

Design and Assess statement

AT

40 Vine Lane, 40A Vine Lane Hillingdon, Middlesex UB10 oBA

Date of Issue: May 18, 21

This supporting statement has been prepared by Formed Architects on behalf of Mr & Mrs Madlani to support an application for planning consent for the proposed erection of outbuildings at 40 Vine Lane, 40A Vine Lane Vine Lane Hillingdon, Middlesex UB10 oBA.

The application is for a group of two outbuildings that will be situated in the rear gardens of the two properties. These form part of larger scope of works being undertaken at 40 Vine Lane, 40A Vine Lane.

The application is made under the Town and Country Planning Act 1990 as Permitted Development rights under The Town and Country Planning (General Permitted Development) Order 1995 for 40 Vine Lane and 40A Vine Lane have been withdrawn by London Borough of Hillingdon. The two sites are under same ownership.

1. Size and Scale

The buildings follow the natural contours of the site, which slopes down from the southeast to the northwest, with flat roof.

Because the outbuildings are broken up into two distinct masses, they would have the appearance of separate residential unit.

The design now presents a render front wall and brick and side and rear walls which follows the natural contours of the site, is 2.8 m high. This does not represent a loss of amenity to these properties as it replaces substantial vegetation.

As a result, the outbuilding appears to be consistent with the established pattern.

2. Proposed uses

The outbuildings are intended for conventional domestic use as garden rooms and garden equipment storage rooms ancillary to the main houses. Originally 40 Vine Lane houses demolished and rebuilt it as two separate houses. There is no intention of combining any of these properties.

The outbuildings will be for personal use incidental to the enjoyment of the dwelling houses:

PROPERTY	ROOM	GARDEN TOOL STORAGE
----------	------	---------------------

40 Vine Lane	Gym room and Home office	YES
40A Vine Lane	Gym room and Home office	YES

The garden rooms have large bi-fold doors to the gardens of each property with no other door or window access.

3. Site curtilage

The size of the outbuildings is clearly subordinate in proportion to the overall area of each house:

PROPERTY	AREA OF OUTBUILDING
40 Vine Lane	30 m2
40A Vine Lane	30 m2

4. Height

Each outbuilding has eaves not exceeding 2.8m above the ground level immediately in front of it. As there is significant variation in height across the sites each outbuilding is designed as a separate building with an entrance from the adjacent ground level, as may be seen in the elevation drawing.

As a result, there is no continuous floor level among the buildings.

PROPERTY	EAVES
40 Vine Lane	2.8m
40A Vine Lane	2.8m

The height of the outbuildings is not significant and will not impact amenity of adjoining gardens.

5. Conclusion

The evidence presented above and, in the drawings, shows that the size, scale and footprint of, and access to, the outbuildings conclusively prove that they are subordinate and proportionate to the domestic nature and scale of the existing and proposed properties on site.