

MARK ZUDINI ARCHITECTURE + DESIGN

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29 CHENEY STREET HA5 2TG

Design and Access Statement
December 2022



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1. Introduction

1.1 This statement is written in support of an application for Planning Permission for for the conversion of existing garage into habitable space, new windows to the front, new set back link to the main house. Loft conversion including rear dormer, new wider doors to the rear. Demolition of existing chimney to the rear of the main house. New hipped roof over existing rear extension.

The proposals outlined above are a revision of a recent planning submission (ref 50061/APP/2022/3007), which has been withdrawn .

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

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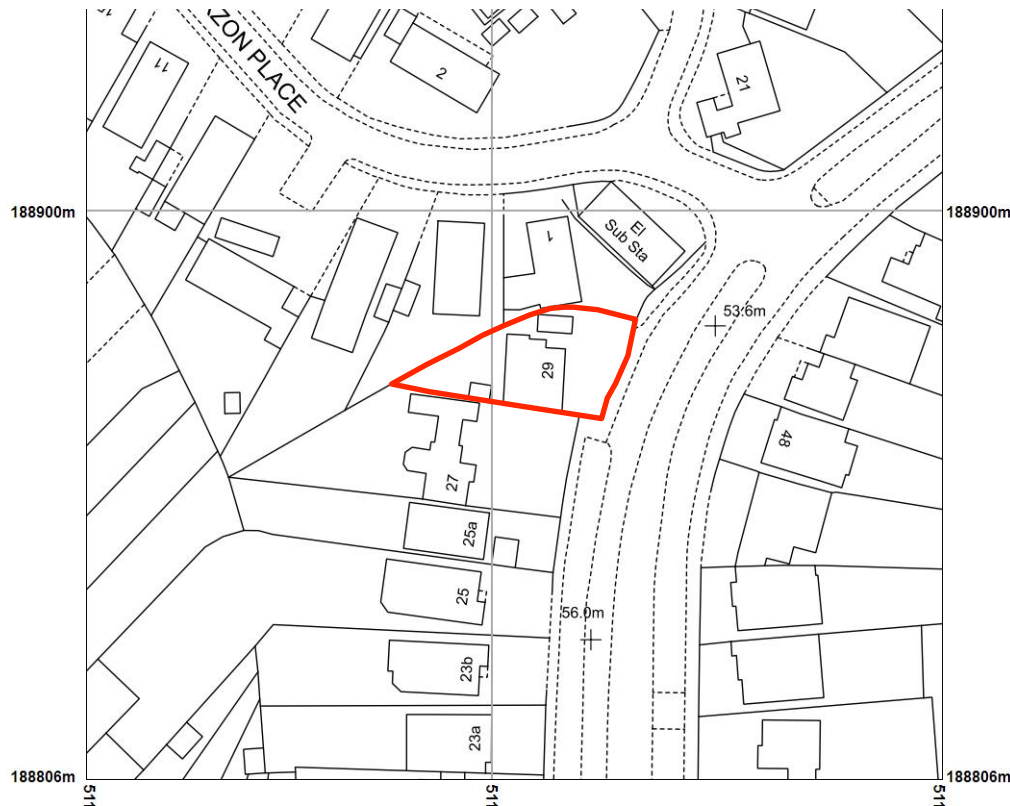
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2. Site Description

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 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The property is outdated and would benefit an upgrade to more modern standards of living both in layout and fittings.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 mainly aimed at converting the existing garage into a habitable space 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

