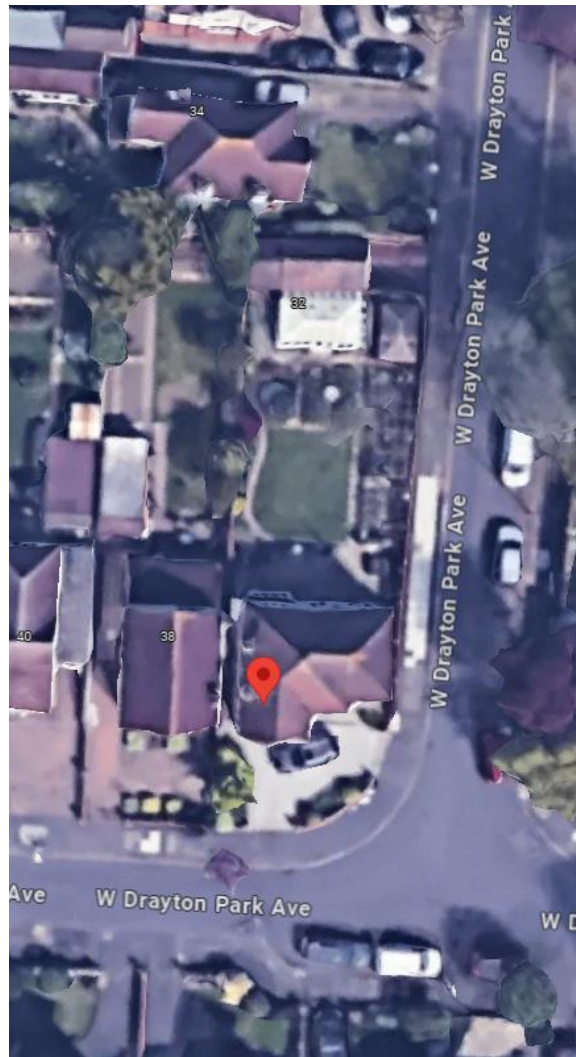


DESIGN AND ACCESS STATEMENT
HOUSEHOLDER APPLICATION **REV A**

36 West Drayton Park Avenue
West Drayton
UB7 7QB



Proposal for the demolition and replacement of an existing detached garage/shed & sunroom,
insertion of PV Panels on the garage roof and sunroom.

