

MARK ZUDINI ARCHITECTURE + DESIGN

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29 CHENEY STREET HA5 2TG

Design and Access Statement
September 2022



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1. Introduction

1.1 This statement is written in support of an application for Planning Permission for for the demolition of the existing garage, chimney at rear of the main house, the erection of new side extension, loft conversion including rear dormer, new wider doors to the rear.

This statement should be read in conjunction with the drawings submitted as part of this application.

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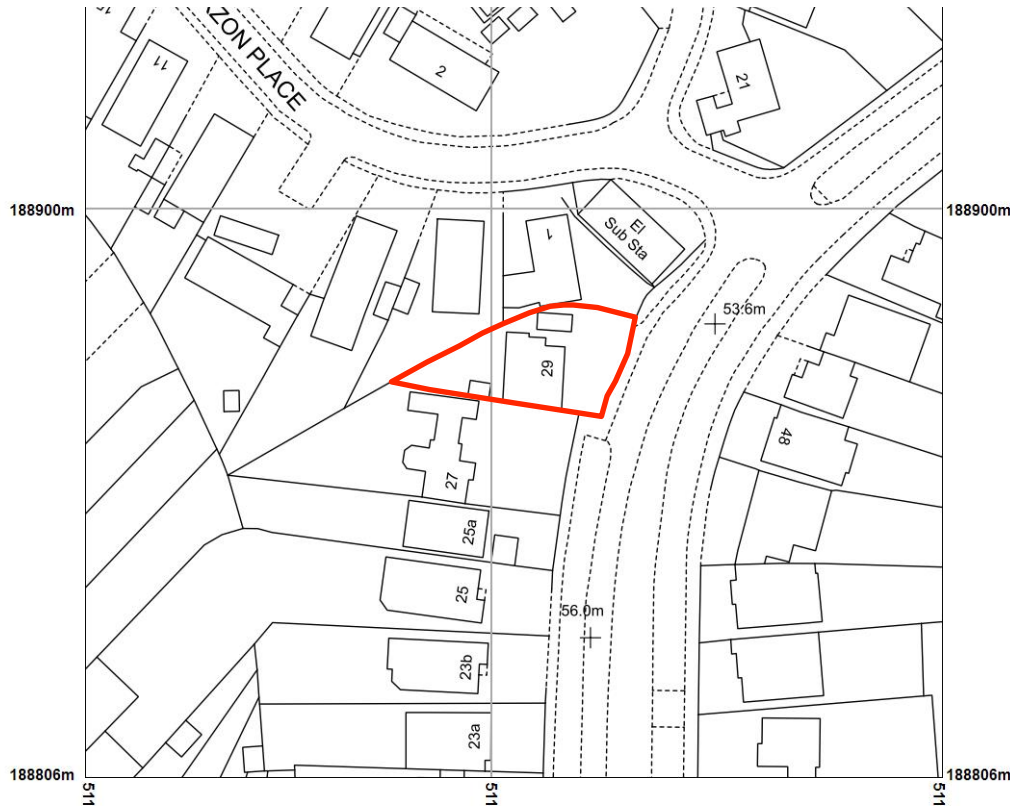
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2. Site Description

2.1 29 Cheney Street is a single storey bungalow located within the Eastcote Village Conservation Area. The property was built in red bricks around the late 1940s approximately. The current owner / occupier is looking to extend and upgrade the fabric of the building to modern standards in order to suit the needs for their expanding family.

2.2 Building Conditions

The property is outdated and would benefit an upgrade to more modern standards of living both in layout and fittings. The garage is small in size and not able to accommodate a modern car, It is currently used for storage. The roof covering needs to be repaired and refurbishing the loft would add a much needed layer of insulation to the house, thus saving energy consumption in the future.



THE EASTCOTE CONSERVATION AREA

The Eastcote Village Conservation Area was designated in the early 1970s and includes the historic hamlet of Eastcote and surrounding areas. The area was extended in 1989, 1999 and more recently in 2010, to include those adjoining areas that contributed positively to the setting of the Conservation Area.

The original Conservation Area included the linear development along the River Pinn and the surrounding woodlands. It also included a large number of country houses with extensive grounds, such as the sites of Eastcote House, which dates from the C16, Haydon Hall from the C17 and High Grove from the C18.

The area also includes some later well designed modern estates such as Pikes End. Overall, the character of the area is that of a high quality suburb dominated by open spaces, extensive natural landscaping and trees.

