

HERITAGE, DESIGN & ACCESS STATEMENT

60 CHENEY STREET, PINNER, HA5 2SZ

- 1 The subject property lies at the periphery of the Eastcote Village Conservation Area, at the junction of Cheney Street and Barnhill (the majority of the latter falling outside of the Conservation Area).
- 2 The property is thought to have been built in the late 1920's. The house has a 'cottage' style, with brick elevations under pitched tiled roofs.
- 3 The proposed alterations involve the removal of the conservatory which has low brick walls, glazed/timber framed enclosure and a Perspex low pitched roof. It is intended that the area occupied by the conservatory will be incorporated into the single storey part of the extension, to provide a replacement 'Sun room'.
- 4 The primary reason for the extension is to provide a bedroom and shower room on the ground storey for Mr Oliver who has developed Neuropathy (a nerve damaging complaint) which severely affects his ability to walk and in particular, use of the stairs.
- 5 The exterior finishes to the extension will match as closely as possible the existing brick, roof tile, windows and other finishes.
- 6 The view of the extension will be very limited from Cheney Street, as it will be partly hidden by existing vegetation along the flank boundary. The existing fencing along Barnhill will obscure the majority of the side/rear extension.
- 7 To allow access from front to rear gardens, a gap of one metre is proposed at the pinch point between the front corner of the extension and side boundary. The side boundary deviates away from the extension towards the rear.
- 8 The main access points to the house remain as existing but access from the Sun room will now be directly onto the terrace, to avoid the steps which currently lead to the lawned garden.
- 9 In accordance with Pre-App advice, the previously proposed first storey extension has been omitted, leaving a single storey wrap around extension.

Clarke Associates

September 2022