Oct 2024

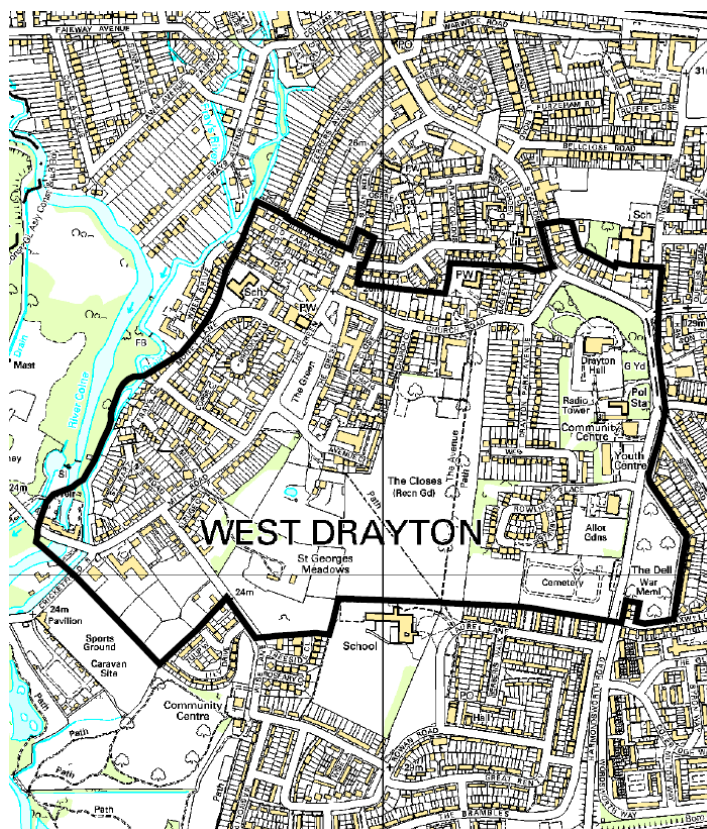
1. Proposal Summary

This application seeks planning permission for the attached proposals which includes replacement of a detached garage/shed & sunroom, installing PV panels on the sunroom roof and garage roof. The new proposals seek to replace the old garage which due to age has started to fall apart, create a more pleasant temperature in the sunroom during the summer months and make for a more eco friendly home. Following a structural appraisal, the sunroom was recommended to be rebuilt with new foundations to support the roof alterations in the previously approved application, 13280/APP/2024/1209.

2. Site Location and Description

The existing garage and sunroom is located within the West Drayton Conservation Area. The site sits on the corner of a relatively quiet cul-de-sac called West Drayton Park Avenue which is characterised by detached homes built in the 1930's. While some retain their original character and form, a number have seen extensions to the side and rear over the years. There are a varying mixture of design styles and materials for their garages, however.

The site is located within the Hillingdon Council boundaries and is not within the Greenbelt or an Area of Outstanding Natural Beauty.



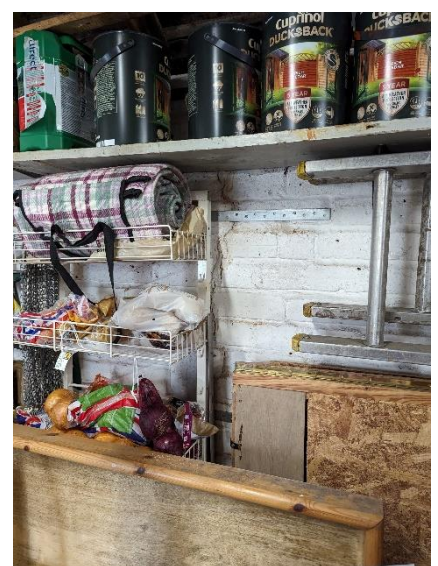
West Drayton Conservation Area

3. Existing Property



The front of the sunroom and garage at No. 36 West Drayton Park Avenue

The existing sunroom is predominantly made up of PVC frame with glazing on each side of the room and roof, with a red brick dwarf wall surrounding the perimeter. Behind this is the garage. A pitched roof running East to West, with a swing up and over door facing onto the street. The garage is set on a concrete plinth with a red brick dentil course, with render on all sides, and tile hanging to the front. The garage is set back from the neighbouring boundary where there is a small access space. Connected to the rear of the garage is a small timber shed with a lowered ridge height. Between the sunroom and garage is a covered corridor space made up of a timber frame and sheet plastic roofing.



The front of the shed to rear of garage, covered corridor space between garage and sunroom and visible cracking in the brickwork of the garage at No. 36 West Drayton Park Avenue

The existing garage and sunroom are located to the rear of the property at the end of the garden. The site is visible from the road with a mix of 2.3m and 2m high close board fencing running the length of the garden.



