

Design and Access Statement (Submitted with application August 2015 V2)

Re: Domestic timber double garage with integral workshop space to replace the existing prefabricated concrete single garage at South Cottage, The Green, Harefield Uxbridge Middlesex UB9 6NP.

This is a full Planning Application for the dismantling of a single prefabricated concrete garage (foundations to remain insitu) and its replacement with a timber double garage more in keeping with the surroundings.

Planning Background

The property is a semi-detached domestic house with a single garage to the rear, accessible from a shared drive from Northwood Road behind a MOT garage. The existing garage is a prefabricated concrete building with a steel roof.

The property is within the Local Conservation Area, locally listed, containing or adjacent to trees with TPOs.

This application supersedes planning permission 52067/APP/2012/1572 for a double brick built garage and store/summerhouse approved in 2012.

Site Survey and Analysis

The property Use is as a dwelling. Adjacent properties are houses to the side and a commercial garage to the rear. Vehicle access is from the rear into Northwood Road. This road has a variety of small business including the local post office. Many of the properties have garages of various designs and ages. The adjacent properties in Fallowfield Close have two large brick and tile garage buildings each with two double bay entries.

The existing garage at South Cottage is of a prefabricated grey concrete slab construction with a profiled steel roof.

The nearby trees are identified on the tree survey and plans.

Planning designation: - The site is within a conservation area. It is not within a flood-risk zone.

Topography: - the site is generally flat.

Existing land and use and site history: - covered as above

Prevalent Building Pattern: - covered as above

Industrial past/risk of contamination: - there is no known or obvious contamination of this site.

Building line / scale: - the surrounding properties / garages are of various ages, shapes, volumes and types. No existing building lines will be altered or breached by these proposals.

Boundary Treatment: - Unaffected to the rear and sides please refer to photographs.

Access: - Vehicular access to the site is primarily via a private shared drive from Northwood Road where there is on street parking. There is existing shingle hard standing on site with turning heads for approximately 6 cars.

Proposed Design: - The garage is required for storage of a campervan, car, DIY tools, gardening equipment, children's toys and bicycles together with a workshop space for domestic hobbies. The

building will be wider, longer and higher than the existing but was designed in consultation with the local conservation officer to minimise impact whilst accommodating the increased storage requirements, in particular for the campervan which cannot currently be accommodated. The proposal will use the previously unused space behind the existing garage to minimise encroaching onto the garden whilst maintaining more than 1 metre clearance from the boundary.

The timber construction together with the cedar shingle roof will enhance the existing greenery all of which is being retained.

External Material:-

- Shiplap Wall Cladding: 16mm x 125mm – tanalised Scandinavian redwood from FSC sources



- Cedar Roof Shingles: Blue Label Western Red Cedar – grade 1.



- Doors Frames: Scandinavian redwood ptgv timber with galvanised fittings



- Windows Frames: Scandinavian redwood treated golden brown.



- Skylight windows: Velux GGL3050 - CK02 centre-pivot in natural pine with Grey clad.



Green Measure: - There is limited scope to introduce cost-effective energy saving measures due to conservation area restrictions. The building will be constructed of environmentally sound timber from FSC sustainable sources. Rainwater will be collected and may be reused to irrigate the adjacent garden.

Consultation: - Via the duty planning officer, the local Tree and Conservations officers have been consulted together with adjacent neighbours.

END