

DESIGN & ACCESS STATEMENT

78 Rodney Gardens, Pinner, HA5 2RP



Front view

Rear view

Proposal:

Single storey kitchen extension, garden room, loft conversion with rear roof extension .

1.0 The Site

The property was built circa 1918 and is a single storey detached bungalow, with an attached garage to the side adjoined to the garage with no 76 Rodney gardens. There is a large rear garden, with paving and extensive lawn and planting. The front garden with off street parking for one vehicle and an existing pavement crossover.

2.0 The Location

The application site (area edged red) is situated at 78 Rodney Gardens, Pinner within the London Borough of Hillingdon. The application site lies within the Eastcote Park Estate Conservation Area. Rodney Gardens is located within a larger residential community comprising of detached and semi-detached properties.

3.0 The Proposed Development

There have been no previous planning applications for this property. Our proposal includes building out at the rear onto the existing terrace, forming a single storey extension to the kitchen on the ground floor. The extension would maintain the side passage access to the kitchen door and rear garden and extends 2.5 m into the garden from the rear of the existing building line. The roof to this single story extension will be constructed with a flat roof and fixed double glazed roof light with a tiled pitched perimeter to 3 sides, set below the gutter line of the main roof soffit.

Internal alterations to enable access stairs to a loft conversion with alterations to extend the rear roof slope to form a double pitch roof extension housing a bedroom and shower room with rear facing windows and French doors onto a Juliet balcony. The main roof is to be fitted with 2 Velux roof lights, one each side of main roof to the side elevations and 1 smaller Velux roof light to the front pitch over the shower room.

The property currently contains 3 bedrooms and with the internal alterations one of the bedrooms to the ground floor will be lost to increase the living area. The loft plan is to add back a 3rd bedroom. (Roof alterations will be similar to neighbours at no 76 Rodney Gardens **Approval no 62579/APP/2007/65**)

The garden room is to be located at the bottom of the garden, a light weight structure proposed use as a gym and garden storage. The surface water from the flat roof will run-off and collect into a rainwater butt to be used for gardening purposes.

Access to the terrace (which will be reduced in size) is via the existing patio doors from the living /dining area. New open tread steps are proposed from the terrace to the garden level below, constructed so as to ensure the area underneath remains open to allow free flow of water.

The garden can also be accessed via the existing external kitchen door via new steps down to the garden level.

4.0 Landscaping

The front garden and forecourt is currently laid with lawn and brick edged flower beds with Tarmac drive leading from a pavement crossover towards the garage, and hard paving leading to the house with separate path from pavement to front door.

The proposal for the front garden is to cut back the existing brick planters and lawn area leading to the garage, an area measuring 3.5m from the adjoining neighbours boundary line at no 76, to allow for 2 cars to be parked side by side. The existing pavement cross over will remain unchanged.

5.0 Flood Risk Assessment

A FRA is available on request.

6.0 Refuse & Recycling

As existing.

Each household has allocated waste collection days, for general waste, recycling, garden and food recycling waste.

7.0 Access

The current vehicle access and off-street parking is located at the front of the property which will remain unchanged. A side passage to the left of the property gives access from the front garden to the side kitchen door and rear garden.

8.0 Appearance

The proposed extensions reflect the scale and spacing of the neighbouring properties; adequate distances are maintained to ensure building lines are not compromised to the detriment of its neighbours in terms of loss of privacy, daylight and outlooking.

The kitchen extension is modest and subservient to the main body of the house and in keeping with the original design using similar finishes and materials as previously used.

The proposed development is primarily at the rear of the building and would not be visible from the road, and materials and finishes (noted on drawings) are to match existing.

Please see drawings illustrating the existing property and proposed works
(Drawing nos 277.P.01 & .02 Existing, 277.P.03, .04 & .05 Proposed)