

23 Burwood Avenue, Pinner HA5 2RY

Design and Access Statement
24 October 22

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The property is a 2 storey mock Tudor Semi detached house

THE PROPOSAL

To part demolish an old existing Ground floor Conservatory and upgrade to a single storey Extension using existing Footings (foundations)

Some walls are retained (Grid Line C) and an unnecessary Bay wall has been straightened to offer access to the rear garden via a sliding door. The Extension has a reduced floor area/size. A large Roof Lantern will provide daylight to the dark (at present) rear Reception Room

The Extension will offer the following

- Thermally efficient practical space for all year round use
- The floor area is reduced by over 2M2 to that of the existing Conservatory footprint (by removing bay window which overlooks neighbours garden)
- Provide access to rear garden
- Simple design

The 20 year old Conservatory has reached the end of its life and no longer offers the accommodation for the 21st century for the following reasons

- Leaking Roof
- Thermally inefficient- too cold or too hot (Polycarbonate roof)
- Inadequate ventilation including no through ventilation causing over heating to the main house
- No access to garden except by a side door
- No roof/gutter cleaning access to large parts of the roof
- Cuts out light to Rear reception room
- Noisy roof when raining

ACCESS

Both vehicular and pedestrian access to the property is via Burwood Avenue

The Planning application is supported by the following drawings

1. **DWG P/PL/BA01** - Location Plan
2. **DWG P/PLN/BA100** Ground floor plan (existing and proposed) 1:100@A4
3. **DWG P/PLN/BA101** Roof Plan at First Floor (existing and proposed) 1: 100@A4
4. **DWG P/PLN/BA102** Main Roof Plan (existing and proposed) 1:100@A4
5. **DWG P/ELE/BA200** Rear Elevation (existing and proposed) 1:100@A4
6. **DWG P/ELE/BA201** Side Elevation (existing and proposed) 1:100@A4
7. **DWG P/SEC/BA300** Section A-A & B-B (existing and proposed) 1:100@A4

It should be noted that this is a retrospective planning Application. The applicant was under the understanding that this was initially an upgrade to an existing Conservatory with new roof/doors/windows and served a Building Notice to commence works to Hillingdon Building Control early October. However on site inspection Hillingdon Building Control re-classified this as an Extension. As a result some aspects of the Build work have been upgraded to comply with Building Regulation. Contact @ Hillingdon Building Control – Anthony Oloyede