Most recently, the Conservation Area was extended to the south to include the southern part of Cheney Street. The character of this area is largely derived from its semi-rural setting and low-density housing of varied design, including large detached houses as well as bungalows. No 9 Cheney Street, the original Cheney Farmhouse, is the only listed building in the area and is listed at Grade II. It is a C17 timber-framed building with exposed framing between rendered panels. The later 1920s buildings are in red brick or rendered, with clay roof tiles. Tall chimneys and half timbered details are also common and characteristic features of the houses, giving an "Arts and Crafts" appearance to the area.

LOCATION PLAN (NTS)

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3. Access

3.1 29 Cheney st is a single storey bungalow located within the Eastcote Village Conservation Area. It has a large front driveway which can easily accommodate 2 / 3 cars.

- The property is a single family dwelling, vehicular and transport links are not relevant to this application.
- The proposed works are aimed at incorporating the area of the existing garage into a new side extension and making use of the large unused loft space.

4 Use

4.1 the existing use of the property is as a residential dwelling house. There are no proposals to change the current use of the property.

5. Area

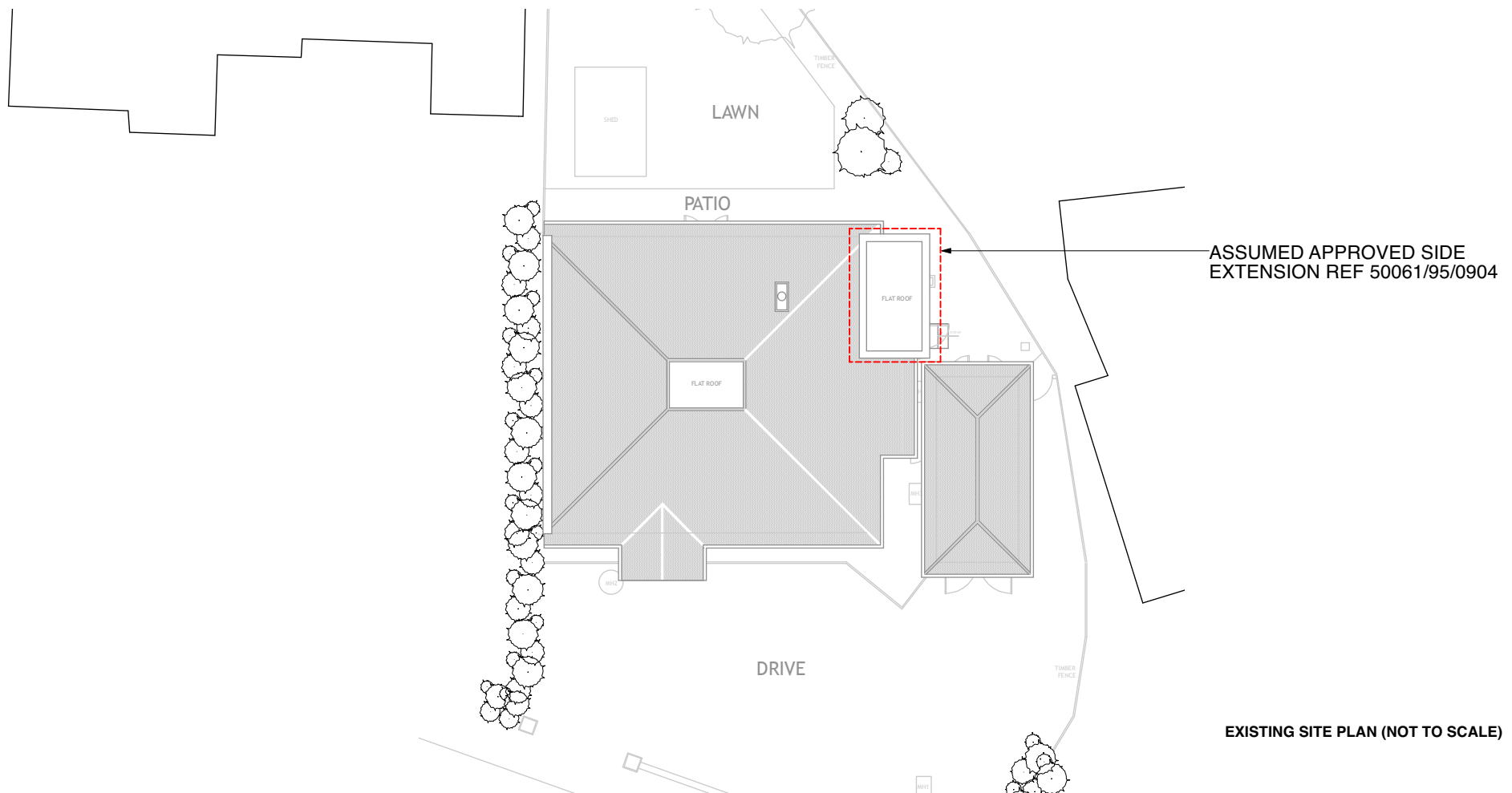
6.1 Approximately 9 Sqm of internal space will be added to the property.

