

25-8-21

687/JH

Design & Access Statement for Proposed Extension to 3 Pamela Gardens, Eastcote

Context & Site Assessment

No 3 Pamela Gardens is a semi-detached, hipped roofed 3 bedroom house built in 1936 as part of the Eastcote Park Estate and is situated at the western tip of the Eastcote Park Estate Conservation Area.

It is typical in several ways of houses in the Conservation Area – the Appraisal refers to the A5 type “consisting of projecting flat fronted, double height bays, with scalloped parapets, hipped roof, Ipswich style windows and oriel windows over the front entrance”, with characteristic decorative brick coursework to its front elevation.

As is common in the area, the house has a later garage beside it and a rear and side extension dating from 2006, neither of which match the style and details of the original house.

The front of the house faces SE onto the street and its rear garden extends NW to the boundary of Eastcote House Gardens.

Proposal

Intention

The applicants wish to replace the garage and rear extension with a 2 storey side extension and single storey rear extension more in sympathy with the original appearance of the house, so as to provide the house with a more generous kitchen-dining room opening to the rear garden and a fourth bedroom above, together with enlargement of the 3rd bedroom to a reasonable size above the garage.

Appearance & Materials

The proposal is to extend to the side of the house, in line with the front elevation at ground floor level, defined by recessed stack-bonded brickwork and parapet, with the first floor set back 2 brick lengths from the already set back front elevation at that level. The new front window would be to match the existing with white uPVC frames and glazing bars whilst the rear proposed glazing in grey metal frames. The narrow existing garage door would be replaced with a wider but otherwise similar white painted steel garage door.

Walls to the side elevations are proposed in matching brickwork to garage and white render with brick detailing at first floor level to the obscure-glazed windows; and all new rear walling to the garden to be finished in white render.

Roofing is proposed in matching hipped roofing with red clay plain tiling and ridges, including 2 roof windows to rear pitches and a rooflight to the single storey rear extension. Rear elevation glazing is proposed as a large garden opening with metal-framed sliding folding doors, plus a symmetrical window to the bedroom above.

The small areas of flat roofing to the front and side above the garage, and to the rear above the dining room are proposed as grey TPE single ply membranes.

Rainwater goods are proposed in black to match the existing; fascias and soffits painted green to match the existing; concrete flag garage forecourt and rear garden terrace paving to be made good to match the existing.

Landscaping

No significant changes are proposed to front or rear gardens, nor will any tree or shrub planting be lost in the course of the works.

Accessibility

Access to the house and ground floor will remain the same, with garden access improved via garage and terrace, and a ramp up to the front door from street level.

Sustainability

An additional bedroom and improved facilities for a house in this well-serviced location are sustainable. The new fabric, components and systems for the house will be to a higher environmental standard than required by building regulations and the overall energy consumption of the house will be reduced despite its larger size.

Consultation

The applicants have discussed their intentions with their immediate neighbours; after discussion with their S/D neighbour to the NE, they have adjusted the single storey rear extension to pull back half a metre from the boundary and removed the parapet on that side to reduce the height; they have also reduced the eaves and roof height of the 2 storey part of the rear extension by 300mm to reduce its shading effect on their neighbour's garden.

Conclusion

These proposals will improve the applicants' house for their family life and enhance the appearance of the house in keeping with its original detailing so as to improve the local visual context of the conservation area.