

PLANNING, DESIGN AND ACCESS STATEMENT

17th of November of 2014

1. Summary

1.1. This Supporting Planning, Design and Access Statement has been prepared by Alexandre Durao, Chartered Architect (RIBA number 20011737 and ARB number 077740D), on behalf of Ms Satvinder Kaur Dhaliwal and Mr Pardeep Singh Gosal. It accompanies a full planning application for the ground and first floor extension of a 2 bedroom House to provide 1x 4 bedroom house with existing garden and private parking.

The existing building (2 storey + loft) is facing High Road in Ickenham and also The Green, separating this property from the local Pub, "Soldiers Return".

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within the London Borough of Hillingdon. The location of the site is in 67 High Road, Ickenham, UB10 8LQ.

2.2. The area comprises a high density of residential properties with easy access to some commercial properties. This section of High Road typically contains mainly two or three storey properties and it's near the "Soldier's return" Pub.

2.3. The property is being used as a family home, now requiring an extension due to the client's family expansion

The Site

2.4. The site also has a good size garden area and private parking on the back of the property that we intend to keep.

2.5. The building is in a strategic position and walking distance to main facilities and Train station as well as it is located in a residential area. We believe that the extension we are proposing does not affect any existing buildings and/ or neighbours. There is no loss of privacy or light due to the distance in between existing and proposed extensions.

2.5. The current state of the building is good and the new extension will not have a great impact on the existing structure as it will be reinforced where necessary and according to structural engineer calculations. Also, the new extension is basically self sufficient and aims to reinforce and connect both spaces in order to provide an integrated solution.

2.6. The building is locally listed but this proposal does not change any of the existing features of the actual building. We intend to maintain the existing premises to provide a good quality family home. The extensions aim to provide more usable space through the extension and also through a small change in the main elevation that we believe it will be sympathetic with the surrounding buildings. By extending the roof we will be able to change the existing slope inside one of the existing rooms that it is being used as the baby room at the moment. By doing this we will not be adding space to this room but we will be adding some height, changing it into a proper room enabling it to be used in the future as the children's room or as a spare/ guest room.

3. Planning Policy and Justification for Scheme

3.1. The proposed scheme was not subject to any pre-planning application but we believe it is done according to the Councils Local plan and recommendations. We believe this proposal is fair and will provide a good quality 4 bedroom house.

3.2. We believe the overall principle of this extension will be welcomed by local residents and the reaction to this proposal will be quite positive. The proposed residential use, the exterior alteration, size and new layout of this residential home and quality of building will respect and improve the surrounding areas.

3.3 Photos of the existing building:

EXTERIOR



Photo 01 View of the rear elevation where we are able to see the neighbour's extension. The new extension would be the same size. Materials to be used are the same as existing ones



Photo 02 View of the garden and parking area to maintain. There is no loss of privacy or light



Photo 03 View from the main elevation. The proposed extension will be sympathetic to the area and surrounding buildings

INTERIOR



Photos 04 and 05

Existing stairs are narrow and dangerous

Photo 06

Existing baby's room. With this proposal, the change in the roof would allow to have a normal height in this room



4. Amount

4.1. The site is aprox. 279.00sqm in area. The house has 70.86 sqm of gross internal area and with this proposal it would increase to 126.00 sqm of gia.

4.2. Actual house in ground floor have access to approx. 230 sqm of amenity space in the form of private garden and parking and with the extension this figure would be 208 sqm.

The proposed extension as a total Construction Area of 55.14 sqm.

5. Layout

5.1. In Ground floor we are proposing to change the layout in order to have an open plan kitchen/ dining. With this change we are able to "release" the existing kitchen and provide one guest room. We also intend to re configure the stairs as the existing ones are dangerous as they are quite narrow. By doing this we will also be able to provide a toilet downstairs.

In first floor we will be able to keep all existing structure and layout and with the new extension we will be able to provide a master bedroom with ensuite. The new stairs will provide a new more comfortable landing.

Finally, this extension is set 2.00 meters from the neighbour (around 4m from existing window), enabling him to have light in his house.

5.2. We are keeping all the building structure (reinforcing when necessary) as well as the existing entrances, windows, etc. The changes at the back of the building will be done accordingly to the type of building and architecture.

5.3. The staircases were made in a way that they will not have any impact on the building structure, maximizing the areas and minimizing the intervention.

5.4. Despite we are proposing to extend the roof, these will keep the same heights, style and form and even the new roof on top of proposed extension will match and connect to existing roof.

6. Scale

6.1. The scheme reflects the density and character of the surrounding area and is suitable in scale. There are no changes in heights or exterior shape of the building with exception of the new build extension. Works will be done according to the local character will respect any architectural relevant elements.

7. Design

7.1. The building is traditional in design and with some interesting architectural elements to be preserved in the exterior. The proposal will also try to maintain as much interesting features as possible in the interior of this building. All new interiors will be new, with renovated plumbing, gas, electricity, bathrooms, kitchens but properly connected to the existing ones.

7.2. All compartments have a good outlook and plenty of natural light to ensure a high quality living environment.

7.3. All residential units comply with space standards.

7.4. Woodwork and roof tiles are to be checked, treated and/ or substituted if necessary.

7.5. The proposed works are based in a process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. The proposed works and materials expands and complements the classical building design concerns of economy, utility, durability, and comfort. The common objective is that this building is designed to reduce the overall impact of the built environment on human health and the natural environment.

8. Conclusions

8.1. The proposed works make the best use of existing building and land on this site with the addition of extra space/ rooms in the house. The building sits comfortably in the street scene, reinforcing the existing properties, respecting them in terms of design and protection of amenity, and creates high quality living and amenity spaces for future occupiers.