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6. Planning History

Planning permission was granted on the 2nd of November 1995 (ref. 50061/95/0904) for the erection of a single storey side extension. No drawings are available on the Council website.



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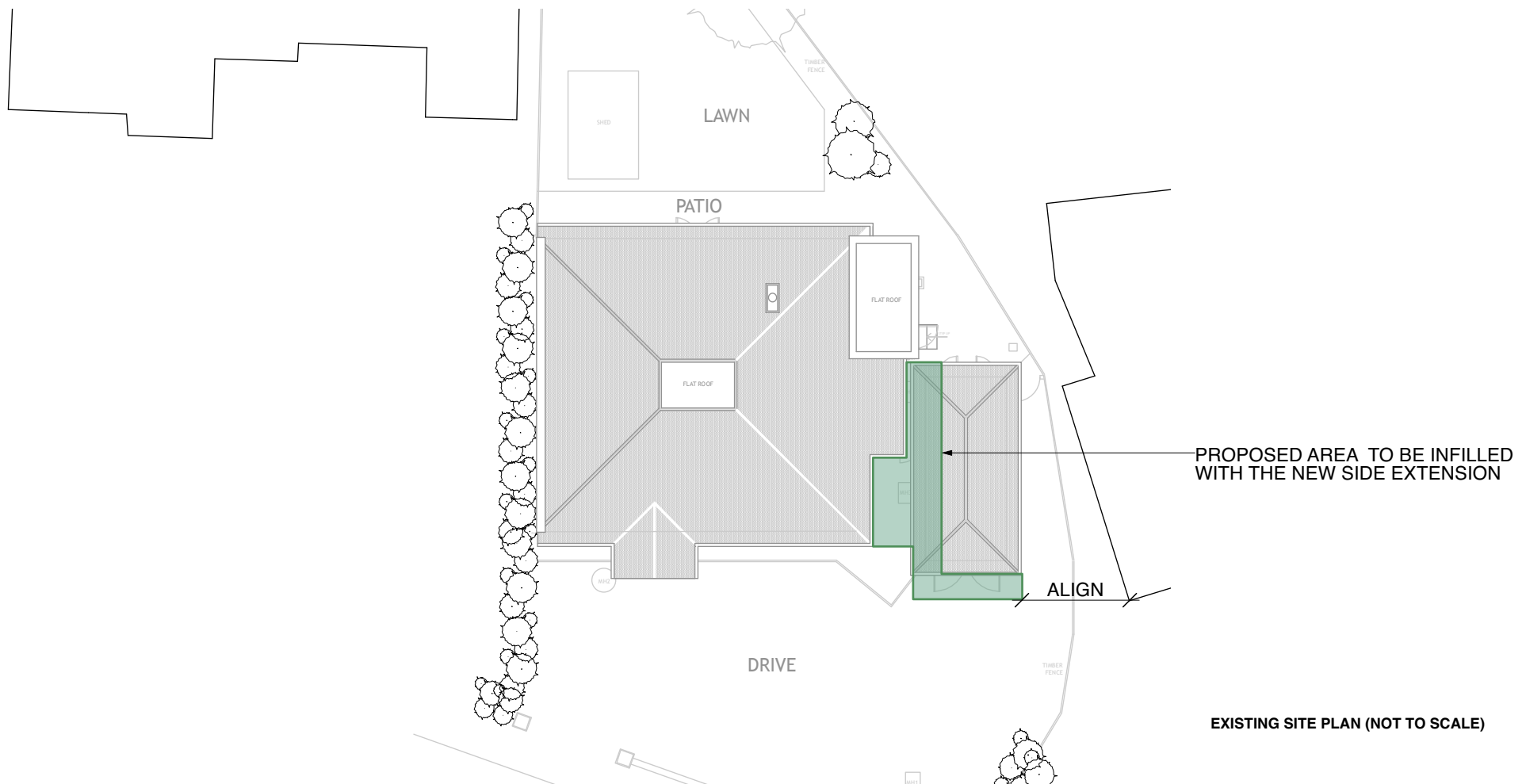
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7. Application Proposal - Extent of proposal

