

Design and Access Statement



90 Catlins Lane , Pinner

Site Description and Surroundings

The application site is occupied by a two storey 1940's three bedroom semi detached residential property that benefits from a large plot. It is in the middle of Catlin Lane, near the junction of Wrenwood Way, Pinner in an area that is characterised by mainly residential dwellings, a mix of semi detached and detached properties. The property benefits from a large front drive which makes adequate provision for off street car parking. There is a generous garden to the rear providing external amenity.

Design Statement:

This planning application is lodged to obtain planning permission for "Construction of a first floor side and with a hipped roof. Enlargement of the existing rear and side extension by a1m depth. New Front Porch. Conversion of Garage top Utility and Cloaks Area. " To the rear there will be a new utility room and living room.

The Application submission comprises of the following documents.

Application forms and Certificates.

Planning Design & Access Statement.

Architectural Plans and Elevations.

Photographs as Existing date stamped.

Planning History

Reference	Location	Proposal	Received	Status
52688/APP/2000/1344	90 CATLINS LANE PINNER	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)	02-06-00	Approval
52688/98/0358	90 CATLINS LANE PINNER	Erection of a part single storey, part two storey side and rear extension	20-02-98	Refusal
52688/A/99/0010	90 CATLINS LANE PINNER	Erection of a two storey side and single storey rear extension	04-01-98	Approval

Design Considerations:

A number of similar properties and applications have been reviewed in preparing the proposals and have been given consideration when designing and formulating the scheme.

The relevant Hillingdon Planning Policies and London Plan have been considered and incorporated in the design

We believe the Planning History and decision at 92 and 94 Catlins Lane is an example and precedent of good design in the area.

The style and scale of the new extensions have been designed to be subordinate to the host building and reflect the character of the local area.

The proposed materials will match the adjoining house.

There is currently space for 4 cars and this will be retained.

In conclusion, our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings. Our proposals have tried to meet the needs of all those concerned, providing improved accommodation whilst retaining the appearance to the street scene and local amenity.



Photo showing the existing rear garden area of 90 Catlins Lane.