

Design and Access Statement

Proposal: Detached garage at 25 The Chase, Pinner, HA5 1SJ.

1. Introduction

This Design and Access Statement is submitted in support of a householder planning application for the construction of a detached garage at 25 The Chase, Pinner, HA5 1SJ. The proposed structure will be located within the front driveway and is intended to securely house two classic cars owned by the applicant, a requirement for their insurance. The design has been carefully considered to ensure it is functional, visually compatible with the local streetscape, and respectful of planning policies in the Harrow area.

2. Site Description and Context

The property is a detached residence situated in a residential area characterized by properties with spacious driveways and boundary treatments comprising low brick walls, railings, and hedgerows. The front driveway of the property is approximately 12m by 12m, enclosed by a 1.5m-high metal railing atop a low brick wall with brick piers. There are several examples within the locality of detached garages and outbuildings sited in similar front garden positions. These precedents highlight the acceptability of such structures, provided they are designed to be visually sympathetic to their surroundings.

3. Proposal Details

3.1. Dimensions and Location: The proposed garage will measure approximately 6m by 6m and have a height of circa 2.5m. It will be positioned within the front driveway, maintaining a substantial setback from the public footpath to avoid any obstruction or dominance in the streetscape.

3.2. Design and Materials:

- **Materials:** The garage will be constructed using facing bricks to match the existing boundary wall and piers, ensuring consistency and visual harmony.
- **Roof:** A flat roof design has been selected to minimize the visual impact and maintain a low-profile appearance.

- **Doors and Openings:** The garage will feature a pair of vehicle-access doors designed in a manner that complements the traditional character of the surrounding area.

3.3. Access: Access to the garage will be from the existing driveway, which connects directly to The Chase. There will be no alterations to the public footpath or curb.

3.4. Purpose: The garage is required to house the applicant's two classic cars, meeting insurance conditions for secure, covered storage. The structure also enhances the functionality of the property by preserving driveway space for additional vehicles if required.

4. Local Context and Precedents

Several similar garages and outbuildings have been approved and constructed in the Harrow area, demonstrating alignment with local planning policies. These include:

- Detached garages at properties along nearby residential streets in Pinner, such as 124 Eastcote Road; 25a Cheney Street; 22 Eastcote Road. 59 Lyncroft Avenue.
- Flat-roofed outbuildings of comparable dimensions and materials at 124 Eastcote Road.

These examples provide a precedent for the scale, materials, and location of the proposed garage and support the suitability of this application.

5. Planning Policy Compliance

The proposal complies with local and national planning policies, including:

- **Harrow Local Plan:** Supporting development that respects local character and enhances residential functionality.
- **National Planning Policy Framework (NPPF):** Promoting good design and sustainable development.

The modest height and scale of the garage ensure it remains subordinate to the main dwelling. The use of matching materials ensures visual integration, while the flat roof design minimizes impact on neighboring properties and the streetscape.

6. Design Justification

The proposed garage is:

- **Functional:** It meets the specific needs of the applicant to store classic cars securely.
- **Contextual:** Its design and materials are carefully chosen to match existing site features and the broader streetscape.

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- **Minimal Impact:** The garage's low-profile design ensures it does not dominate the frontage or adversely affect the character of the area.

7. Access Considerations

The proposed garage will utilize the existing vehicular access to the driveway, with no changes to public access points or the highway. The structure will be fully accessible to the applicant and will not impede pedestrian or vehicular movement within the site or adjacent public spaces.

8. Conclusion

The proposed detached garage at 25 The Chase, Pinner, HA5 1SJ, has been designed to meet the functional requirements of the applicant while respecting the character and appearance of the local area. The structure is of an appropriate scale, design, and materiality, ensuring it integrates seamlessly into its context. Local precedents further support the suitability of the proposal, and it aligns with relevant planning policies. This application is respectfully submitted for consideration.
