

Design, Access and Planning Statement

14 Nicholls Avenue,
UB8 3JL



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Introduction

Summit Architecture has prepared this statement on behalf of the applicant, Mohammed Haji. It has been produced to support a Householder planning application for a single storey side/rear extension for the existing dwelling located at 14 Nicholls Avenue and all associated works. The purpose of this Design, Access and Planning Statement is to ensure that the Local Planning Authority, borough of Hillingdon has a proper understanding of the proposal.

The main objective of this extension is to provide a downstairs bedroom for the applicant's disabled mother for ease of access. Currently all the bedrooms are on the first floor which is problematic in this regard.

Site and location

The site is located in a residential area at 14 Nicholls Avenue UB8 3JL and is not part of any conservation area. The current property itself is a detached two-storey building located in between two neighbouring two-storey dwellings. The building itself is not a listed building.



OBS: This location plan is for 12 Nicholls Avenue and is showing a similar proposal made by the neighbouring property.

The proposal is for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres for which the maximum height would be 4 metres, as well as a side extension. The single storey rear extension is to make an internal reconfiguration to provide a ground floor bedroom for the owner's disabled mother.



Current condition (view from street). The right side access pathway to the house is where the side extension would be.

Street character

The street is made up of several detached properties with some dwellings with a rear single storey extension. Our proposal respects the surrounding environment in terms of scale and material.

Summary of this proposal

This proposal has been sympathetically designed to positively coexist with the existing dwelling and the character of the area using appropriate height dimensions so it does not disguise the existing dwelling. The development would not result in any significant loss of light, outlook or privacy for neighbouring occupiers, nor would it lead to an unacceptable increased sense of enclosure or undue noise and disturbances.

Scale size

This proposal is following the below housing guidelines divided in two storeys. The bedroom space complies with the table below.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Parking

Local Plan Policy states that development should provide parking consistent with parking standards.

There are four existing parking spots in front of the house.

Refuse

There is an existing refuse bin placed on the edge of the front boundary of the site for easier access of its collection.

Design Principles and Materials

London Plan Policy 7.6 relates to the architecture and how buildings should be of the highest architectural quality, be of proportion, scale and orientation to make a positive contribution to a coherent public realm and streetscape. It should compromise details and materials that complement the local architectural character.

The design principles used in this design proposal is to match the existing materials of the existing dwelling. The walls would be white render to match the existing, and the flat roof would be fiberglass.

Sustainability

In line with the aims of Hillington's Core Strategy and the London Plan to maximize sustainable opportunities to optimise land use; the owner's mother is disabled which makes the proposed design a sustainable and suitable solution to the family needs and provides space within their local community.

Accordance with SPDs

This proposal has been developed with the Hillingdon Council's SPDs in mind and this is a summary of a few of the design considerations that have been implemented. In the planning guidance it is outlined that single storey rear and side extensions is the most common types of extension; it is a cost effective solution to creating more space.

3.0 Rear Extensions & Conservatories: Single Storey

Policy 3.1 Depth: States that the extension should always be designed so as to appear 'subordinate' to the original house.

Our proposed rear extension is 4 metres in height and does not cover the existing dwelling or block light access. Nor does the extension have higher eaves than the existing building.

Policy 3.11 Windows, Doors & Materials: States that windows/doors are usually located on the rear wall and should reflect the existing house in terms of their style and positioning. No window or door should overlook a neighbouring property.

Our proposed rear extension would have a glazed door on the rear wall and would not overlook any neighbouring property.

Policy 3.12 States that careful selection of materials is required for the extension so as to match or complement the materials used in the original house. Where appropriate, you could copy design features and details from the existing house into the new extension.

Our rear extension proposal matches and respects the materials of the existing dwelling.

4.0 Side Extensions: Single Storey

Policy 4.0 states that the design of a side extension should not dominate the existing character of the original property but appear subordinate to the main house.

Our proposed side extension is lower than the overall height of the house, therefore it does not dominate the existing character of the original property but appears subordinate to the main house.

The SPD also states that the extension should be set in from the boundary 0.25m to avoid any overhanging gutters but as there are several proposals in the area proposing something similar plus the fact that we will do a box gutter then there will be no issues of any overhanging gutters. This is visible clearly with boundaries drawn in elevations and in floor and roof plans.

Policy 4.1 Height & Roof Design: Flat Roof States A flat roof over a single storey side extension will generally be acceptable where these are characteristics of an area otherwise they will not normally be acceptable as the extension will be visible from the street and could harm the character of an area.

