

DESIGN & ACCESS STATEMENT

Project: 18 Edinburgh Close
Ickenham
London
UB10 8RA

Project No.: **10896**

Issue Date: **Sept 2020**

DESIGN & ACCESS STATEMENT FOR

VARIATION OF CONDITION 2 APPROVED PLAN TO 13267/APP/2018/1873
TWO STOREY REAR EXTENSION, FRONT PORCH AND CONERSION OF
BOTH SIDES OD ROOF FROM HIP TO GABLE END, 3 REAR DORMERS AND
3 FRONT ROOFLIGHTS TO ALLOW FRONT DORMER ON CAT-SLIDE ROOF,
PORCH GLAZED PANEL REPLACE WITH BRICKWALL AND AMENDMENTS
TO REAR DORMERS

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1.0 INTRODUCTION

The proposal relates variation of condition 2 to 13267/APP/2018/1873 to two storey rear extension, porch to front and conversion of roofspace to habitable use, to include raising of ridge, conversion of both sides of roof from hip to gable end, 3 rear dormers and 3 front rooflights to allow amendments to rear dormers and additional dormer to front cat slide roof.

The amendments have been discuss and agreed in principle with Mr M Hirani.

This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

2.0 POLICY CONTEXT

In particular the following polices form the basis and reference for this report.