The front of the host building No 36 West Drayton Park Avenue



The rear of the host building No 36 West Drayton Park Avenue

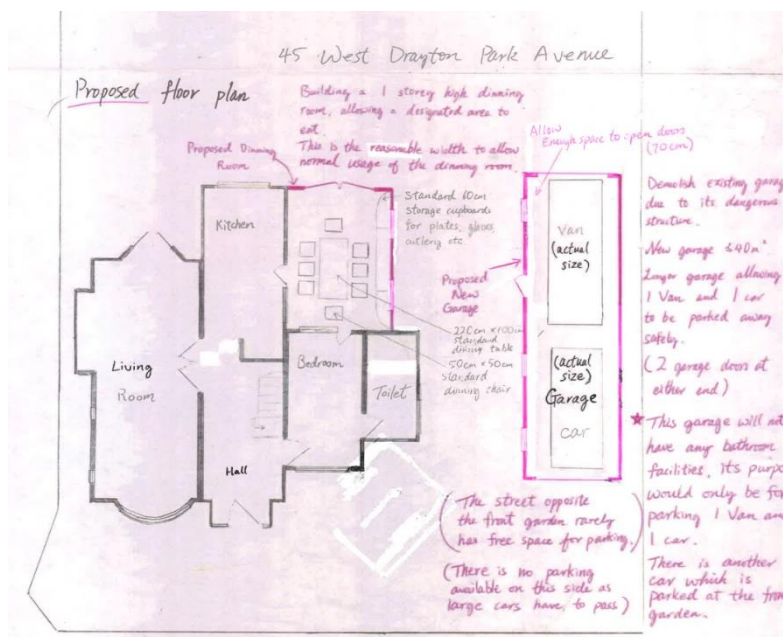
The existing house features an existing driveway to the rear of the property, that is used for access to the detached garage within the rear garden. The garage is in disrepair and is currently used for storage only. Two parking spaces are instead provided on the front driveway, accessible directly from the street and one on the rear drive, in front of the garage.

4. Planning Precedent

Along with the previously approved application at this address [13280/APP/2024/1209](#).

Several properties along West Drayton Park Avenue have had garage conversions or replacements since 2015. With the most gaining approval. No 45 West Drayton Park Avenue was approved for a garage extension in 2016, 71168/APP/2016/68.

No. 65 was approved for a garage conversion 20242/APP/2018/812 and No. 30 Received approval for the construction of an outbuilding for use as a games room, 65695/APP/2019/1091.



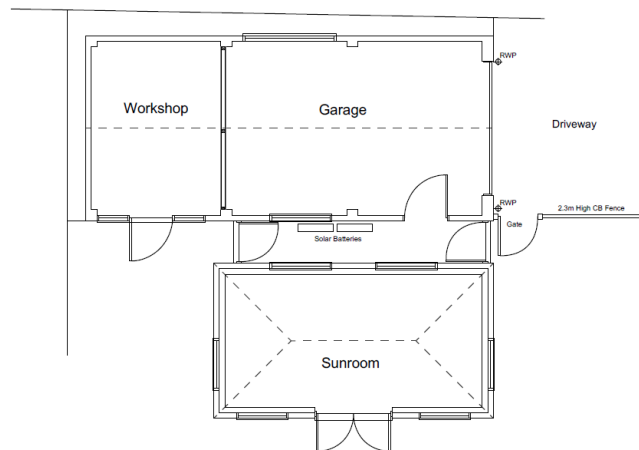
Approval for a garage extension at No. 45 West Drayton Park Avenue

5. Proposed Design

The design rationale for the proposed garage replacement is to incorporate the existing workshop shed within the perimeter of the new garage. Keeping the same ridge height as existing but raising the eave level to match the sunrooms. This allows the incorporation of PV Panels to gain maximum efficiency and tidies up the form of the 3 structures. Our clients desire is to create a sympathetic proposal that wouldn't impact neighbours but harmonises

with the existing forms already on site. The inclusion of high-level windows to the north of the garage would allow light while not infringing on the privacy of No.34.

The central covered corridor would allow storage of the solar batteries with access to the garage. And the replacement of the sunrooms roof would allow cooler temperatures in the summer while providing an area for a set of smaller PV Panels.



Plan of proposal at 36 West Drayton Park Avenue

All proposed materials are to match the existing dwelling or that of materials in the conservation area and are detailed within our proposed drawings.

There is no change in height or width of either the garage or sunroom to the previously approved application 13280/APP/2024/1209. Due to the rebuilding of the sunroom the proposed has moved slightly away from the neighbour's boundary at No. 34. And the sunroom has moved to be level with the front of the garage.

6. Parking

Parking is not affected by the proposal.

7. Conclusion

In conclusion, we believe we have designed the proposed extensions that will help maintain and greatly enhance the architectural quality and character of the existing out houses and the part of the Conservation Area it sits within.

We hope that both the council and conservation area panel will look favourably upon the proposal, acknowledging the high-quality design and architectural contribution to the property.