Our proposed side extension would have a flat roof with a skylight to allow access of light and would not disrupt the character of the area.

Policy 4.5 Width: In order to appear subordinate, the width and height of the extension should be considerably less than that of the main house and be between half and twothirds of the original house width depending on the plot size and character of the area.

Our proposed side extension is 2.4 metres in height which is considerably less than that of the main house.

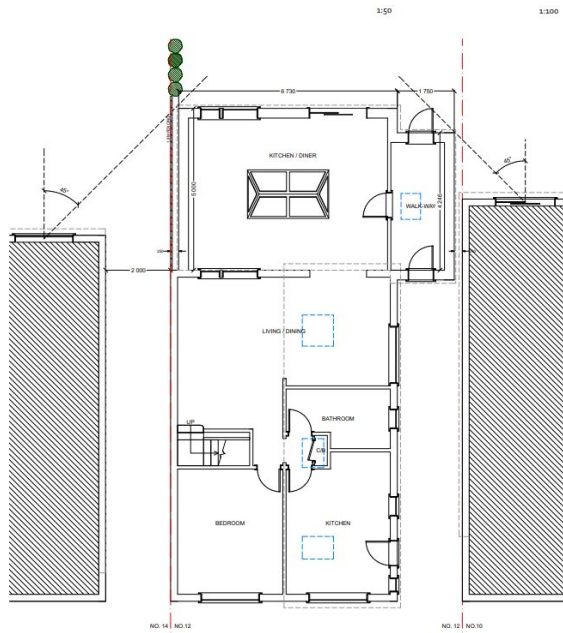
Policy 4.28 in the Residential Layout SPD - Front to Rear Access: States that proposals for new houses should seek to have a means of access from front to rear other than by passing through a habitable room.

Our proposed side extension would be the new means of access and link between the front to rear access.

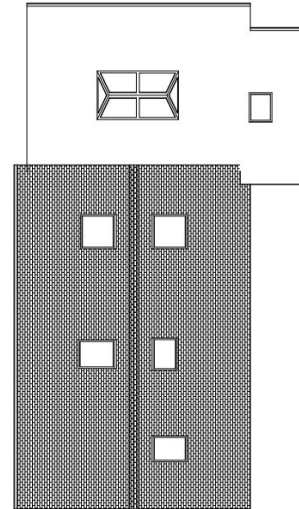
Planning Precedents

There have been several approved rear and side extensions in existing plots in the area and on the same street.

On 12 Nicholls Avenue Hillingdon with planning reference 49028/APP/2017/1655 there was Erection of a side and rear extension approved in 2017 with 5 meter length.



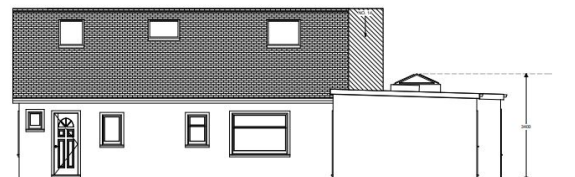
PROPOSED GROUND FLOOR (1:100)



PROPOSED ROOF PLAN (1:100)



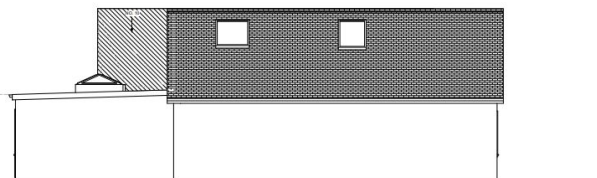
PROPOSED FRONT (1:100)



PROPOSED SIDE (1:100)

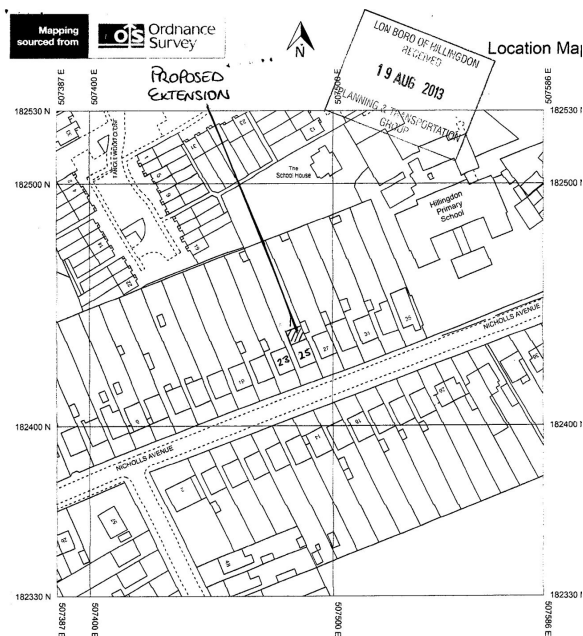


PROPOSED REAR (1:100)