Local Plan Part 2 - Development Management Policies Adopted on 16 January 2020

DMHD 1

Alterations and Extensions to
Residential Dwellings

3.0

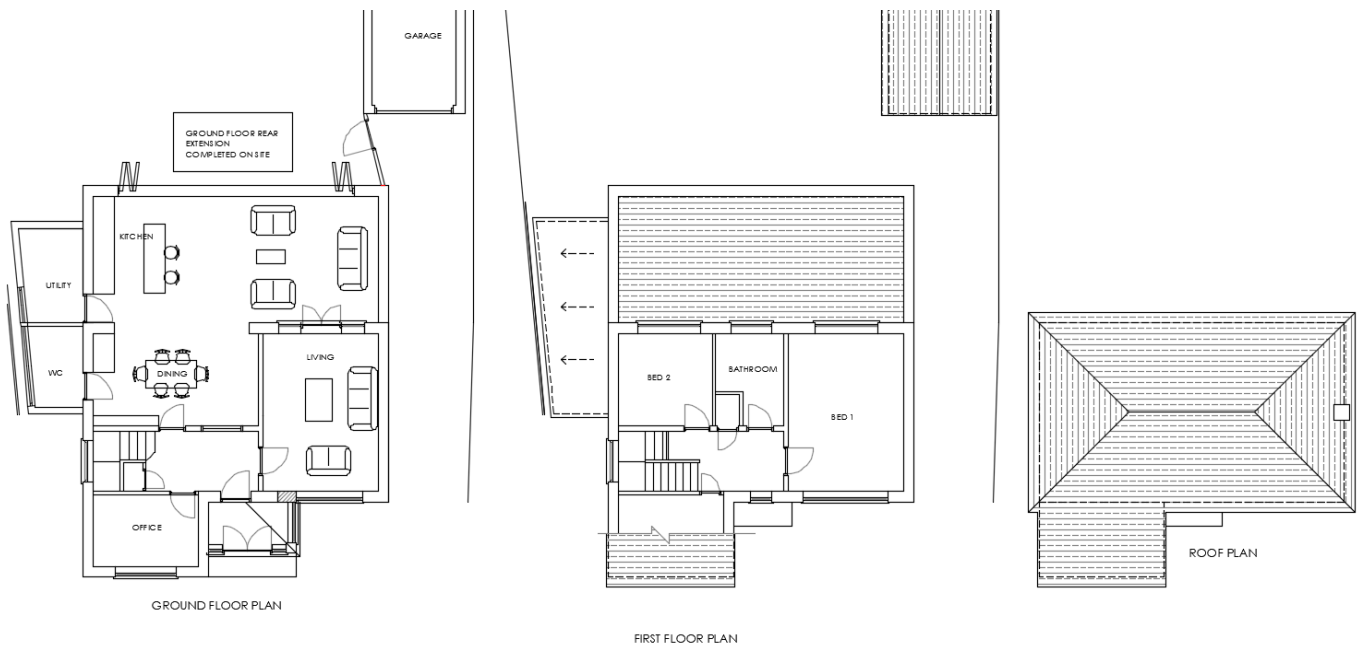
SITE LOCATION & CHARACTER



Edinburgh Close is located on right hand side of Long Lane and access via Edinburgh Drive. The street is small and close end. Edinburgh Close consists of 8 pair of semi-detached dwellings and one detached property. The host property is detached dwelling located on end of Edinburgh Close. The site area is 547 Sq. M. The western boundary of the subject site abuts the rear gardens of Nos. 51- 57 Long Lane similar to rear boundary abuts the rear gardens of 2-4 The Paddock.

4.0

THE SITE / EXISTING PROPERTY



The property is detached and located at the end of Edinburgh Close which is a Cul-De-Sac comprising semidetached properties with hipped or gable end roof arrangement. The property is not located with the Conservation Area, which has its boundary to the west of the property.

The property consists of two storeys with front cat-slide roof.

The ground floor consists of living room, kitchen, bedroom and utility.
The first floor consists of two bed rooms with bathroom.

The property has following recent planning permissions:

13267/APP/2018/1314

Approved 04-06-18

Two storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

13267/APP/2018/1873

Approved 08-08-18

Two storey rear extension, porch to front and conversion of roofspace to habitable use, to include raising of ridge, conversion of both sides of roof from hip to gable end, 3 rear dormers and 3 front rooflights

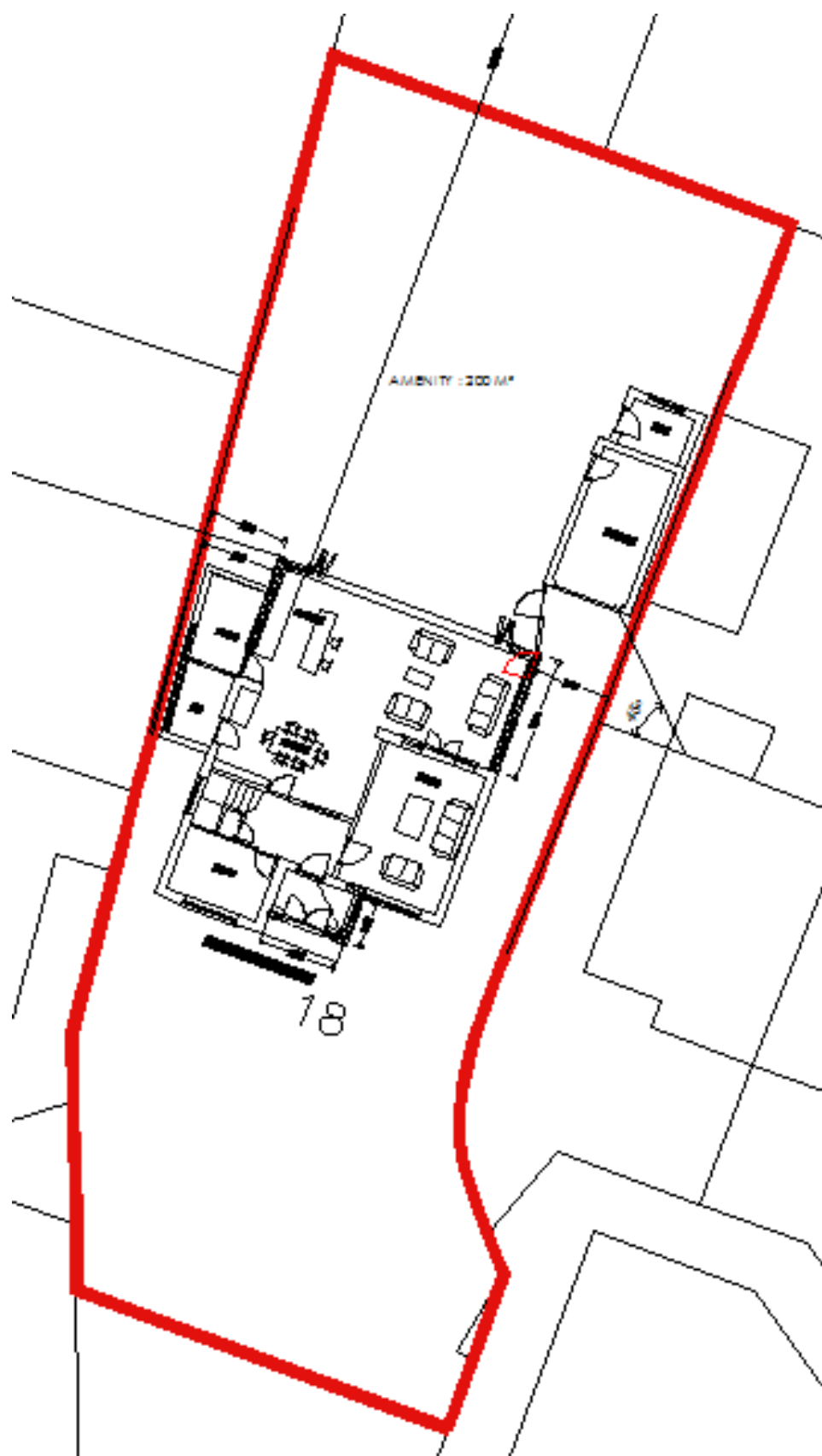
Ground floor rear extension and front porch completed on site.

