



Design and Access Statement

12-09-2024

PLANNING APPLICANTS

Brandon Borgia
Nicola Bond
33 Merle Avenue
Harefield, UB9 6DG

PROPOSAL

New main house entrance from rear to the front with construction of a front porch.
Internal space alteration
Installation of external walls insulation system covered by brick slip and render



CONTENT

1. Introduction
2. Planning History
3. Description of the area
4. Description of the property
5. Proposed Development
6. Policy Context
7. Planning Issues and impact upon the character of the area
8. Conclusion

1.0 INTRODUCTION

This statement is submitted in support of the planning application on behalf of Mr Brandon Borgia and Miss Nicola Bond for the proposed following house “alterations”:

Change of the existing main house entrance from the rear to the front of the property including a construction of a front porch which can ensure a new direct access to the house.

Internal space modification for a better usage of the space.

Installation of external walls insulation system with new cladding and render, together with replacement of roof tiles.

2.0 PLANNING HISTORY

33 Merle Avenue

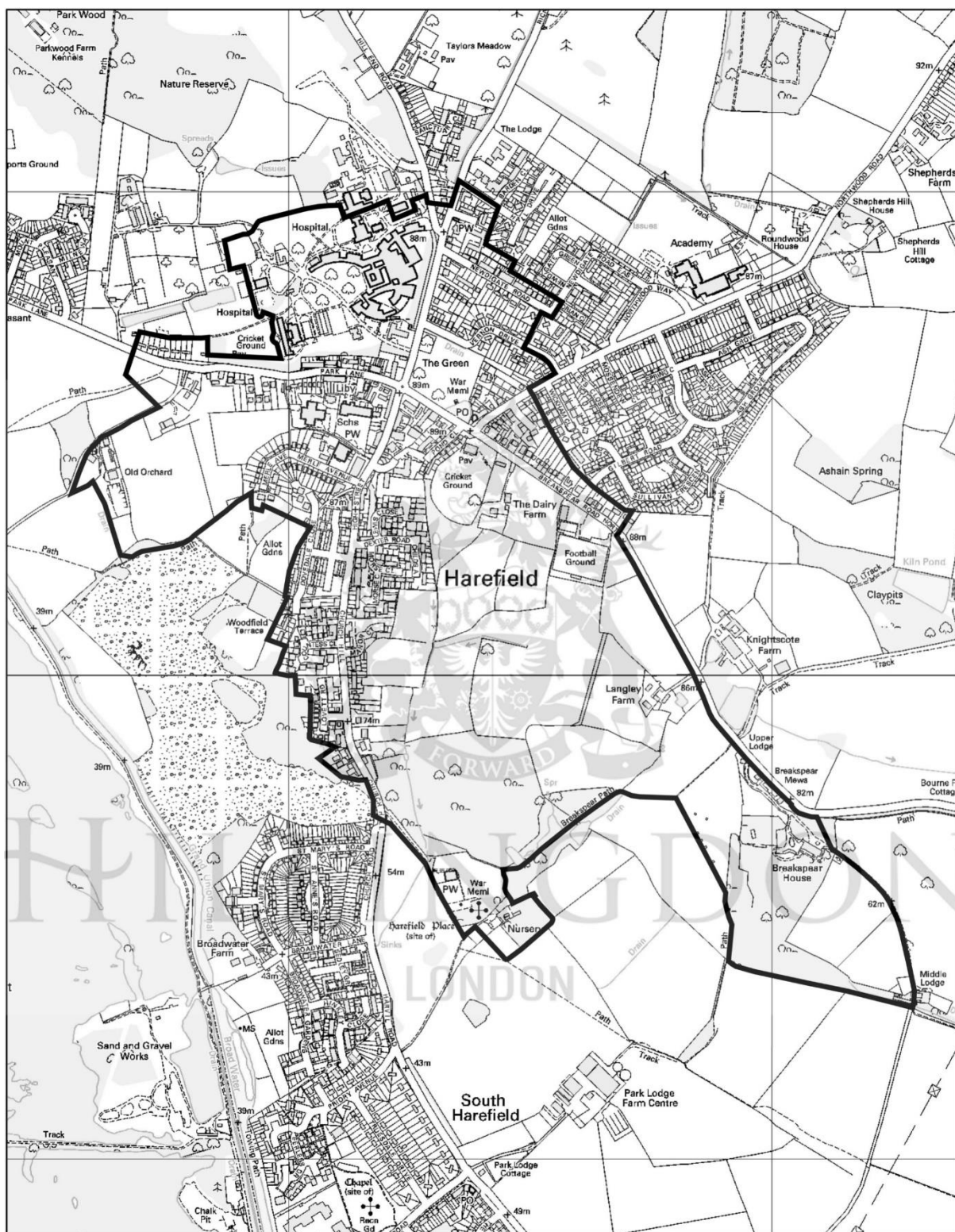
No planning applications seem to ever been submitted

3.0 DESCRIPTION OF THE AREA

33 Merle Avenue is part of the Harefield conservation Area.

Conservation areas are sites of historical or architectural importance.