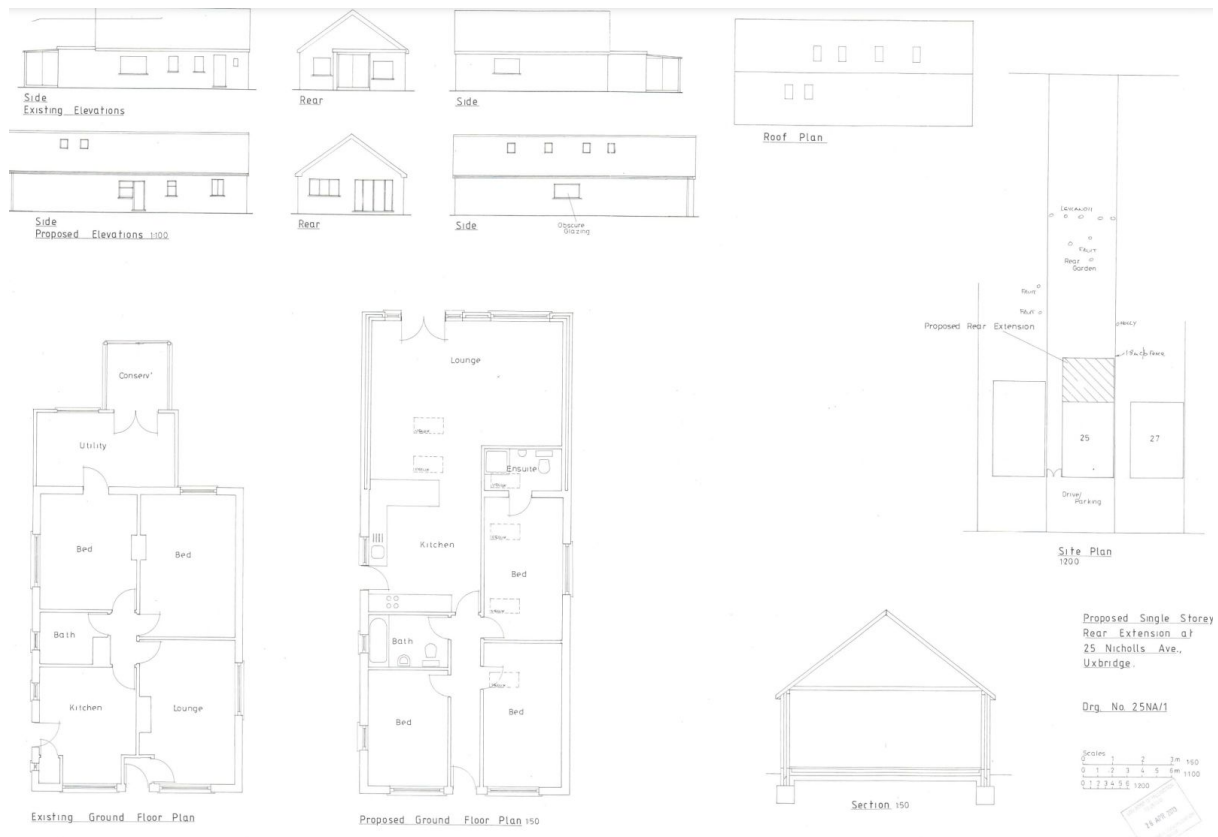


PROPOSED SIDE (1:100)

