

DESIGN, ACCESS & HERITAGE STATEMENT

Friars Pardon, Tile Kiln Lane, Harefield UB9 6LU



Existing Entrance Elevation

1. INTRODUCTION

This Planning Application proposes to demolish an existing dilapidated Garage/Workshop and construct a new larger workshop, with a pitched roof storm canopy to the frontage of the property. In addition, to the rear/side of the property, an orangery type extension with vaulted ceiling is proposed to provide additional living space to the property.

This Design and Access Statement has been prepared in accordance with the Department of Communities and Local Governments (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to Commission for Architecture and the Built Environments (CABE) guidance on Design and Access Statements: How to write, read and use them" (CABE 2006).



Reference - Google Maps Aerial

2. SITE LOCATION AND CONTEXT

Friars Pardon is the end property to the right hand side of Tile Kiln Lane, very much tucked away from anyone, apart from the direct neighbouring dwellings. The property is not Listed or within a Conservations Area and, whilst looking like a period property, it was in fact

constructed in the 1930's. There is an existing garage that has fallen into disrepair (the current owner only purchased the property recently) and would like to demolish and re-build a larger Garage/Workshop in order to accommodate his classic car collection that he uses to store and restore vehicles.

The neighbouring property has a large garage of similar height that abuts the boundary, so the impact of the new Workshop will be minimal. From the streetscene, a storm porch across the frontage is proposed to soften and continue the traditional period aesthetic of the property. Unusually, the main front elevation is orientated facing the large garden area to the south of the property, so the area in question is in fact the side elevation, although the most prominent from Tile Kiln Lane itself. The neighbouring property 'Boundary Oak' has a similar storm porch.

The proposed 'Orangery' type extension will similarly not negatively affect any of the neighbouring properties and is overlooked by none. The pitched roof will match the existing, as will the face brickwork at low level and the window style, offering excellent views out onto the spectacular vista beyond.

3. USE

The proposed use is to continue as C3 dwelling.

4. SCALE

The scale and layout of the proposal takes into account the size and shape of the plot and the examples locally of similarly sized dwellings.

5. ACCESS

The access for the property is to be retained as existing, with external parking for 5no. vehicles, plus the space within the new Garage/Workshop.

6. SUMMARY

The proposal has been carefully designed, taking into account the neighbouring dwellings, the site context and location, the style and form of the existing property and the opportunity to provide additional habitable space that will make the most of the splendid views that the property provides.

The dilapidated Garage can be replaced with a building that is fit for purpose and suits the owners requirements, without negatively affecting the neighbours and improving the streetscene elevation through the careful design of the storm canopy and timber supporting posts.

END OF DOCUMENT