

**PROPOSAL – SINGLE STOREY SIDE TO REAR
EXTENSION & FIRST FLOOR REAR EXTENSION.**

Site Address: 50 CHENEY STREET, PINNER, HA5 2TB

Design and Access Statement

1. Introduction

1. This design and access statement has been produced to accompany the planning application for 50 Cheney Street, Pinner, HA5 2TB. The statement is to be read in conjunction with all documentation submitted in relation to this application.

2. Location

1. The site is located in Eastcote Village Conservation area. The site is located within a residential area. Where several properties have been vastly extended.
2. There is ample public transport services within the area including trains, buses services. There are bus stops are within walking distances and train services which could be accessible using the local bus service.

3. Use

1. The property is a single family residential dwelling which is a mid-size detached property.
2. Planning permission is sought for the increase the floor area to meet the family needs this includes a single storey side to rear extension and First floor extension to the rear.

4. Design

1. The ground floor will enable the family to have a large open plan kitchen, dining and family area.
2. Proposed single storey side extension will be a study room.
3. The first-floor extension will enable the two rear bedrooms to increase in size and add ensembles to the bedrooms.
4. The garden is very long and wide, there is plenty of soft landscaping remaining once the proposal has been built.

5. Access

1. All access would be through Cheney Street. The property is located on a bend on the road. The proposed works do not interfere with the access route to the other properties on the road.

2. There is access for through the garden from the right hand side of the property. There is an existing clear path which does not overlook or obstruct either unit or surrounding properties.

6. Impact

There will be minimal impact to the street scene and neighbouring properties, as the extension will allow the flow of the building continue the proposed extension will maintain a subservient design. The neighbouring properties already have extensions this may be one of the very few properties which is original.

7. Materials

The materials proposed are of traditional nature which will ensure longevity of the building. High values of insulation required under the Building Regulations. Any materials which can be reused shall be done.

8. Conclusion

The proposal is seen to be a reasonable development of this type of scale and location.

The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties.

It has been designed to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context. The extension provides the more delightful accommodations to the London borough of Hillingdon.