

**PROPOSED EXTENSION AT
25 CHENEY STREET, PINNER, MIDDX.**

IMPACT ASSESSMENT STATEMENT – POLICY DMHD 3

Introduction

This statement has been prepared in support of an Application for Planning Permission to construct a single storey rear extension to the above property at Lower Ground floor level to provide an additional bedroom suite with an external lightwell.

The existing building at 25 Cheney Street is a detached two storey dwelling house which we understand was constructed in the 1999 following Planning Permission granted on 13 November 1998, Ref; 52404B/98/1502. The original dwelling house has been designed constructed with split level accommodation incorporating a lower ground floor level which originally comprised of an integral garage, Utility room and bedroom suite. Following Planning Approval Ref; 52404/APP/2012/1647 dated 23 August 2012, the garage was converted for habitable use.

This site lies within the Eastcote Village Conservation Area and specific trees within the rear garden are protected by Tree Preservation Order No. 603.

Design Proposal.

The proposed extension is directly to the rear of the existing dwelling house in an area of the rear garden that is presently covered by a raised timber decked terrace. The extension projects from the existing building element comprising of the existing bedroom suite on the lower ground floor and the existing lounge space on the upper ground floor and measures 6.5m deep by 4.5m wide. The proposed lightwell is located on the inner face of the extension and measures 3.0m deep by 1.8m wide. The remaining areas of the decked terrace are retained as existing.

Ground water Impact Assessment

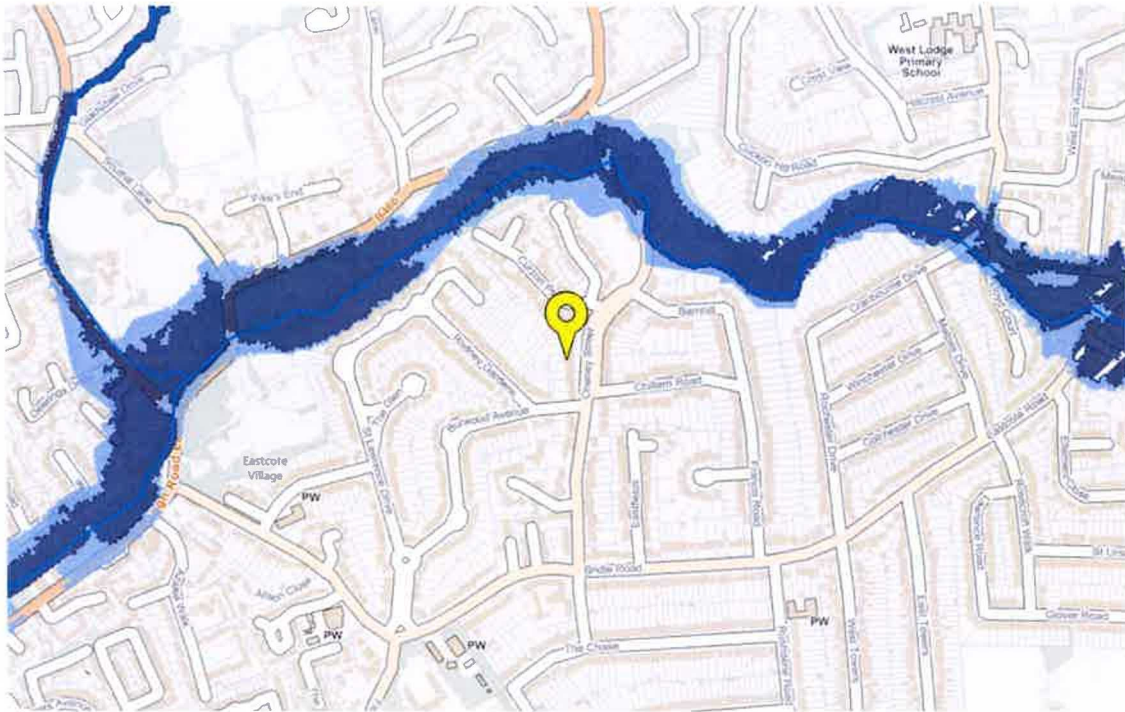
Referring to the Environment Agency Flood Zone Map (extract below) for the Pinner area, the property at 25 Cheney Street is not within a Flood Zone.

The proposed extension does not impact on any existing drainage serving the existing or adjoining properties. Existing drainage from the existing building runs to each side and out to the front and into main sewers in Cheney Street.

The proposed extension is to be constructed to the same finished floor levels as that of the existing habitable accommodation at Lower Ground floor level. This level is 1.2m below finished Upper Ground Floor level and 0.9m below external finished ground level to the rear. Given that the original building was constructed with a sunken driveway and garage at this level, there is no evidence of high water ground levels on this site. As with standard below ground construction, the external walls to the proposed extension will be tanked externally with a Delta or similar tanking membrane with a land drain to the perimeter of the building linking into the existing drainage system.

The proposed lightwell will have a finished floor level set 200mm below that of the internal accommodation and will be tanked externally as above and provided with a drain outlet to facilitate rainwater disposal.

The extension is designed to be largely covered with a flat green roof to assist with rainwater collection and minimise run off into the stormwater drainage system.



Environment Agency Flood Zone Map showing site location

Structural Impact Assessment

The proposed extension is directly to the rear of the existing building and will be constructed to the same levels as the existing building. Therefore the extension will not involve any structural underpinning works or disturbance to the structure of the existing building. The extension will be constructed with reinforced concrete blockwork retaining walls to accommodate the external finished ground levels linked to a reinforced concrete floor slab.

The external lightwell will also be constructed in reinforced concrete blockwork with a rendered finish internally.

Original ground levels and the existing timber decked terrace will be full reinstated around the property on completion of the works.