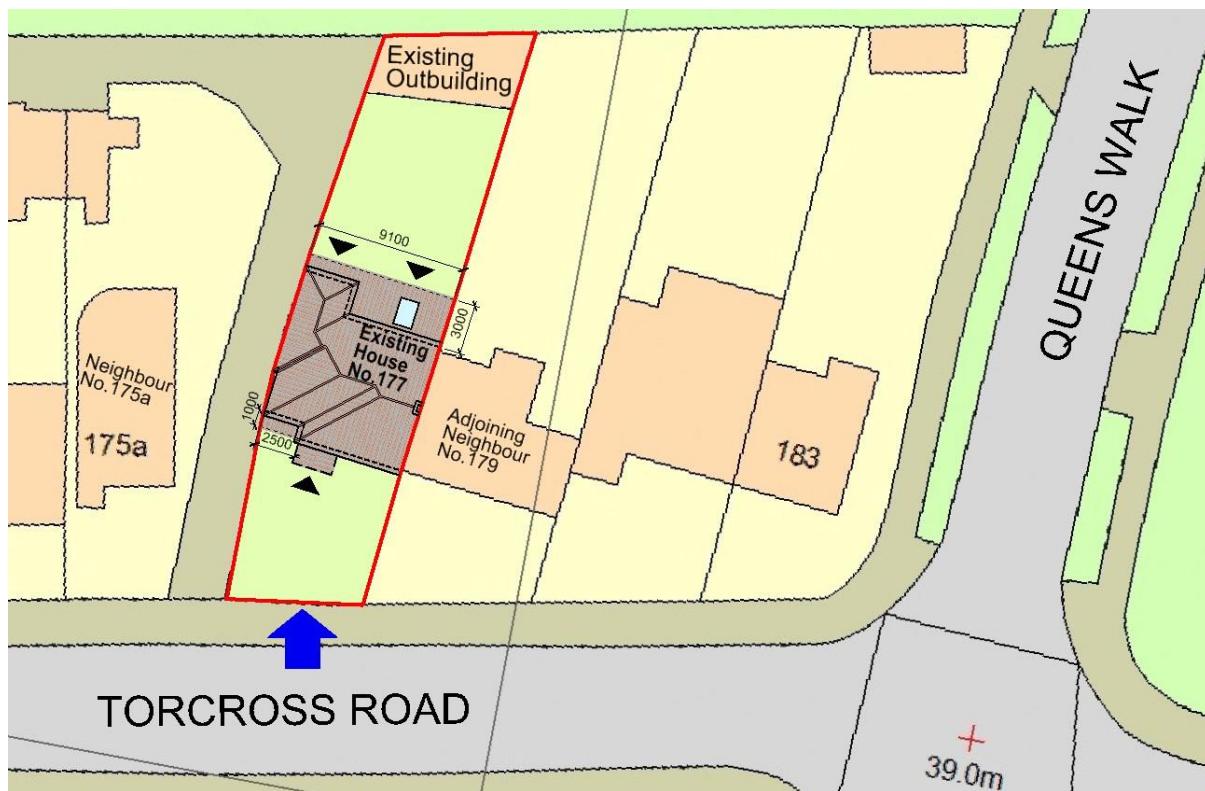
The proposed two storey side extension would feature similar hipped roof as the existing dwelling house, finished with roof tiles to match the existing house.

Paragraph 5.3 of Supplementary Planning Document (Residential Extensions) states that:
In situations where two storey or first floor side extensions are proposed where the side of the house adjoins a road or open space there may be some scope for flexibility on the set-in. A relaxation of the 1m set-in may be considered where the openness of the corner plot would be maintained and return building lines are not breached. Where an existing return building line exists, any extension should ensure that the openness of the area is maintained, and the return building line is not exceeded.

The proposed two storey side extension will be adjacent to the public alleyway (access road) As such a sufficient openness and distance will be preserved in relation to the property 175a.

The first-floor element will be set back 1m from the main front building line to ensure a subordinate appearance to the existing house.

As shown on the block plan below, the existing property is not parallel to the street, therefore the proposed two storey side element due to its angled position will maintain a visual subordination when observed from the street. Furthermore, the existing protruding entrance porch will practically screen the ground floor element from the public view.



There are several examples of similar two-storey side extension layout (including ground floor element aligned with front wall and first floor element set back 1m) in the application site vicinity. Please refer to the photograph below of the properties No. 165 and 167 Torcross Road:

No.165



No.167



The new side extension roof height will be lowered min.500m from the existing house roof ridge – in accordance with the council's SPD paragraph 5.8.