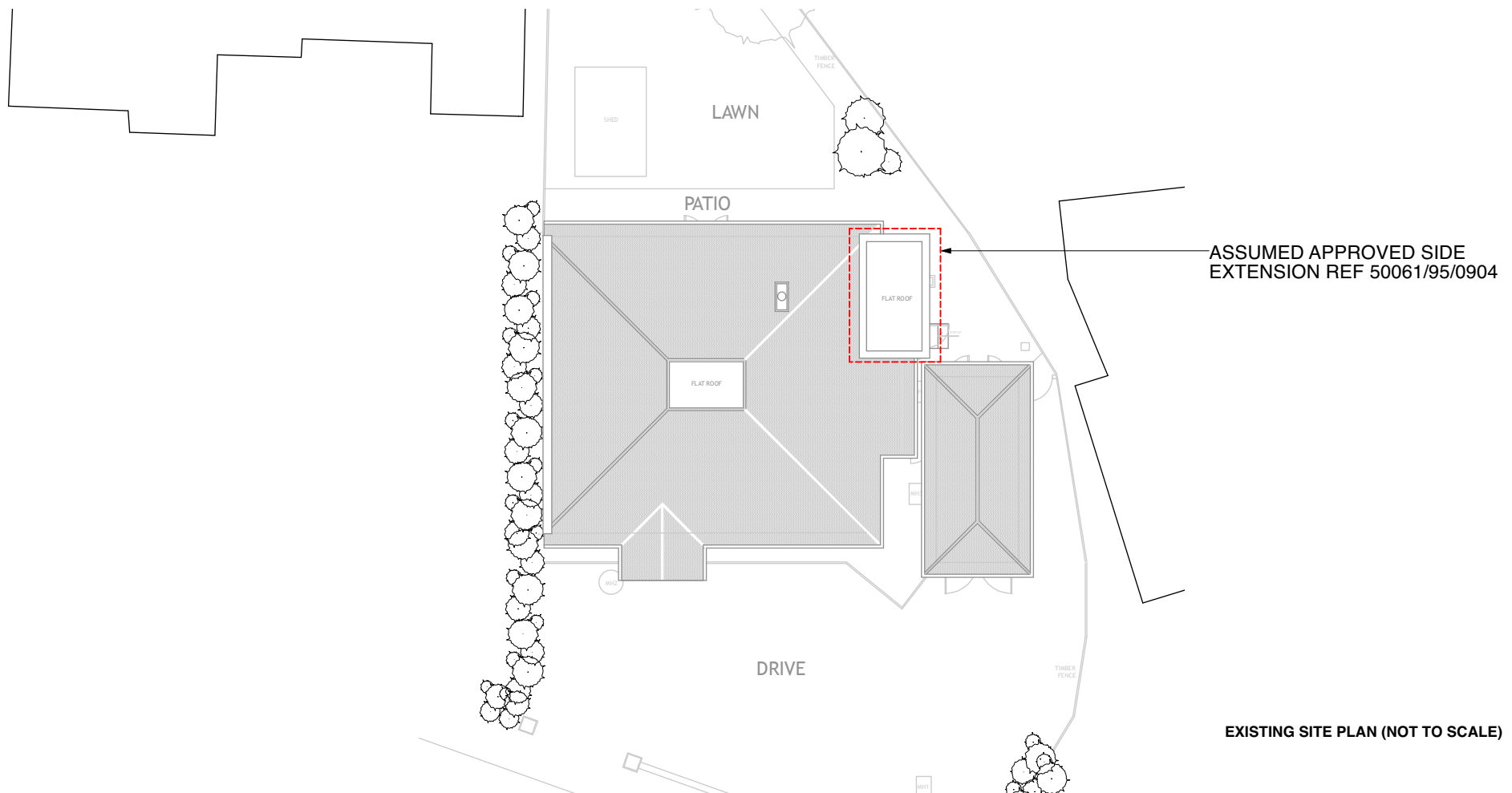
6.1 Approximately 7.5 Sqm of internal space will be added to the property.

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6. Planning History - Page 1

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.

