

Design & Access Statement  
Orchardleigh, High Road  
Eastcote, Pinner, HA5 2HQ

24th July

2023



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



**ProPlan Designs**  
Architectural Design Services

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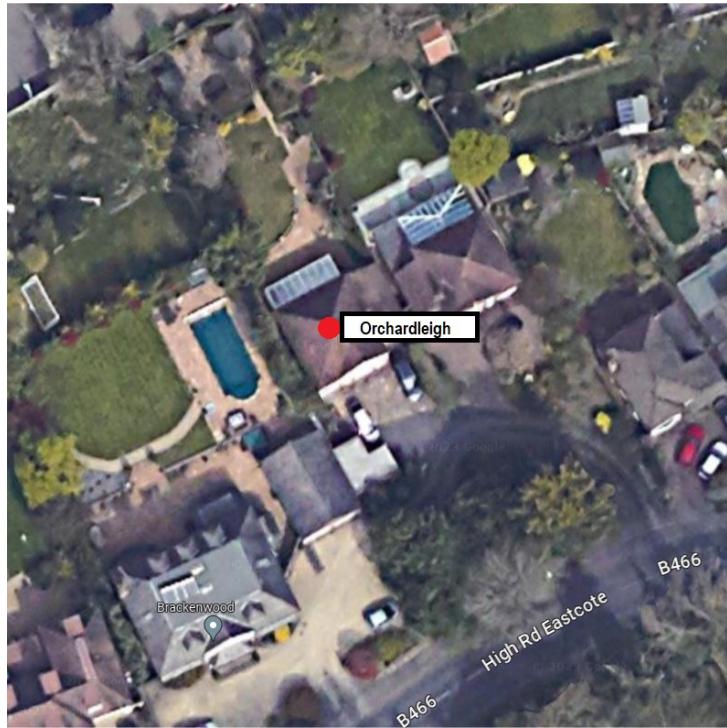


Figure 1 – Aerial view of Orchardleigh



Figure 2 – Rear view of Orchardleigh

## 1.0 INTRODUCTION

### 1.1 Current use

The application site, namely Orchardleigh is a detached property located on a residential road with other detached properties built in various styles. The property benefits from a driveway and garage offering off street parking for four 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.