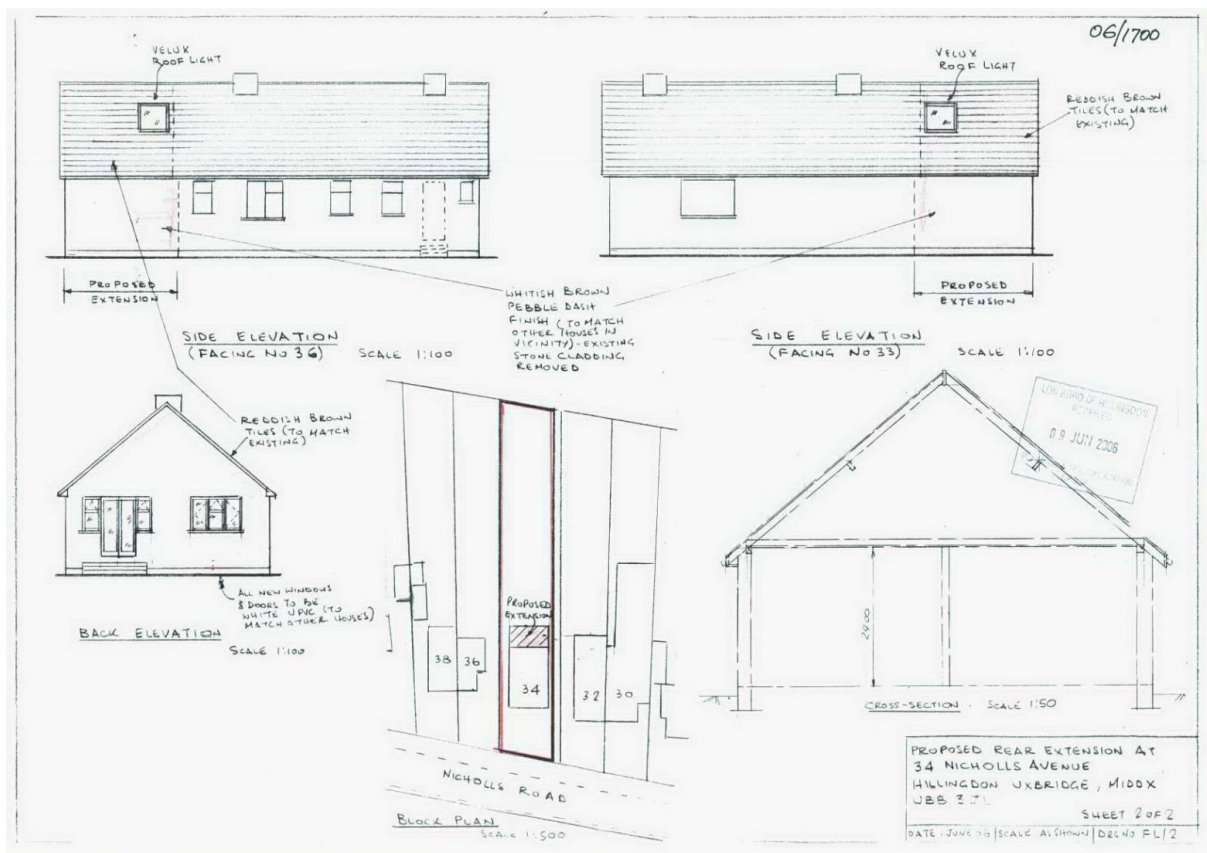
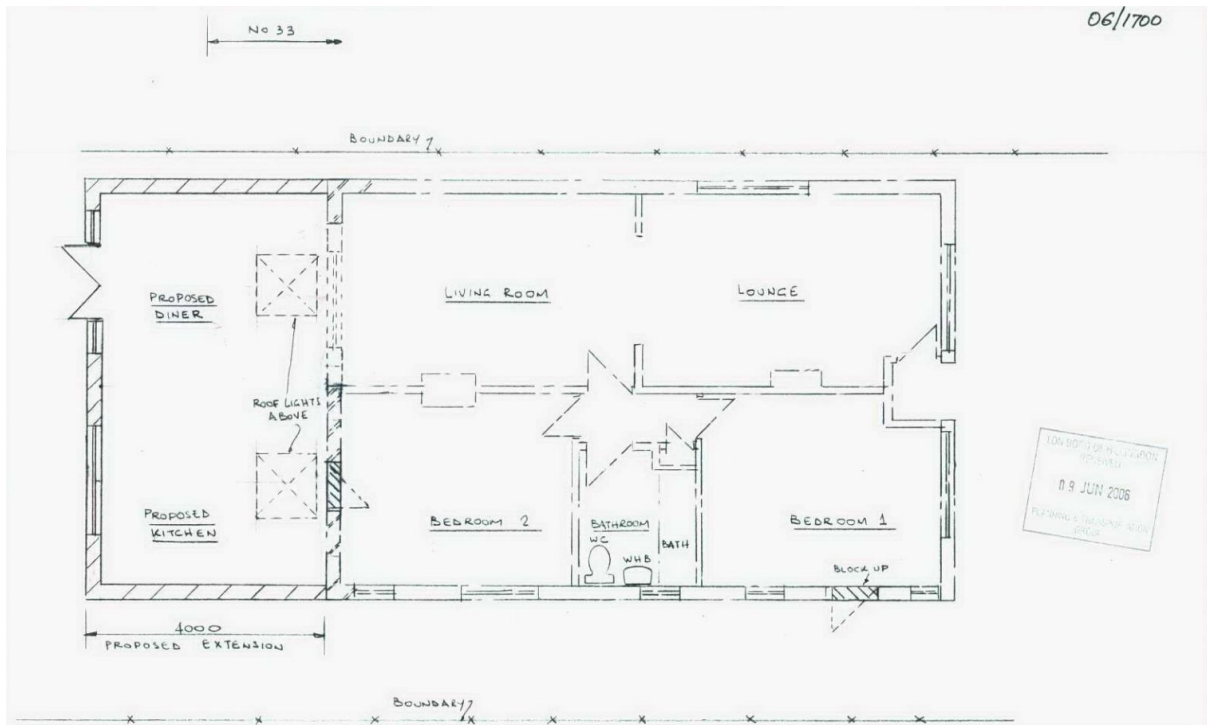
On 25 Nicholls Avenue Hillingdon with planning reference 47477/APP/2013/2370 there was an erection of a single storey rear extension that extends beyond the rear wall of the original house by 6 metres with a maximum height of 4 metres approved in 2013.