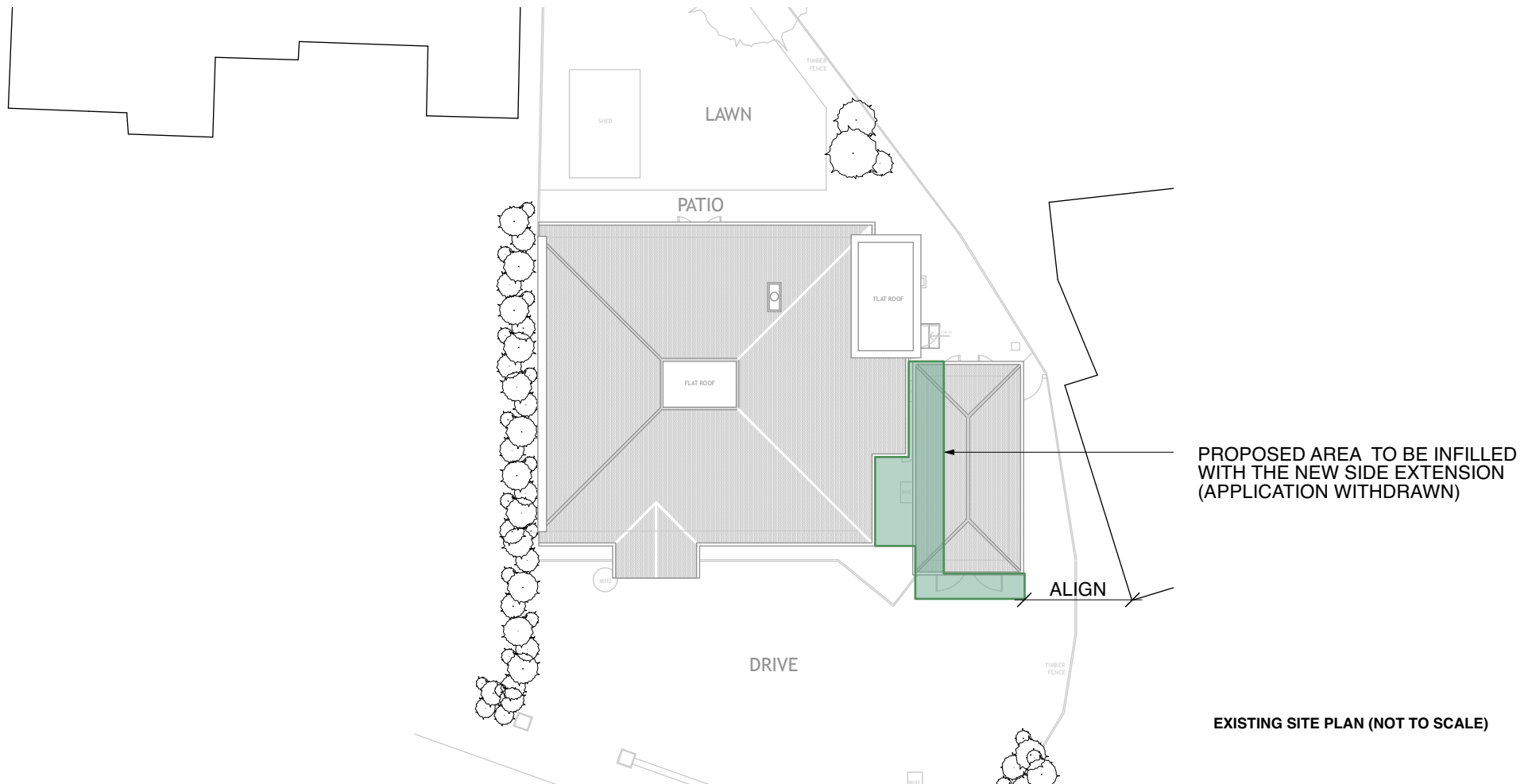


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6. Planning History - Page 2

A recent Planning Application (ref 50061/APP/2022/3007) has been withdrawn. The proposals comprised the erection of new side extension following the demolition of the existing garage, new window to the front, loft conversion including rear dormer, new wider doors to the rear. Demolition of existing chimney to the rear of the main house.