Planning Permission is sought for a new side extension replacing the existing garage, the conversion of the loft space into a usable room with the addition of a rear dormer, the widening of the rear doors to the garden. Internally, a new and more modern layout is proposed to suit the needs of the owner to grow their family.



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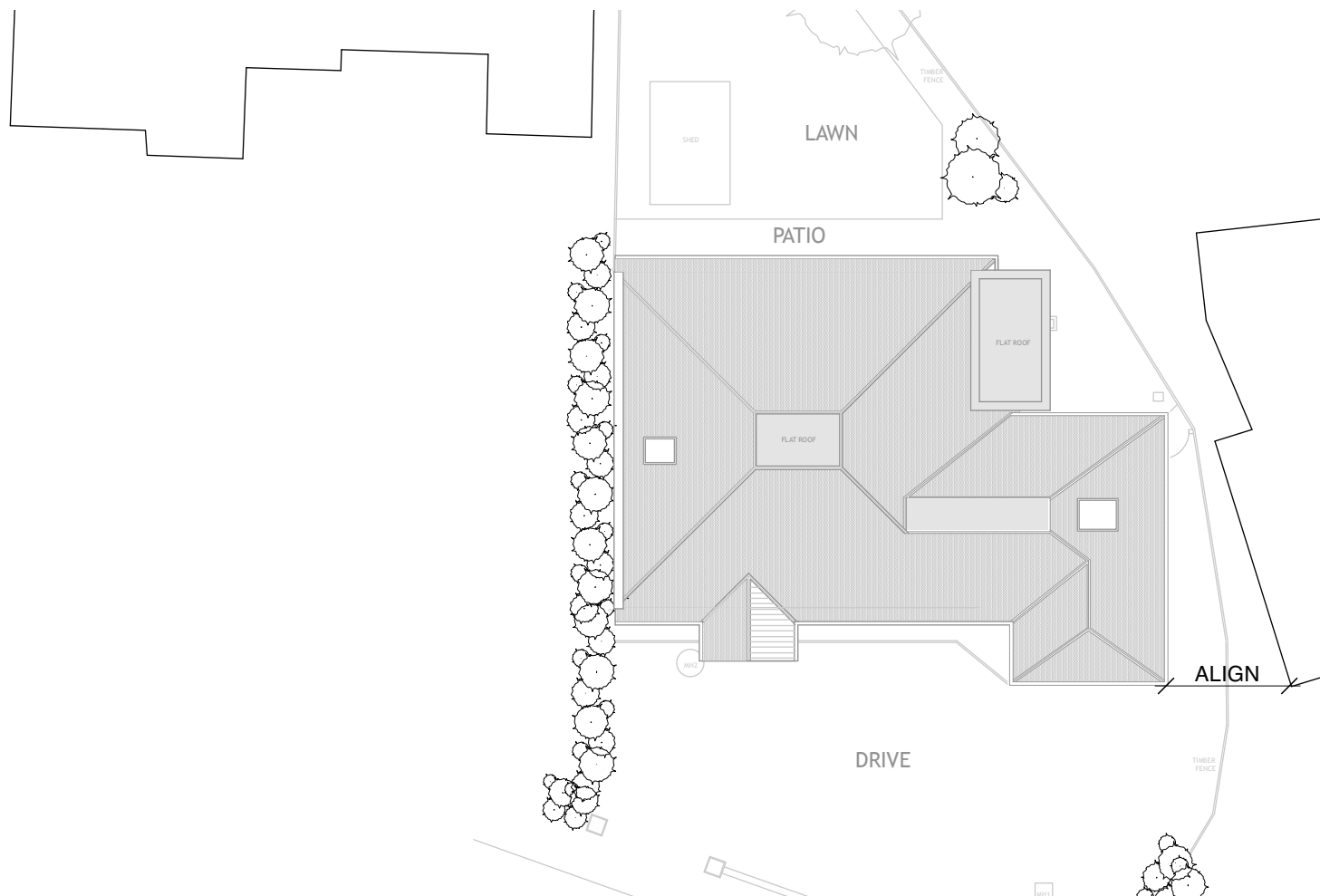
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7.1 Application Proposal - Proposed Site Plan

The side extension is only marginally wider and deeper than the existing garage footprint. As the driveway is quite deep, the proposal sits comfortably on its surrounding and no neighbour is affected.