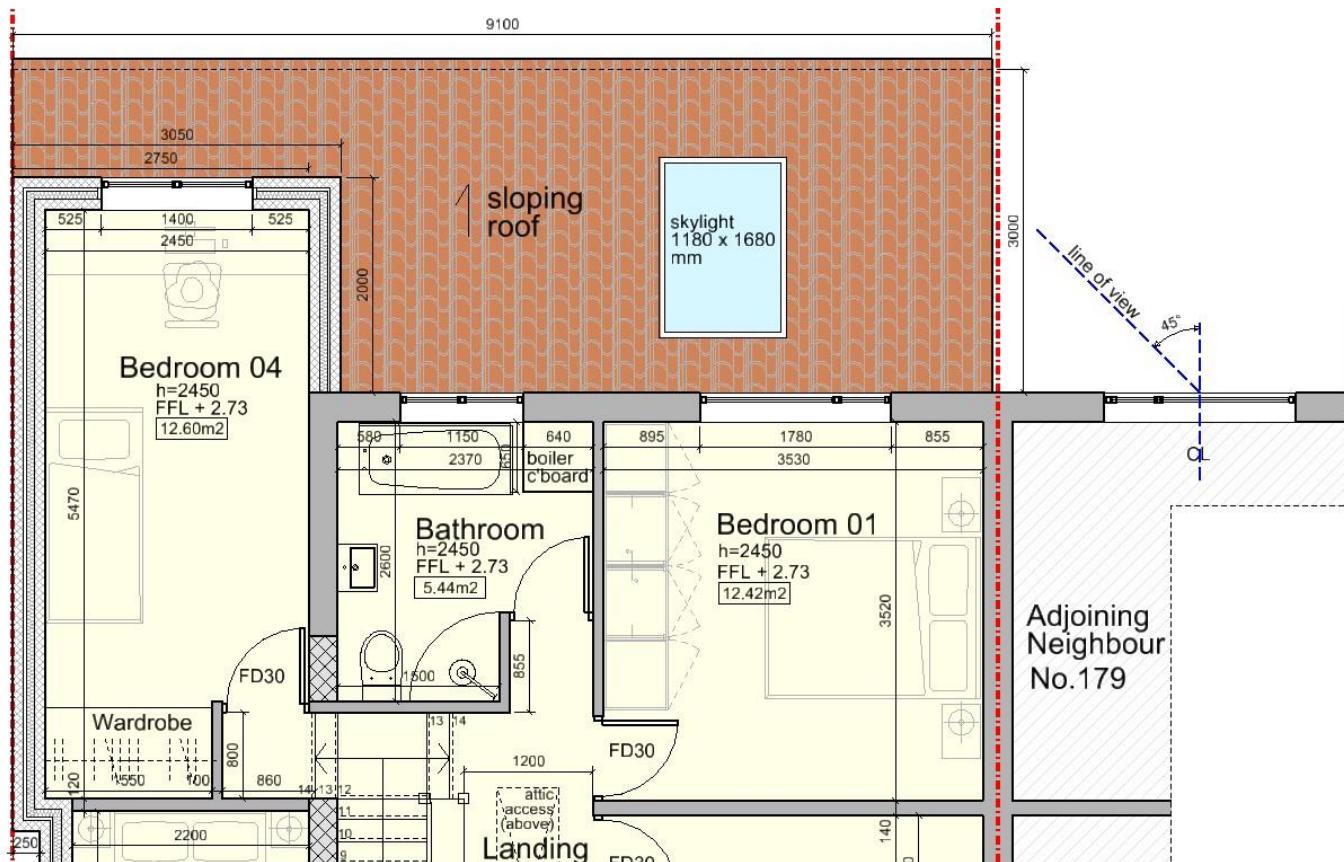
Also its width will be less than half width of the existing house – paragraph 5.10 of SPD.

The proposed rear extension would harmonise well with the existing dwelling. The roof above it will continue the form of the existing house hipped roof. The proposed rear projection would complement the layout of an existing dwelling and its windows would match the ground floor fenestration. As such it is considered the proposed rear addition will match the architectural character of the existing dwelling

The development shall be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.

The guidance within council's SPD paragraph 6.2, requires that first floor extensions should project no further than a line drawn at 45 degrees from the midpoint of the nearest habitable room of adjacent properties.

The proposed development would be located to the rear of the dwelling and it will not breach the 45 degrees sight line drawn from the middle of adjoining neighbour No.179 Bedroom. As such it will not cause a detrimental impact on the residential amenities of adjoining occupiers.



The proposed two storey side/rear extension will be integral to the host dwelling, and in harmony with the existing building in terms of scale, height, form and design.

The proposed rear addition will not breach the 45 degrees sight line, therefore it will not raise any overlooking concerns towards neighbouring dwelling no.179.

It is respectfully requested therefore that the application is supported, and planning permission is granted.