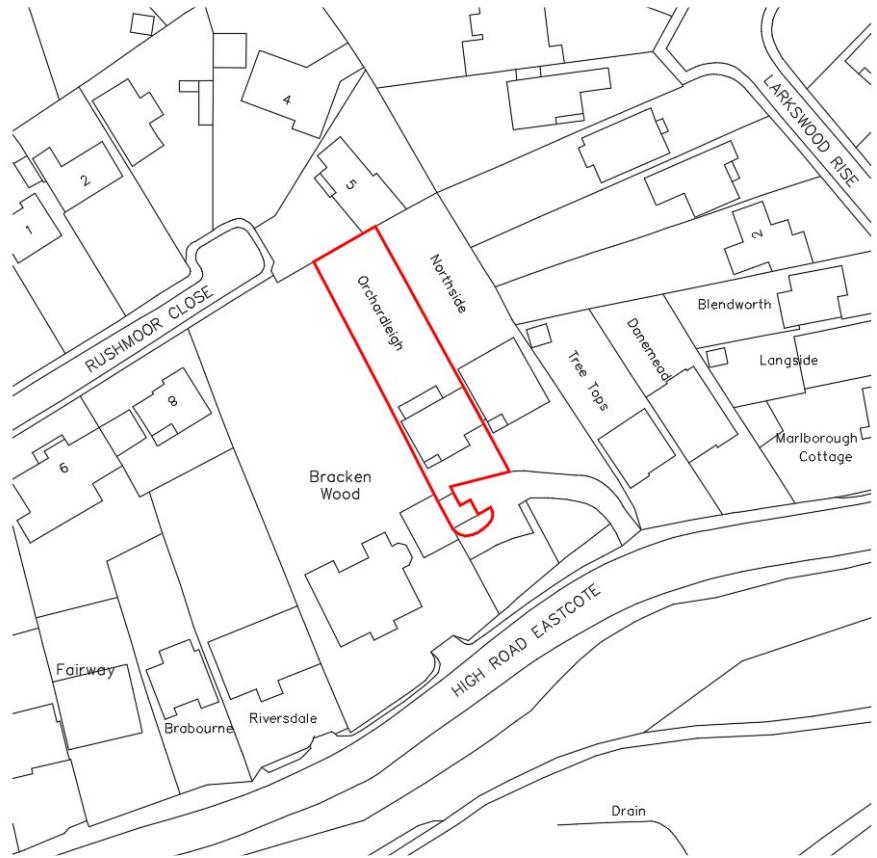


Figure 3- Site location plan

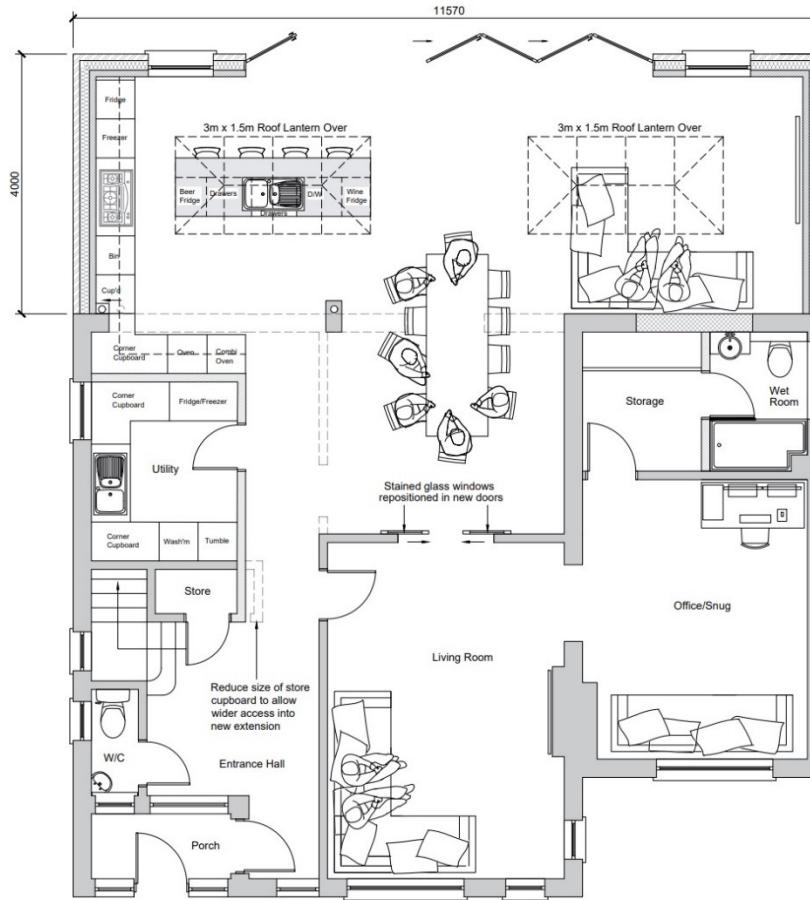
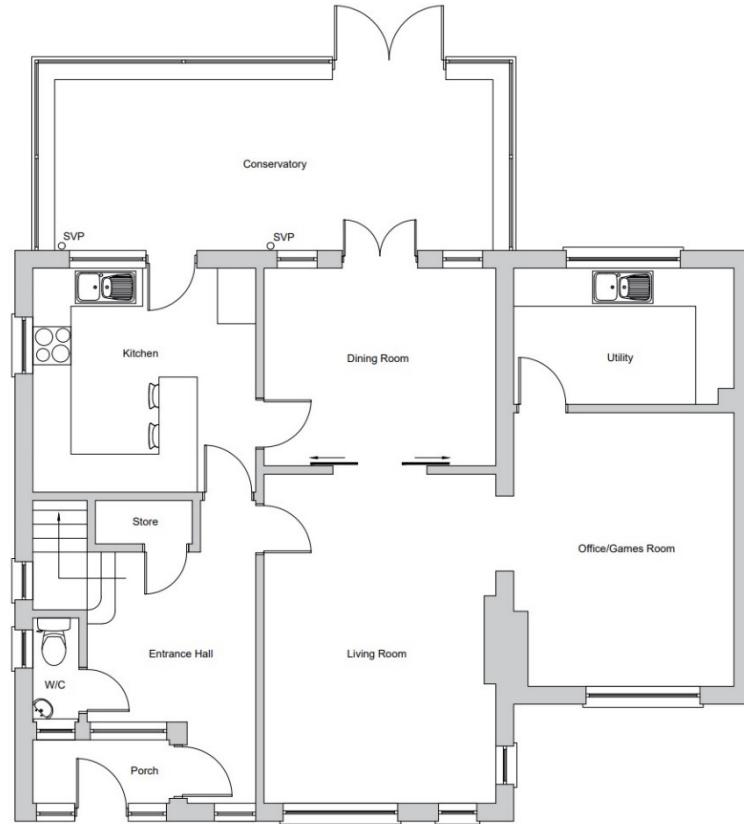
## 2.0 SITE CONTEXT

### 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.

### 2.2 Comparable schemes

This road and many surrounding roads consist predominantly of detached properties, most of which have been extended in some way. The neighbouring property to the left (Bracken Wood) is a large new build house which dominates the street scene of High Road Eastcote. While the neighbouring property to the right has a ground floor rear extension and large conservatory.



**Figure 4 – Existing & Proposed floor plans**

### 3.0 PROPOSED DEVELOPMENT

#### 3.1 Design evolution

The rear single storey extension will extend 4m from the existing house. It is proposed to use matching materials for the walls and the glazing will also match the main house. 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 High Road Eastcote

### 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/new build developments within the surrounding roads. Furthermore, Orchardleigh is not visible from the main road. The property is set off High Road Eastcote and screened by large 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 side access will be retained.