PROPOSED SITE PLAN (NOT TO SCALE)

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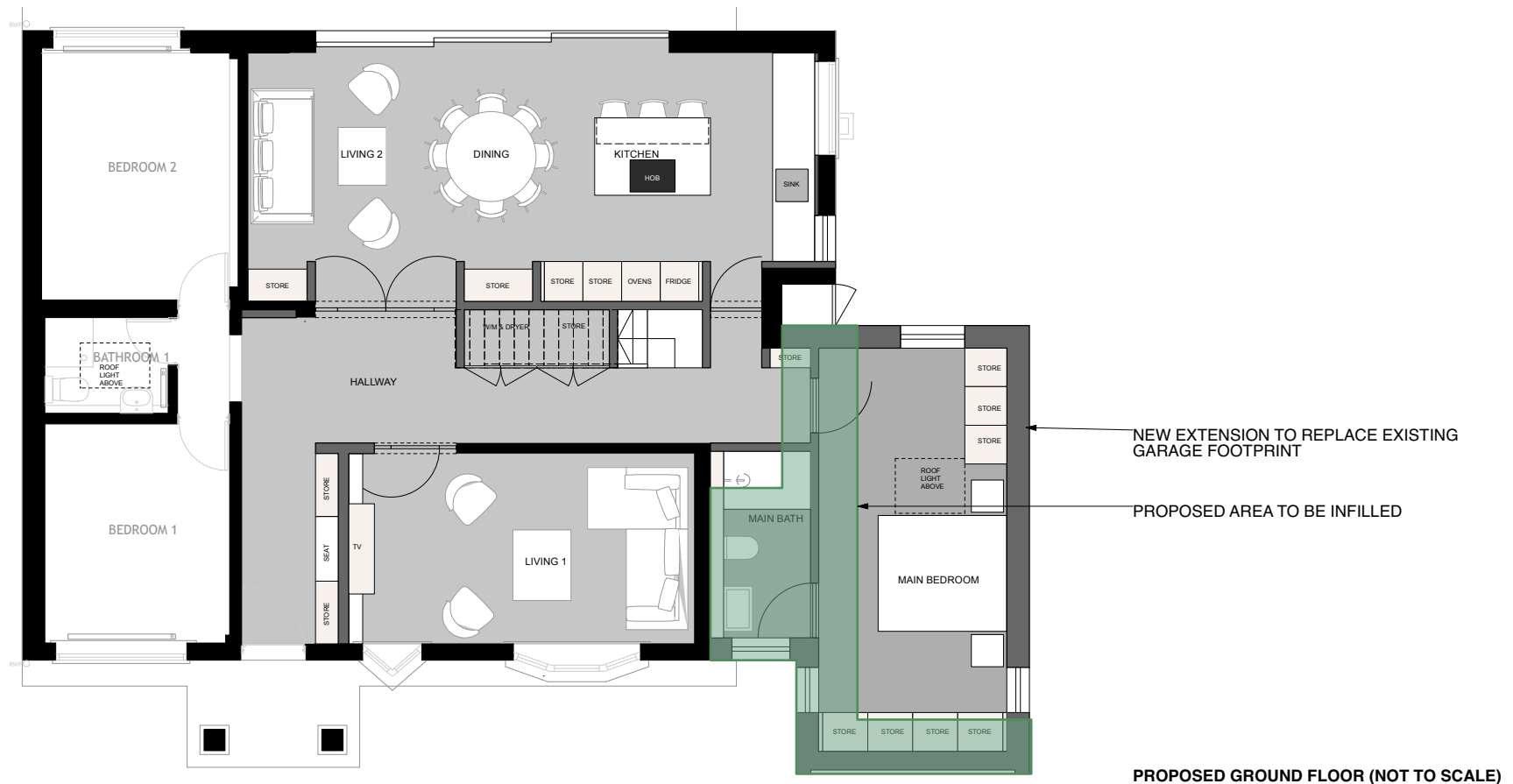
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7.2 Application Proposal - Extent of proposa and internal layout

