

Design & Access
Statement
79 Park Lane,
Harefield, UB9 6BL

16th July

2024



Demolition of an existing conservatory and erection of a rear ground floor extension.



ProPlan Designs

Architectural Design Services

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Figure 1 – Aerial view of 79 Park Lane



Figure 2 – Rear view of 79 Park Lane

1.0 INTRODUCTION

1.1 Current use

The application site, namely 79 Park Lane is a detached property located on a residential road with other detached and semi-detached properties built in various periods and styles. The property benefits from a large driveway which offers off street parking for multiple vehicles.

1.2 Summary of scheme

Our proposal is to demolish the existing conservatory and extend the property from the original rear wall by 4m and a height of 3.3m.



Figure 3- Site location plan

2.0 SITE CONTEXT

2.1 Site description

This Design and Access Statement has been prepared on behalf of our clients in support of our application to The London Borough of Hillingdon for a householder planning permission within a conservation area. This report is to be read in conjunction with the application drawings which detail the scheme.

79 Park Lane is a five-bedroom detached property within a large plot which measures 68m in length and 13.5m in width. Side access is available on both flanks and is to be retained in our proposed scheme.

2.2 Comparable schemes

Due to the diverse mix of housing stock within Park Lane and the surrounding roads, comparable schemes are not available but many of the detached or semi-detached properties have been extended in some way. Either with dormer loft conversions or rear extensions.

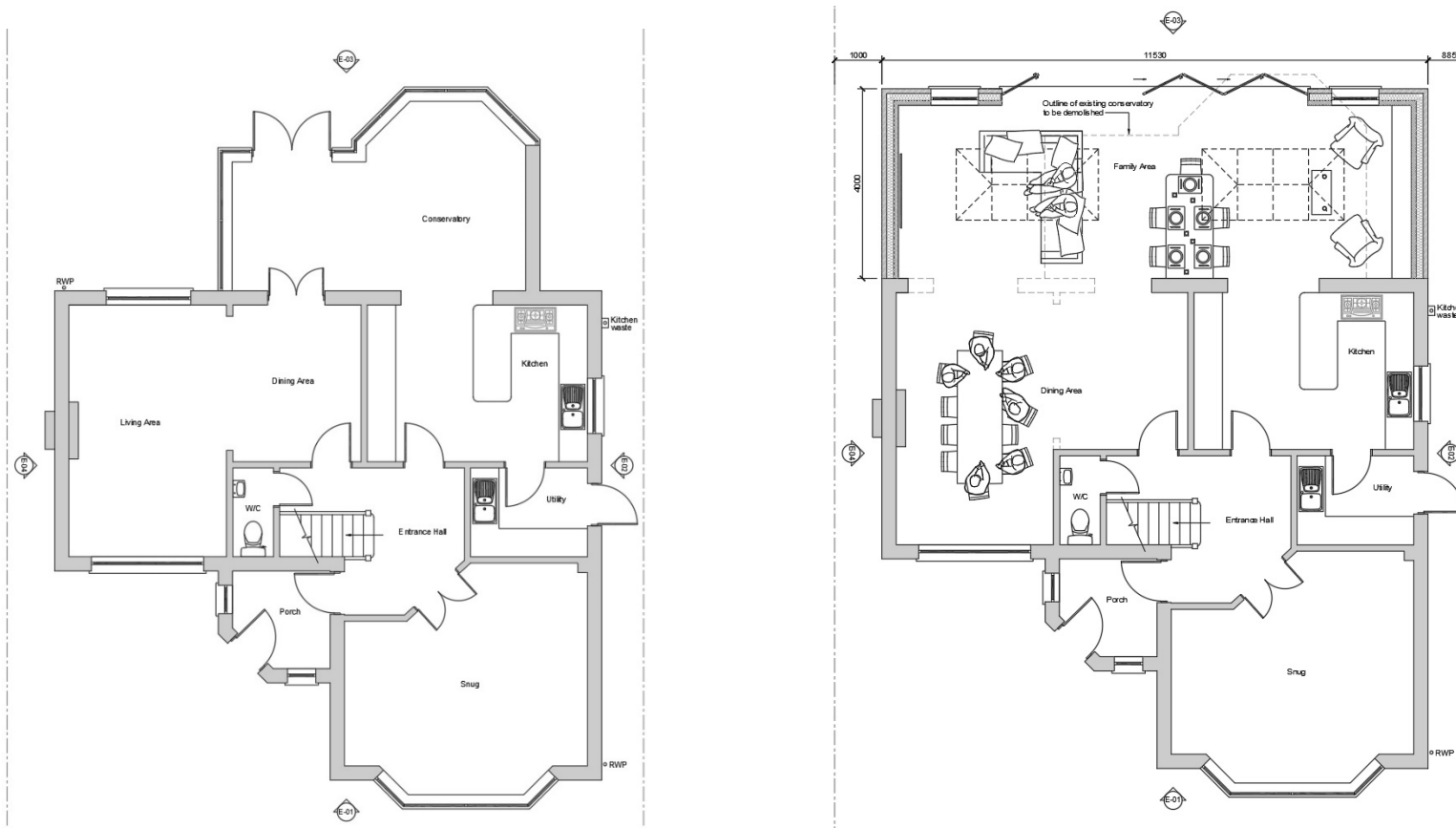


Figure 4 – Existing & Proposed floor plans

3.0 PROPOSED DEVELOPMENT

3.1 Design evolution

The rear single storey extension will extend 4m from the rear wall of existing house, 0.3m shorter in length than the existing conservatory. The existing conservatory to be demolished currently extends 4.3m from the rear wall of the existing house. It is proposed to use matching materials for the walls and the New Windows, Doors & Roof Lanterns will be Aluminium Anthracite Grey RAL 7016.

Our proposed extension is not visible from the front elevation so we are confident that it will not be detrimental to the general street scene of this road.

3.2 Layout

Currently the thermally inefficient conservatory feels disjointed from the main house and is rarely used in the winter months or the height of summer. The proposed layout will offer a usable family living space and greatly improve the property in our opinion.



Figure 5– Street scene of Park Lane

3.3 Form and scale

Our proposal will have a limited impact on the neighbouring properties and as already mentioned, the proposed extension will not harm the main street scene and is in keeping with other extensions within the surrounding roads. Furthermore, 79 Park Lane is not fully visible from the main road. The property is set back off Park Lane and partially screened by trees.

3.4 Amenity Space

The large rear garden will be maintained to provide adequate amenity space.

3.5 Daylight/Sunlight

Our proposal to extend on the ground floor rear only, will have a limited impact on the neighbouring properties.

4.0 ACCESS

Vehicular access is not affected and the both side accesses will be retained.