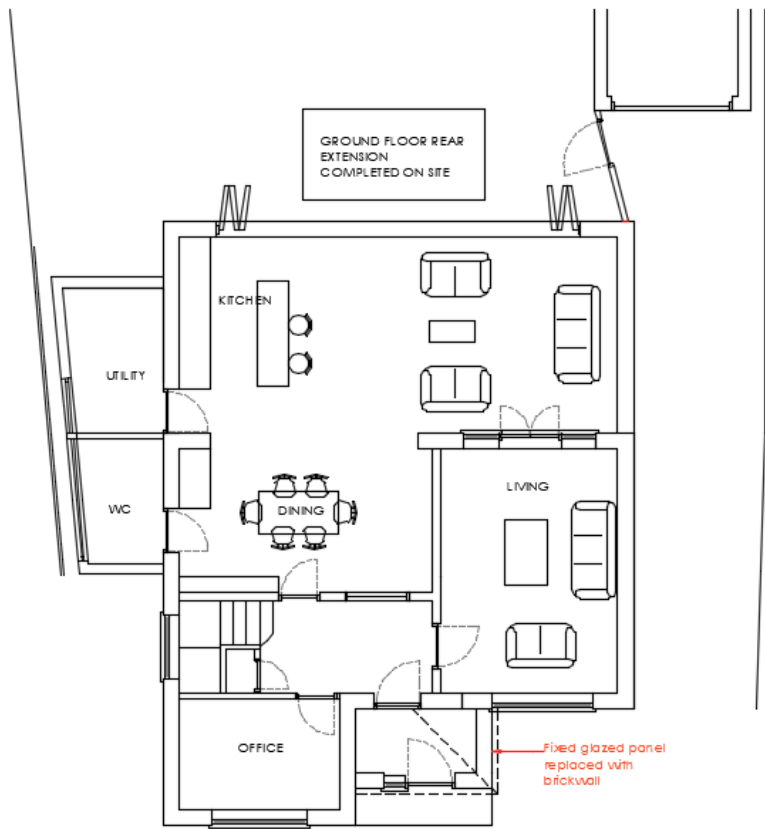




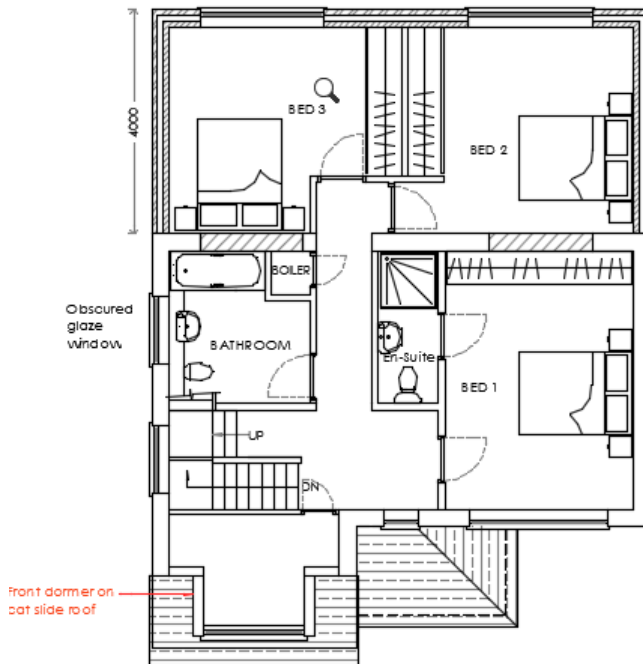
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THE PROPOSAL