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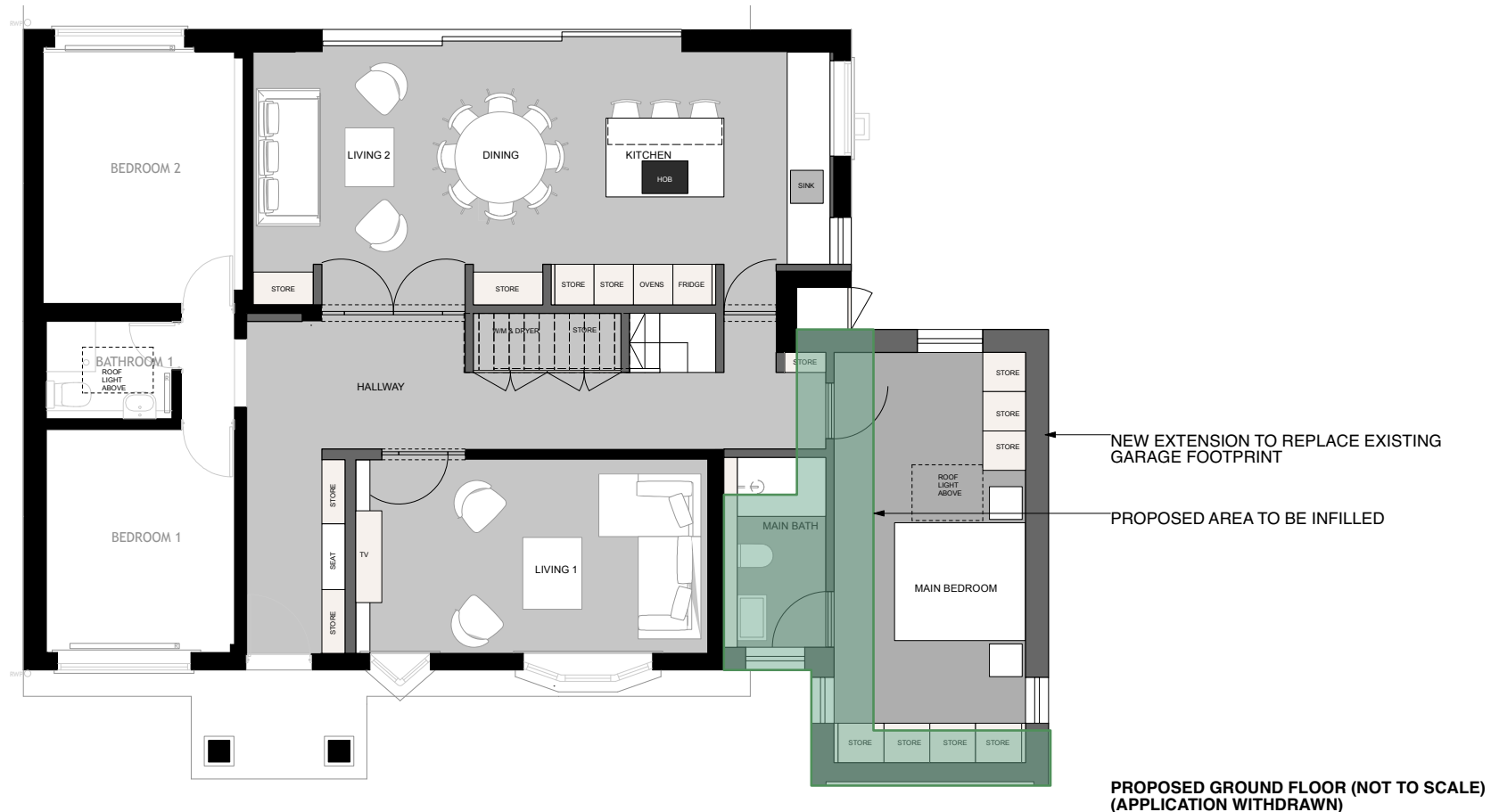
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6. Planning History - Page 3

Planning Permission (ref. 50061/95/0904) was sought for a new side extension to replace 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 was proposed to suit the needs of the owner to grow their family. Following the feedback received from the Planning Officer and the Local History Society, the application has been withdrawn.