On 25 Nicholls Avenue Hillingdon with planning reference 47477/APP/2013/1062 there was an erection of a single storey rear extension approved in 2013. This application was full height rear extension.



On 35 Nicholls Avenue Hillingdon with planning reference 61945/APP/2006/1700 there was an erection of a single storey rear extension with gable roof approved in 2016.



On 2A Nicholls Avenue Hillingdon with planning reference 60114/APP/2004/3056 there was an erection of a single storey side extension approved in 2005.



Existing Ground Floor



Front Photo



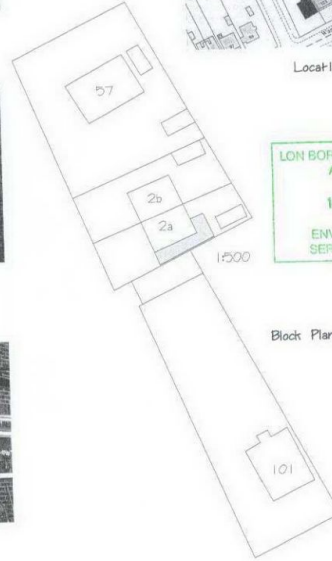
Rear Photo



Side Photo



Location Plan

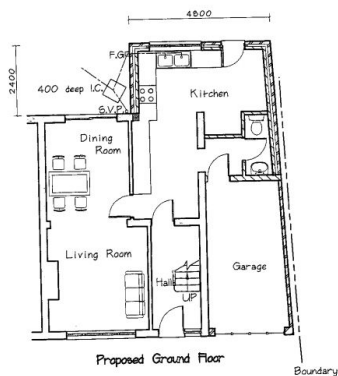


Block Plan

LON BORO OF HILLINGDON
ACCEPTED
15 NOV 2004
ENVIRONMENTAL
SERVICES GROUP

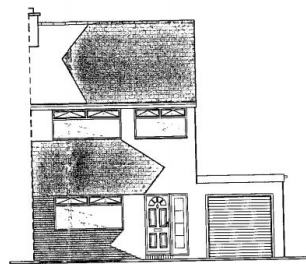
LON BORO OF HILLINGDON
RECEIVED
15 NOV 2004
ENVIRONMENTAL
SERVICES GROUP

LON BORO OF HILLINGDON
RECEIVED
15 NOV 2004
ENVIRONMENTAL
SERVICES GROUP

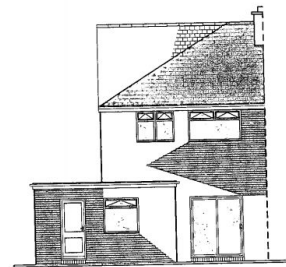


Proposed Ground Floor

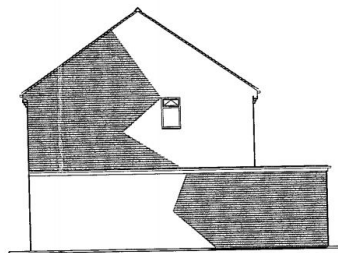
Boundary



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation

LON BORO OF HILLINGDON
ACCEPTED
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15 NOV 2004
ENVIRONMENTAL
SERVICES GROUP

Protected Trees

There are not any protected trees on the site.

Conclusion

It is strongly considered that the proposed scheme will fit organically on the site and will be of no obstruction to the local character of the area. It is also thought that the proposed scheme will fit well with the existing building and will complement and enhance the local character.