Until the late 19th century Hillingdon was mainly rural and comprised small hamlets and villages. In the early 20th century a great deal of development took place due to the building of roads, railways and the introduction of industry to the area. It was not until 1965 however that the old urban districts of Hayes and Harlington, Ruislip-Northwood, West Drayton, Yiewsley and Borough of Uxbridge were merged creating the Borough that is now Hillingdon. In 1970, Harefield village was nominated as conservation area and then expanded in 1990.



4.0 DESCRIPTION OF THE PROPERTY

The property includes a two storey dwelling house, a detached garage and a large land to the rear of the house.

The two storey house located in 33 Merle Avenue, was built in the 50s and never refurbished or altered from its original "shape".

The current main entrance of the house is located to the rear of the garden together with the entrance large porch. The ground floor is currently formed by an entrance hall, where the staircase is located, a formal living room with fireplace, a family room with kitchen area and a utility room with direct external door to the front of the property.

Upstairs, there are no. 6 bedrooms, all different sizes with no. 1 bathroom and no. 1 toilet; the access to the roof/loft space is within the corridor area.

The property also has a small basement area with access only from the external area.

The exterior of the house is finished in reddish brickwork, white fixtures and old brownish roof tiles.

The house is surrounded by a narrow patio, from the front of the house to the back garden where the main entrance is currently located.

A detached garage is located to the right hand side of the main house looking from Merle Avenue and a slopping access serves the garage entrance.

The large back garden, approx. 1 acre, is characterised by some trees to the bottom/rear and the rest is covered by lawn.



Front elevation view from Merle Avenue



Rear elevation view from curtilage/garden

5.0 PROPOSED DEVELOPMENT

The main objective of the proposed development is to move the main entrance of the house from the back to the front of the property, having a direct access from Merle Avenue. The current entrance is located to the back of the building, where in theory, this area should be dedicated to the “private garden” ensuring a decent privacy.

The internal usage of the ground floor level is to be kept very similar to the current layout; the kitchen is proposed to be moved to the garden side, where the furniture will be set a window area looking the back garden. The Kitchen and dining area will have a direct access to the back garden thanks to a set of patio doors which will replace the current single door main access to the house. A study will be linked to the open space kitchen; the study will have a set of sliding glazed doors which may increase the kitchen / dining area when needed.

The utility/service area will stay at same original location, now including a toilet and a small study. This area of the ground floor will have a direct access to the front of the house as per original layout.

The living room is to stay at original location, but the current no. 2 patio doors will be replaced by a large window; The current porch above the two existing patio doors will be removed.

The Entrance of the house is now proposed to the front of the property thanks to a front single storey extension/porch which ensure a decent entrance hall with L shape staircase and closet spaces under the stairs. The level of the entrance is slightly raised from the finish level of the ground floor to ensure a step up from the front patio area (slightly higher in level) and min. 150mm DPC level. The proposed porch will have a Velux on the slopping roof with frosted glass, to ensure internal privacy but also to avoid direct view to the neighbour’s area. The natural lighting is also ensured by the fixed window to the staircase area.

Upstairs there will be no. 4 bedrooms with no.1 ensuite and no. 1 floor bathroom.

Another key point of the proposed development is to improve the thermal efficiency of the property by adding an external thermal insulation system. The thermal insulation system keep the temperature of perimeter walls at milder values, thus generating an active thermal mass that improves the thermal inertia of the building.

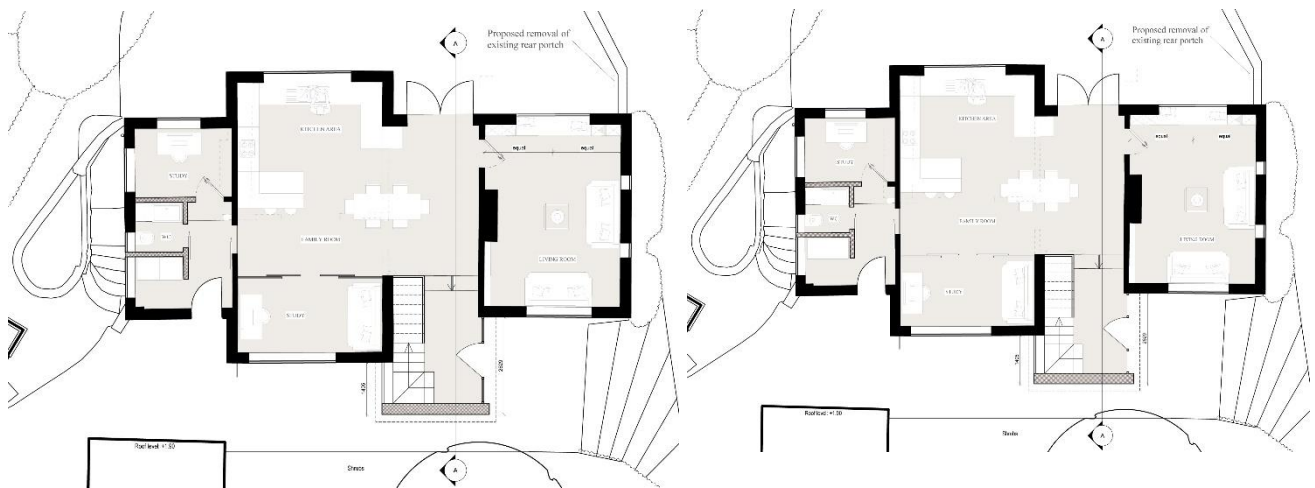
Not only does thermal insulation reduce the heat dispersion, it also optimizes the performance of the wall throughout the seasons. In the summer, by increasing external insulation, the flow of heat that would require intensive use of air conditioning is greatly reduced.

