

PL-010 - DESIGN & ACCESS STATEMENT:

Ref: 4 Egerton Close, Pinner, HA5 2LP

LMAD Architectural has been instructed by the owners of the above-mentioned address, to prepare and submit a planning application for roof works and internal rearrangement to the rear single storey so as to create a more functional layout.

Due to the nature of the document some elements may be repeated in the various sections of this report.

EXISTING PROPERTY

Fig 1. Front Elevation of main house

4 Egerton Close is located on a quiet no through road off of Wiltshire Lane which leads onto the main B472 (Joel St), Pinner. The dwelling houses that form the Close are generally of a similar architectural style and the property dates from approx. C.1937.

The dwelling is of masonry construction and the external finishes are face brickwork to the ground floor and white/off-white render to the 1st floor, The main house roof is in plain tiles and formed of hips (running front to back) and pitches sloping down to the garage on the east side and a high-level flat roof on the west side (likely as part of a previous extension, historically).

To the rear there is a single storey extension of which is mainly rendered walls to match the main dwelling with the roof being hipped to one side and flat to the other. This area houses the existing kitchen and dining room and is split level internally with the dining area being 'set down' lower than the other ground floor rooms in the house.

The windows are all in white uPVC with glazing bars to form multiple panes and the bars differ from front to rear with the front being 'lead style' in diamond format whilst the rear are square section with white bars. These units have obviously replaced the originals at some point in time and perhaps the rear units on the main house were swapped to match the existing single storey extension during its period of construction.

The property benefits from a long and extensive garden of which is lawn with well-established boundary hedges, trees and shrubs.

DESIGN PRINCIPLE

The main design requirement is to provide a replacement flat roof over the existing single storey rear extension of which will serve to provide a balance and continuity in its general appearance as well as address the aging condition of the current flat roof area.

Internally, a re-formatting of the rear of the property to include kitchen, dining, utility and w/c is proposed, again to make a better and more efficient living space.



Fig 2. Front Elevation of main house

DESIGN PROPOSAL

The new flat roof will sit at the same level as the eaves of the current hipped area of roof which is just slightly higher than the existing flat roof. The continuous flat roof line will also assist in revising the internal floor level of the dining area as mentioned below.

There will be x2 flat roof lights positioned over the main kitchen and dining areas of which will be set onto a 150mm height upstand and these are located well away from the edges of the flat roof and this should ensure that they will not be a prominent feature of the elevations when viewing the structure from the ground and will not be intruding on the line of the existing first floor windows.

The internal floor levels of the dining area of which are currently set down by 250-300mm from the existing main floors in the kitchen and living areas will be raised to line through with the surrounding rooms and this then provides a continuous level floor throughout. The same will apply to the ceiling in both kitchen and dining areas following the implementation of the revised roof.

The kitchen and utility areas are then free to be reformatted to provide a larger and far more efficient kitchen with a level link through to the adjacent dining area and living room. So as to enhance the internal feel further, a new wide glazed door opening is proposed and this is positioned to sit in the existing gap that is naturally formed between the existing single rear door and window reveals and this will give excellent views of the long garden and further increase daylight inside the dwelling of which is currently quite dark. Further promotion of natural light is also proposed in the form of flat roof lights and these combined with the proposed enlarged rear doors will provide considerable uplift in natural daylight and take advantage of the south facing rear aspect.

The existing side door and window will be blocked up and externally finished to match the existing walls.

Finally, the flat roof will be constructed with a deep insulation layer ('warm' roof construction) of which provides a considerable uplift in thermal efficiency compared to that of the existing roof.

MATERIALS

The flat roof will be formed in either a GRP or Single Ply Membrane and coloured a dark grey and should be obscured by the pitched perimeter.

Walls will be left as existing but if the render is damaged during the works, a new off-white render will be applied.

ACCESS & PARKING

The existing hard standing off-road parking space is to be retained in full and will not be affected by the proposal.

GARDENS AND LANDSCAPE

The gardens around the site are well-established lawns and hedges and close board fencing. There will likely be updates, maintenance & upkeep and further enhancement of the gardens around the house but there is no proposal to reduce or remove any of the well-established areas or changes made to the boundary treatments.

ECOLOGY

The subject area of works is to the single storey rear extension only. This is formed in a hipped roof and flat roof. The hipped end has modern tightly fitted tiles and the flat roof is an asphalt material finish. Both elements have closed eaves, tightly fitted to the building.

No changes are proposed to any of the lawns and natural vegetation and the works are focused solely on the existing rear extension and this is surrounded by hardstanding patio slabs of which provide the necessary area for materials and works. There will be no need to disturb any of the trees, hedges, lawns or existing landscaping currently.

CONCLUSION

The proposed designs aim to achieve the client requirement for an improved and enhanced internal layout to both kitchen and ground floor and at the same time increase the amount of natural daylight to the rear of the dwelling internally.

By utilising the existing part-flat roof form and running this through along the full roof width of the existing single storey, care has been taken to try and ensure that the proposals will not have a detrimental effect on any of the surrounding properties or harm the character of the existing dwelling. Although the proposals are minor in terms of their scale, they should make a big difference to the feel and usable space inside the property and as such enhance the living conditions of the occupants.