Local History Society Feedback

'The Ruislip Northwood & Eastcote Local History Society is concerned that the proposed extension will have a larger footprint than the existing garage which is to be demolished. It will also present a longer solid front exterior as the present gap between the garage and bungalow will be filled in by the extension. This will be detrimental and obtrusive to the street scene of the conservation area. It is uncertain if the exterior of the extension would be in keeping with the rest of the building. We therefore request that this application is refused.'



BEDROOM 2

LIVING 2

DINING

KITCHEN

HOB

ROOF LIGHT ABOVE

SINK

STORE

STORE

STORE

STORE

OVENS

FRIDGE

W.M. & DRYER

STORE

HALLWAY

BATHROOM 1

ROOF LIGHT ABOVE

BEDROOM 1

STORE

SEAT

TV

LIVING 1

MAIN BATH

MAIN BEDROOM

ROOF LIGHT ABOVE

PROPOSED AREA TO BE INFILLED

EXISTING GARAGE TO BE CONVERTED INTO HABITABLE SPACE

BRICK WALL INFILLS TO MATCH EXISTING

NEW INFILL TO CONNECT EXISTING GARAGE AND MAIN HOUSE. IN BRICKS TO MATCH THE EXISTING

NEW DOUBLE GLAZED WINDOW, FRAME TO MATCH EXISTING

BRICK WALL INFILLS TO MATCH EXISTING

EXISTING GARAGE TO BE DEMOLISHED

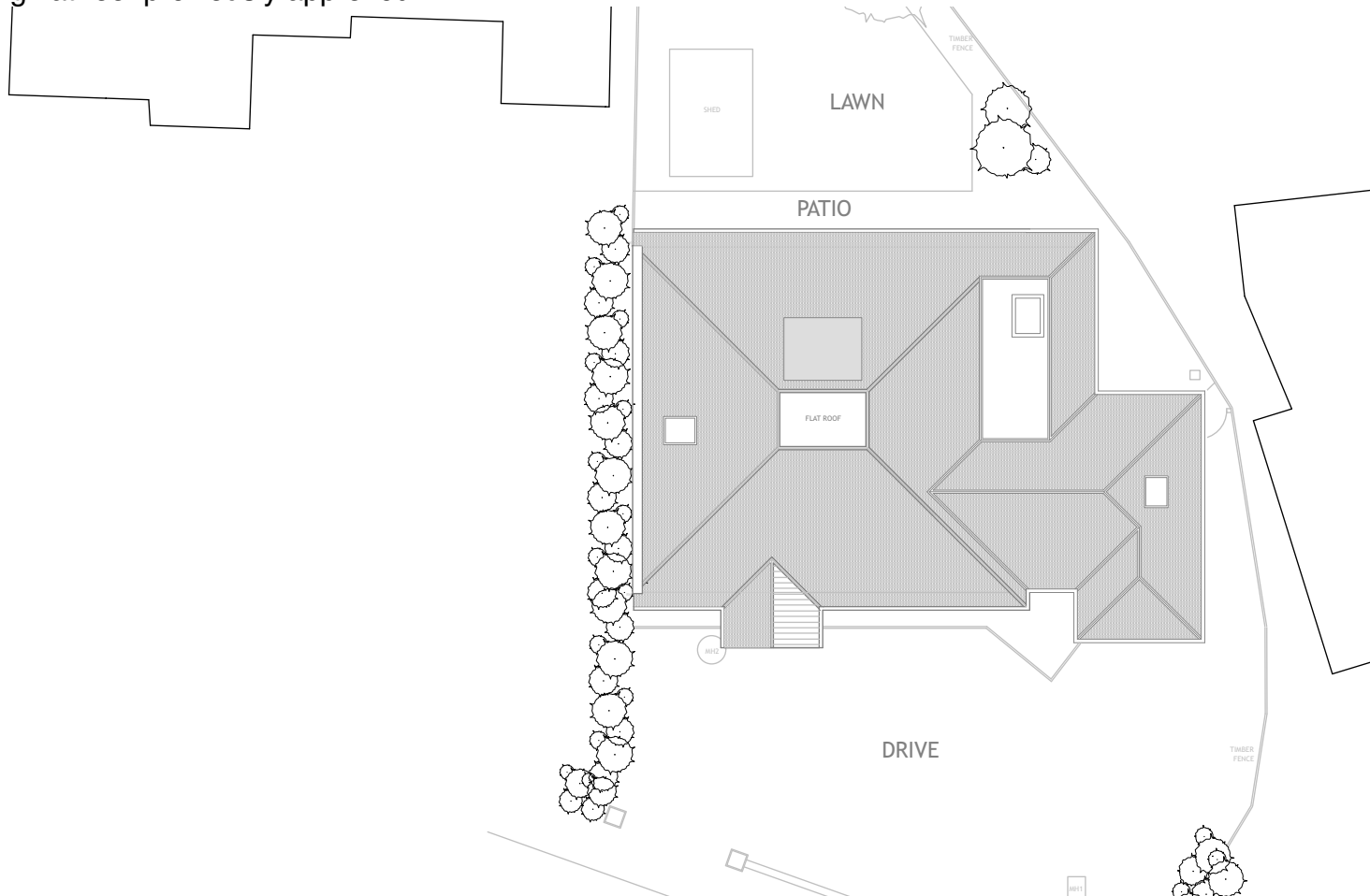
PROPOSED GROUND FLOOR (NOT TO SCALE)