In the winter, the walls that are insulated from the outside cold create thermal exchange almost exclusively with the internal heated space of the building.

The proposal is to add a rigid insulation system, approx. 100mm, to the external brickwork walls. The insulation system will be hidden by using a light colour render to the majority of the facades; there will be a high skirting of brick slip to the ground floor level (to the all four elevations) and on top – bottom of each window. This is to be of similar aesthetics to current house bricks as recommended by the Heritage conservation team.

The window frames are proposed to remain white in colour and to be made from aluminium of similar aesthetic design to current uPVC frames

Merle Avenue is characterised by established houses with no defined or established building lines or clearly defined relationships between buildings; the proposed external works will give both a great goal with thermal efficiency, together with a sensible final looking thanks to the proposed finishes.



Proposed ground and first floor plan views



Proposed front and rear elevation views

6.0 POLICY CONTEXT

6.1 The Development Plan for the area comprises the Local Plan and its appropriate Supplementary Planning Documents and National planning guidance is also of relevance.

6.2 General Policy and Principles

This acknowledges that new buildings and their curtilages can have a significant impact upon the character and quality of an area and as such can be a material consideration in the consideration of a planning application.

On sites such as these applications for planning permission should be able to demonstrate how they have taken account of urban design in their development proposals and that they have had regard to relevant development plan policies and supplementary design guidance. This should be done in a manner appropriate to the nature and scale of the proposals. Careful consideration has been given to the design of this development to present an acceptable form of development and to demonstrate how the Council's policy and guidance has been taken into consideration and that the proposal accords with its requirements.

6.3 Housing

This guidance note provides advice in respect of housing and promotes the more efficient use of urban land. However, this needs to be balanced against the impact that the proposed development will have upon the existing character of the area.

We believe that this proposal achieves this balance and make use of this underused urban land in a manner that still respects the character of the area.

7. Planning Issues

7.1 Planning Policy

National Planning Policy Guidance together with the Local Development Plan is seeking to balance the impact that any development will have upon the character of the existing area, features of acknowledged importance and the impact upon the amenity of adjoining residents.

7.2 Design and Impact upon the Character of the Area

7.2.1 Context for design

The area is characterised by established houses. There are no defined or established building lines or clearly defined relationships between buildings. We can see brickwork, rendered, timber cladding façade, and different type of dwellings such bungalows, two storey houses etc.. It is this variety, which gives the cull de sac its unique character.

The proposed house alteration is an individual design to suit its situation and to blend naturally with the existing housing together with the background landscape, woodlands towards the far rear of the land.

7.2.2 Scale, proportion and form

The development has had regard to and respects the scale, height and general proportions of other buildings within the surrounding area. The front porch is contained with its size, together with the blended style which present rendered walls and frosted skylight to the pitch roof. The proposed external insulation system will be covered by render.

The proposed brick effect to the bottom of the façade would remind the original looking of the house.

7.2.3 Space around buildings

One of the features of the area is the space which exists around the buildings within the area and the level of screening. The proposals allow retention of a good visual and physical separation between itself and its neighbours and maintains the spacious character of the area.

8.0 CONCLUSION

The proposal, in accordance with national and local planning policy, seeks to provide an addition to the aesthetic of the existing house together with the practical thermal efficiency benefits.

The proposed insulation system will represent a great goal in term of reduction of energy consumption, mitigating carbon emissions and improving indoor air quality; the external solution to cover the insulation system seems to be the right approach considering the final neutral look.

Great care has also been taken to ensure that design features from the existing dwelling, are carried forward to the proposed development to ensure the new works sit comfortably within the site. The new proposed front porch will ensure a direct access to the house which can ensure an internal comfortable usage of the space creating a private area to the back of the property.