

DESIGN & ACCESS STATEMENT

To be read in conjunction with Drawings P-01 to P-04



Fig.1 Photo showing of existing property to rear

Address: 36 Briarwood Drive, London HA6 1PL

Introduction

This Design and Access Statement is in support of the planning application to build a single storey front and side extension, to replace the existing garage and utility lean-to outbuilding with new construction suitable for residential use. The extension will be 1m forward of the existing garage façade, to align with the existing porch and neighbouring front façade (no. 35)

Context for the Proposal

The application site is situated on the West side of Briarwood Drive. It is not located in a conservation area. The predominant building type is 2-storey terraced houses, with single storey garages to the side. The existing single storey garage and outbuilding can be seen from the photo to be in poor condition and in need of upgrading, whilst the internal kitchen size is too small for a 3 bedroom family home.

Design & Appearance

The proposed design involves a front extension projecting 1m beyond the existing garage façade, so that the new façade aligns with the existing porch. This façade will also align with the neighbouring property at no. 35. This property has similarly been extended in recent times (planning reference - 54002/APP/2017/4303), successfully incorporating the new single storey wind to also align with their front porch. The proposed extension would generally have a flat roof, whilst a small area facing forwards (similar to no. 35) would have a pitched roof in tiles/slates to match the main roof of the house, for a consistent appearance. The extension would be constructed of cavity wall faced in matching red bricks, stretcher bond, where facing forward, and to the rear with rendered blockwork, and a fibreglass or felt flat roof throughout the main new roof area. The extension is to the side of the existing property generally, albeit with a minor front facing element forward of the existing garage line, but as the architectural treatment is proposed to match existing, it is considered to have a positive appearance on the streetscene.

Impact

It is considered that the extension will have no impact on the surrounding properties. The only property adjacent to the area of the extension is no. 35, who have already extended both forwards (1m) and rearwards (5.2m) of the original house depth, therefore the proposal of this application will have no impact on this adjacent property, neither in terms of daylight, outlook, nor privacy

Policy

It is considered that the proposal fully complies with all relevant local and national planning policies, including SPD HDAS Residential Extensions (Dec 2008), BE19, 20 & 21 of the Hillingdon Local Plan – Part Two – Saved UDP Policies (Nov 2012), in addition to policies BE1 and BE15.

Conclusion

It respectfully submitted that the proposal to construct the front extension including rebuilding of the existing garage/outbuilding footprint for residential use, is in accordance with both local and national planning policy in terms of design & appearance, that the design is comparable with other similar approved proposals, and we respectfully request planning permission from the local planning authority on this basis.

Yours sincerely,

John Quinn, Architect
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