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7.1 Application Proposal - Proposed Site Plan and Roof Scape

The comments received from the Case Officer the Ruislip Northwood & Eastcote Local History Society have been taken on board for the shaping of the current proposal. In particular, the proportion of the original building was underlined as a significant element to be retained. In the current proposal the original building form is as per existing. The garage is also as per existing, the link to the main house has been set back as requested by the Planning Team. The new roof over the existing kitchen at the rear is a much needed improvement to the existing roof scape, which appears to be unbalanced by the existing flat roof previously approved.



PROPOSED SITE PLAN (NOT TO SCALE)

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7.2 Application Proposal - Proposed Front Elevation, keeping the existing building proportions

The current proposal enhances the proportions of the existing building without affecting them whatsoever. The existing garage is proposed to be converted into a habitable space, its foot print will be as existing. The link and hipped roof to the main house are set back and remain subservient to the existing building, whose outlokok will remain as existing.



PROPOSED FRONT ELEVATION (NOT TO SCALE)

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8. Conclusions

- 8.1 The proposal in this application comprises the conversion of the existing garage into habitable space, in order to accommodate the needs of a young growing family. Feedback from the Planning Team and the The Ruislip Northwood & Eastcote Local History Society has been taken on board and has informed the current design. The new link to the main house is set back and thus subservient to the main building, whose proportions will remain as per existing.
- 8.2 The generous existing and unused loft space is proposed to be converted into usable space with the addition of a rear dormer. An opaque frosted film will be applied to the window glass to protect the privacy of neighbours. The Planning Team have expressed no concerns on this.
- 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, not visible from the main elevation. A wider doors opening at the rear will afford a much improved connection to the garden. The Planning Team have expressed no concerns on this.
- 8.4 A new hipped roof over the existing kitchen at ther rear is also proposed, this will create a more balanced roof space than the existing.
- 8.5 The proposal has been carefully revised to take into account the feedback received from the Planning Team and the Ruislip Northwood & Eastcote Local History Society. Compared to the previous withdrawn application, these amendments will greatly improve the outlook of the existing bungalow and its settings. We trust these will be acceptable to Hillingdon Council.