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Design and Access and Heritage Statement

(submitted with the application, 19th April 2024).

re; 18 St Lawrence Drive, Eastcote, Middlesex, a proposed single storey side and rear extension, plus associated internal improvements.

This is a full Planning Application for alterations, extensions and improvements to the existing dwelling here.

The property is within the Eastcote Park Estate Conservation Area .

Planning Background- built c 1930s, 2 x side and rear extensions various approved and refused.

Site Survey and Analysis- Use- residential. This and adjacent roads are residential roads, with a variety of subtly different single storey bungalows and semi-detached houses and detached dwellings.

There are no nearby trees affected.

Planning designations- The property is within the Eastcote Park Estate Conservation Area. There appear to be no adjacent or nearby listed properties. The site is not within a flood-risk zone (flood zone 1, according to Environment Agency maps).

Topography- the site is fairly level, and there is existing front hardstanding. Assumed clay/ deep gravel here.

Existing land use and site history- the property appears to be c 1930's, and has been used as a dwelling for all this time.

Prevalent Building Pattern- covered as above.

Industrial past/ risk of contamination- there is no known or obvious contamination of this site, based on recent history.

Building line/ scale- the surrounding properties are generally detached and semi-detached houses (some with various extensions approved in the recent past). As this is a conservation area, we are proposing our designs to follow the grain of the surroundings, eg, minimal change to the as- built front and side.

Boundary Treatment- The rear garden is walled/ fenced on all three sides, generally 1m - 2 metres high, all to be kept and enhanced further over time.

Access- The site is close to Eastcote town centre and regular, reliable public transport bus services, and access to train services are 5 minutes walk away approximately. There is a cycle path in the vicinity.

Proposed Design.. The proposed conversion would match the scale of nearby properties here.

New flat roof lantern skylight would be unobtrusive/ invisible to the street-scene; the hidden small side rooflights would be unseen and would not provide any overlooking issues; the front fenestration matches the existing proportions and materials.

The existing rear garden will be kept as-is, unaffected. The garage store will be a study/ occasional guest bedroom plus ensuite.

The neighbour at number 16 St Lawrence Drive has received planning permission to extend their own garage here in recent years, and installed a 2-storey side extension.

The layout of the proposed extended dwelling maintains/ still gives sunlight to the gardens and private patio space of all properties here.

The frontage will exactly match the existing white render and reclaimed green pantiles detail existing here.

The design broadly agrees with the safe, sustainable place requirements set out in 'Safer Places- the Planning System and Crime Prevention' (ODPM/ Home Office 2003).

Green measures- The property has west-facing and east-facing sloping roofs, ideal for integrating solar heating panels (but subject to conservation area consent at a later stage if required). Rainwater harvesting systems (rainwater butts) can be provided in the garden, to conserve water. Any plants introduced will be simple, indigenous/ grown in Europe and suitable to withstand periods of drought. To match with surroundings, contractors will be encouraged to source recycled salvaged/ secondhand masonry and tiles to both save energy/ resources and match in with both this property and the neighbouring properties.

Consultation- The client has spoken to council officers about this site before making any strategic decision. The client is in the process of notifying his neighbours of his proposals..

We have consulted local planning policies, before submitting this application.

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