

13th July 2018

ALTERATIONS TO 25 THE CHASE, EASTCOTE, MIDDLESEX, HA5 1SJ

DESIGN AND ACCESS STATEMENT

Introduction

This planning application is for the refurbishment and extension to the existing detached property at 25 The Chase Eastcote. The property is a single dwelling house and the proposal include a two storey side and rear extension together with attic conversion and full modernisation of the property throughout.

The property is in its original plan form and is generally in good condition including a side single garage set within a large rear garden. The house has three bedrooms and individual rooms on the ground floor but is small when compared to modern family houses within local area. The attic is large and lends itself to a full conversion into modern and bright living accommodation.

The proposal will provide a larger and open modern floor layout suitable for a modern growing family. The first and second floors will provide 5 good sized double bedrooms and three bathrooms all focused around a double height internal space which overlooks and addresses the large rear garden.



The Local Neighbourhood

The local area was set out as suburban housing development from the 1930's in response the new Metropolitan railway line running from Marylebone to Amersham and the new formed North London housing districts. The area has generous plots with many gardens being 40 – 45 m deep and a generous width leaving gaps between the houses.

Many of the local roads are tree lined and the front gardens to the properties are green and pleasant with mature planting and hedges. Many properties have front garden fences although not many have gates.

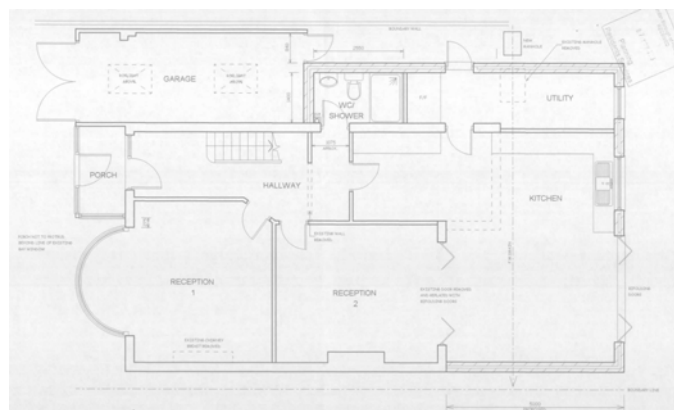
The Chase is no exception to this. Many of the houses included side garages to the houses, not integral or linked in some cases but all have drives for one or two cars to be parked off the street. Many of the properties along The Chase have been altered and extended to the side and to the rear as well as many of the attic spaces being converted into living accommodation. Dormers are not a feature along the road and all appear to be positioned on the rear elevation.



The main feature of the houses along the street are the large curved and flat fronted bay windows, hipped and gabled roofs to the bay windows, the small cantilevered windows to the side and often recessed front doors and wide entrance porches. While the properties vary along the road most follow this common language of components parts making up the pleasant suburban character to the road.

The more recent side extensions to a number of properties utilise the space between the original houses and build over the garage areas. The side extension varies in design and detail with some having rendered walls up to the first floor roof eaves and others have clay tiled mansard roofs at first floor level dropping down to gutters at ground floor level.

Windows and front doors have altered considerably over time including the infilling of the wide open entrance porches to the front doors. These windows and doors also vary in material and detail, being made of painted timber, UPVC and anodised aluminium, the fenestration is often not that of the original window design for the houses.



23 The Chase - Extension



27 The Chase - Extension



36 The Chase – Existing front elevation



36 The Chase – Proposed front elevation

The Existing Property

The existing house at 25 The Chase, is a detached property built between the wars and dates from the 1930's. It is very typical of the type of properties along the street and elsewhere in this suburban residential area. The house has a large bay window and large over sailing hipped roof with front entrance porch and detailed first floor bay window above. The materials are of brick and render and at the windows throughout have been replaced with silver anodised aluminium windows not of the original design, proportions or detailing. These new windows spoil the overall look of the front and rear elevations. The front and rear elevations have grey pebble dash render which is very much out of keeping with the property and the quality of the local area.

The property benefits from a wide open space on each side running up to the boundary against the neighbours. The neighbours on the left hand side have narrow gap between the building and the boundary fence, whereas the neighbours on the right hand side have extended and built up to the boundary line with side and rear extensions. The rear extension to the adjacent properties and indeed other along this part of The Chase vary in size considerably. Given the long rear gardens these deep extension do not create any problems for adjacent properties.