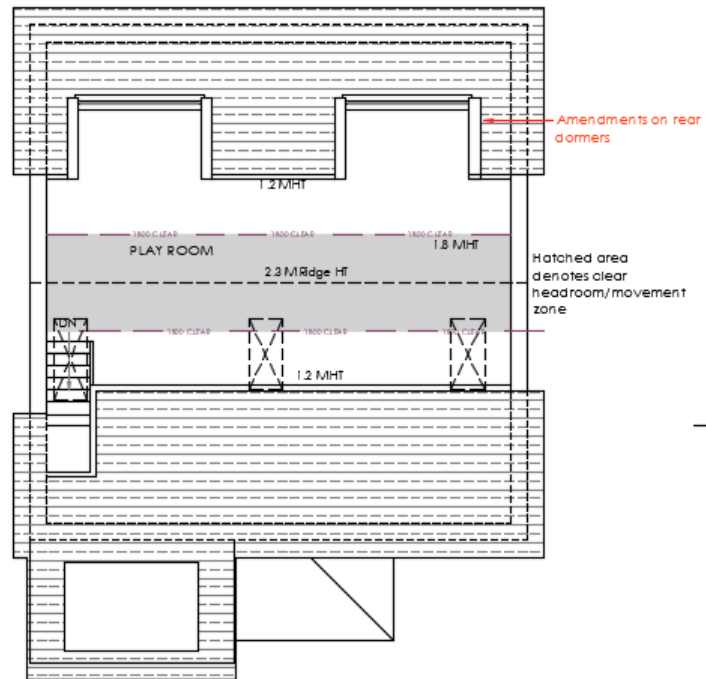




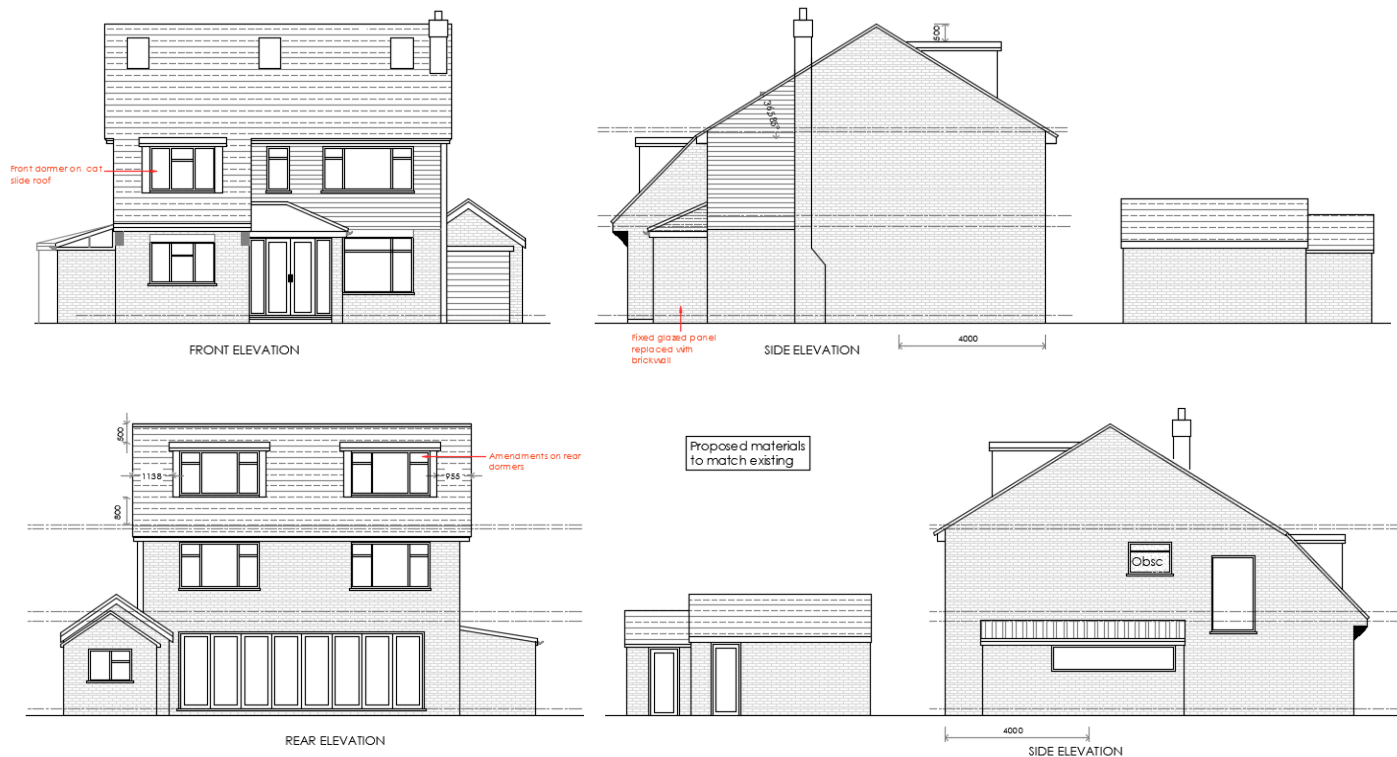
GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN



The proposal relates to amendments to approved planning permission. The changes additional front dormer over cat-slide roof and two rear dormers and glazed panel to front porch flank elevation replaced with matching brick wall.

The proposal approved under planning application ref: 13267/APP/2018/1873 on 8 Aug 2018 for the proposal:

Two storey rear extension, porch to front and conversion of roofspace to habitable use, to include raising of ridge, conversion of both sides of roof from hip to gable end, 3 rear dormers and 3 front rooflights.

Further to planning approval ground floor rear extension and front porch completed on site.

Front Dormer on cat-slide roof

Front cat-slide roof has width of approx 3.6 metres. Proposed first floor dormer will be sat centrally on this roof to provide additional floor area to existing room. Proposed dormer will be 2.18m wide and 1.52m high. New window proportion will to match with window on front elevation. Dormer window will have flat roof to match will rear proposed dormer windows.

Existing room is too small to utilise also there is no natural light. Proposed dormer with provide better size room and natural light to use as a study or office room.

The host property is distinct character on the street therefore proposed front elevation will not have adverse impact on street scene.

Rear Dormers

Three dormers has been approved on previous application. There are some modification to dormers, current application proposed two dormers increased in widths and aline with first floor windows.

Proposed dormer will set approx 1.0m in front side and 0.5m below from new ridge line.

Previous approved dormer are very low in height (1.95m internally) which not practical on site.

Proposed front and rear dormers will have hanging tile finish matching with existing roof tiles.

Proposed addition to the dwelling has been selected to harmonise with the scale and form of the established residential development.

Amendments to porch

Front porch is approved and constructed on site. The only amendments proposed here is replaced fixed glazing on flank elevation to matching brick wall.

6.0 ACCESS & PARKING

The dwelling will be served by the driveway from Edinburgh Close. Existing access arrangement will be retained. Proposed porch will be located in front of existing entrance door.

Existing property provides garage at side/rear of the property which is accessed through side of the property this will be retained. Front drive can also accommodate parking for two cars. Existing parking arrangement will be retained.

7.0 SUMMARY

The proposals will not result in an incongruous form of the development or be out of keeping with the existing street layout, it will not be detrimental to visual amenities of the street scene.

The proposal majorly approved, proposed minor amendments to dormers and proposed front dormer will have a minimal impact on the character and appearance of the original dwelling and the visual amenities of the street scene.

Furthermore, there are number of properties in surrounding area have similar front dormers on cat-slide roof on front elevation.