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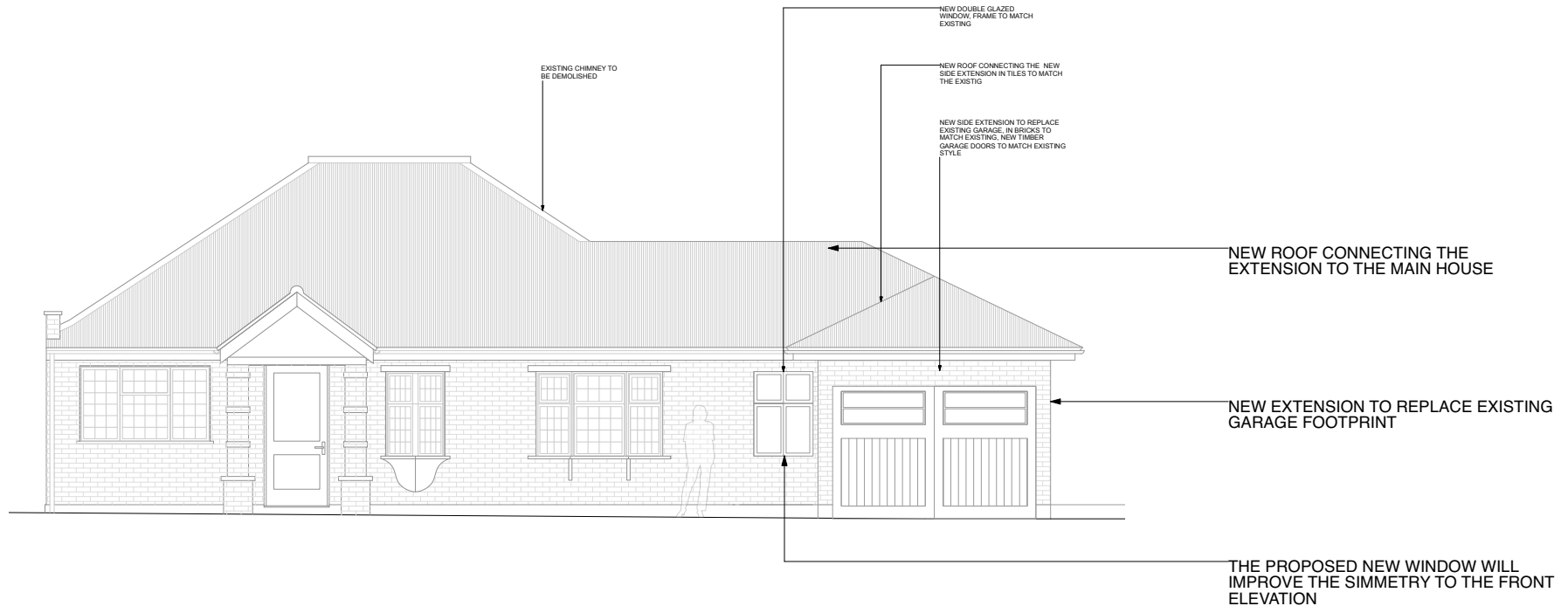
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7.3 Application Proposal - front elevation symmetry

The proposed new side extension will be built on the footprint of the existing garage but slightly enlarged. A new hipped roof will connect the extension to the main house thus creating a balanced composition.



PROPOSED FRONT ELEVATION (NOT TO SCALE)

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8. Conclusions

- 8.1 A new side extension is proposed to the existing post war bungalow in order to accommodate the needs of a young growing family. The new extension will line up with the next door neighbour at no 1 Curzon Place. The extent of the proposal is very minor, not affecting the existing driveway nor the neighbour in any ways. The new roof over the extension and infill area will connect to the roof of the main house and form a very balanced architectural composition.
- 8.2 The generous existing and unused loft space is proposed to be converted into usable space with the addition of a rear dormer.
- 8.3 A more modern layout is proposed internally with kitchen and dining connected, this will entail the demolition of the existing fireplace and chimney, which is not visible from the main elevation. A wider doors opening at the rear will afford a much improved connection to the garden.
- 8.8 The proposals have been carefully studied to improve the outlook of the bungalow and its settings and we trust these will be acceptable to Hillingdon Council.