We welcome the opportunity to discuss the application and possible planning conditions where necessary.

4.0 CASE STUDY

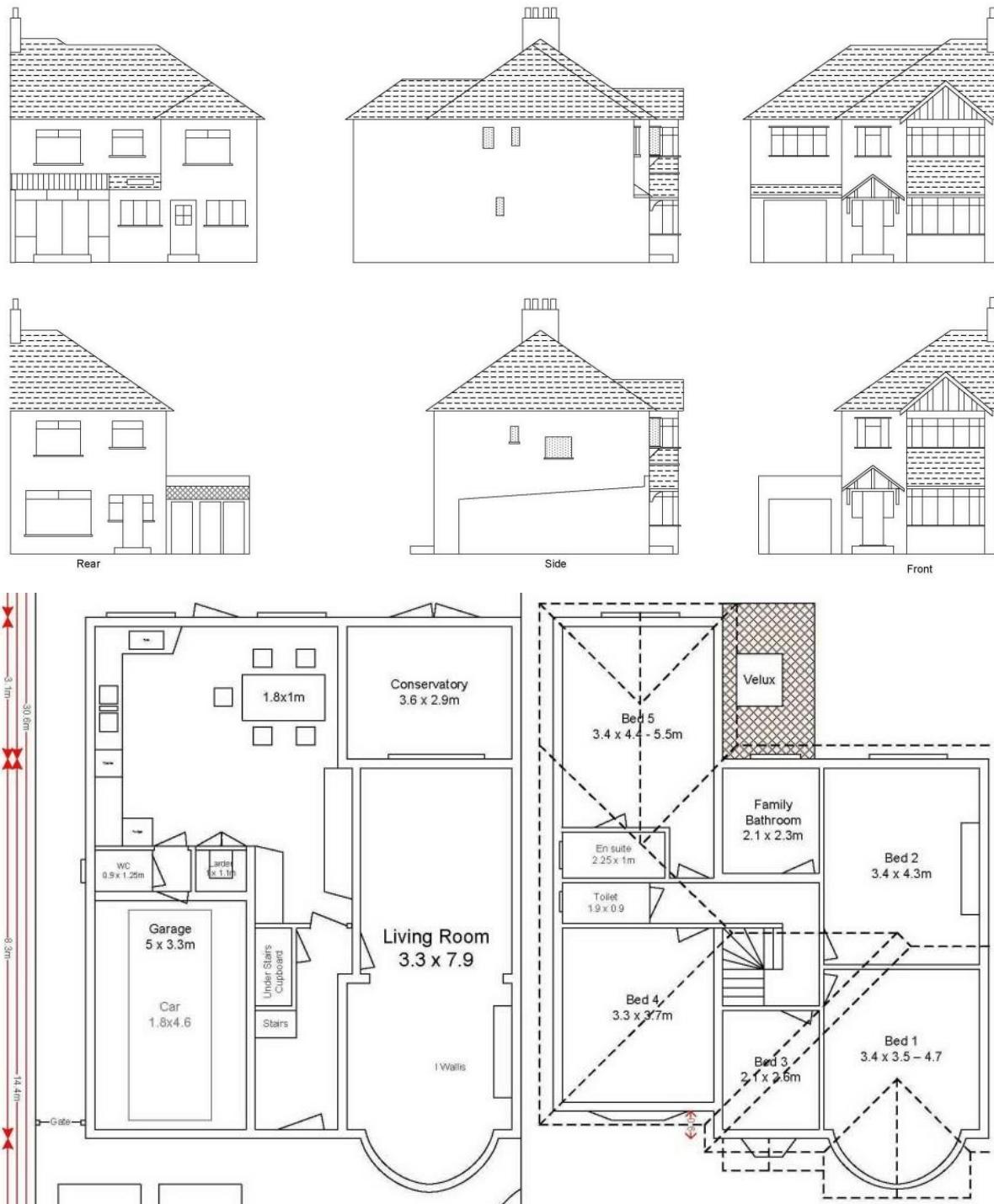
Example of similar property redevelopment.

Approved on 18/01/2008 and completed application ref:

54334/APP/2007/3589

165 TORCROSS ROAD RUISLIP

ERECTION OF TWO STOREY SIDE AND PART TWO STOREY, PART SINGLE STOREY
REAR EXTENSIONS (INVOLVING DEMOLITION OF EXISTING GARAGE).



Example of similar property redevelopment.

Approved on 21/01/2008 and completed application ref:

62133/APP/2007/3592

167 TORCROSS ROAD RUISLIP MIDDLESEX HA4 0TG

ERECTON OF TWO STOREY SIDE AND PART TWO STOREY, PART SINGLE STOREY
REAR EXTENSIONS (INVOLVING REMOVAL OF SIDE SHED).