Front of the property



Rear of the property

Design Proposals

The proposals are to enlarge the property at the side (demolishing the garage and rear to create a large family house typical of the local area. The attic will also be converted to provide additional living accommodation in the form of a master bedroom and ensuite. The internal arrangement of room will be reconfigured to provide a large open living space facing the rear garden, with a double height central area around which the rest of the accommodation is focused.

The front door will be repositioned beneath the bay window to be more central and to give a more efficient central lobby and hall area. The windows will be replaced and in some areas enlarged to give better proportions to the elevations, particularly at the front. These windows will be of black painted aluminium



25 The Chase – Proposed front elevation



25 The Chase – Proposed rear elevation

The rear elevation will have large black aluminium doors and windows to maximise the outlook from the house to the rear garden. The two rear bedrooms at the first floor will have juliet balconies.

The materials of the extensions will be the same as that of the original house, in red brick and render with the render to be painted white to match that of the rest of the street. The roofing tiles will be of red clay tiles to match the original and gutters and rain water pipes will be in black UPVC or aluminium



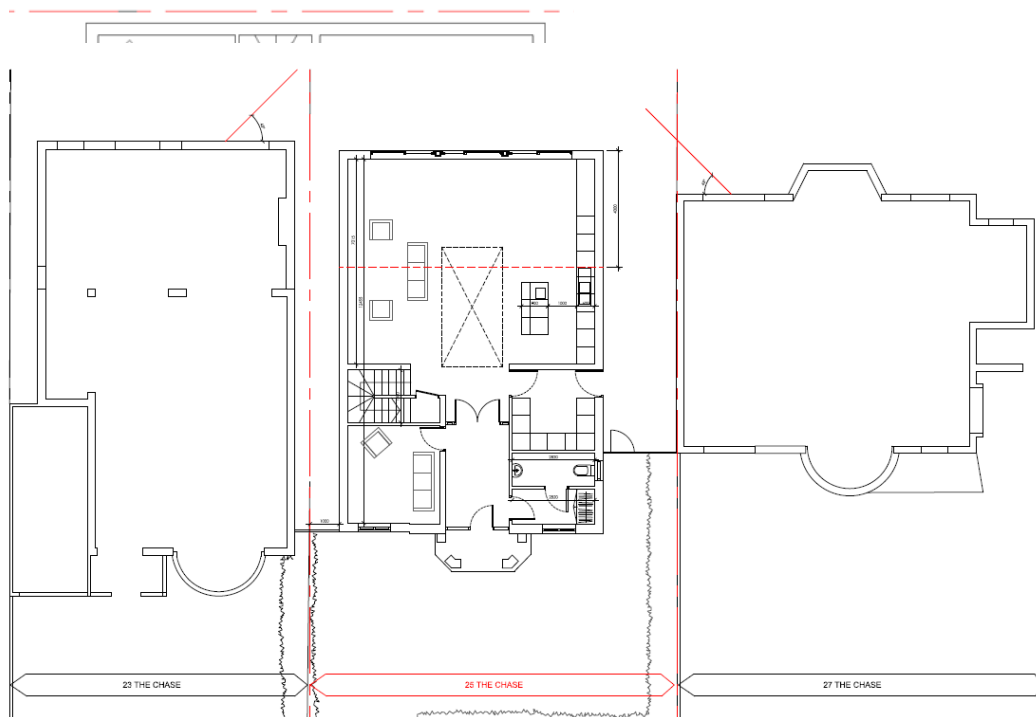
9 The Chase – Front elevation (black windows)



15 The Chase – Front elevation (black windows)



25 The Chase – Proposed context elevation



25 The Chase – Proposed Ground floor plan

Access

The proposals as part of this application do not change the majority of access points into the house. The front door to the house from the street – The Chase, is level and gives good access for disabled or wheelchair users. The doors at the rear elevation will have flush thresholds for easy access

This existing provision has not been suitable for everyday use and as such the roof space has not been used continually. The new access will allow the users to use the roof terrace as much needed amenity space, directly connected to the house.