

September 2021

14 Bridle Road, Pinner, HA5 2SJ Double Storey Rear and Side Extension and Conversion of Garage into Habitable room.

DESIGN AND ACCESS STATEMENT

Design and Access Statement

Double Storey Rear and Side Extension and conversion of Garage into habitable room

at



**14 Bridle Road
Pinner
Eastcote
HA5 2SJ**

September 2021

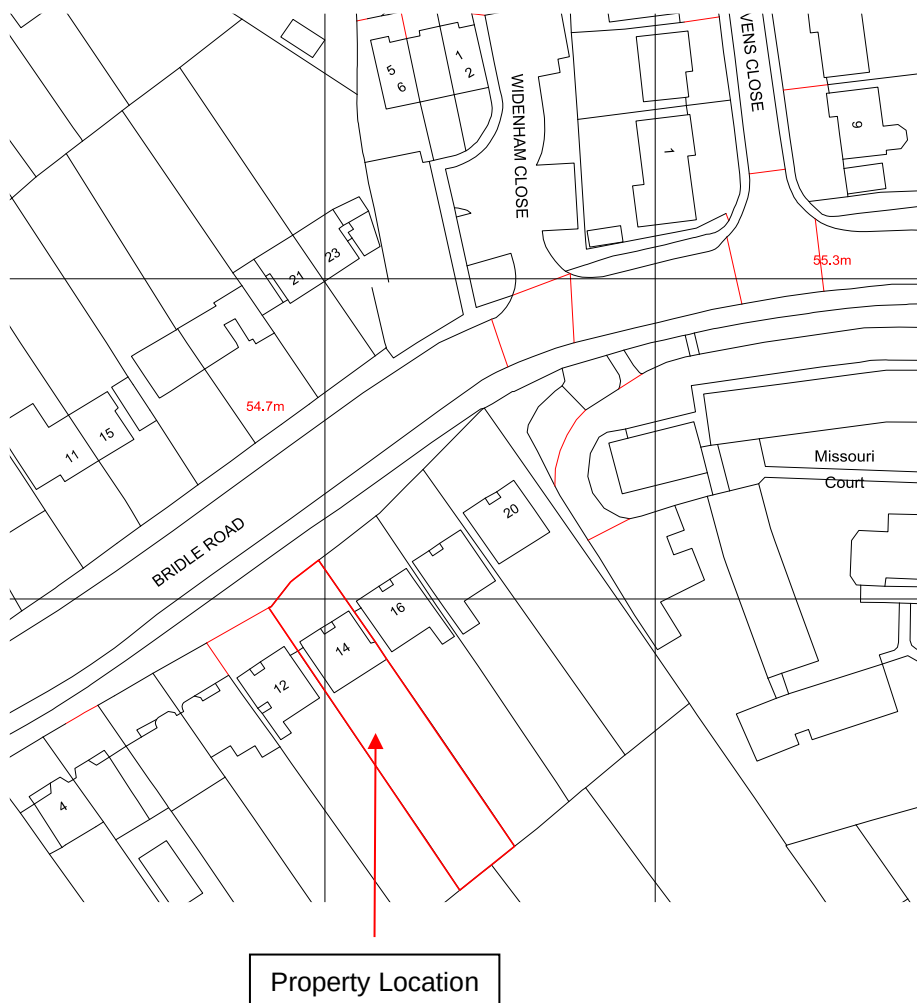
1.0 Introduction

Ashley Carvalho RIBA ARB
T: 07826557634
E: ashleycarvalho@hotmail.co.uk

- 1.1 The aim of this statement is to support the Planning Application for a proposed double storey extension to the rear of 14 Bridle Road, to be used as an enlarged kitchen and larger dining space. An additional bedroom and ensuite to the first floor also form part of the Planning Application. The proposal also includes the conversion of the existing garage, to the front of the property, into a study and the conversion of the current lobbied porch into the main entrance of the property.
- 1.2 The purpose of this document is to clearly demonstrate the rationale behind the design proposals. 'Design' is intended to mean the suggestions for layout, scale, arrangement and massing of buildings, extensions and landscaping

2.0 The Site and its Location

- 2.1 The property is located on Bridle Road, within the suburb of Pinner, Eastcote. A Location plan is shown below.



- 2.3 The site consists of an existing 3 bedroom detached dwelling built in the 1930's in a red and brown multi facing brickwork. All windows have been upgraded at some point during the properties' lifetime to double glazed units.
- 2.4 Examination of the fabric shows that there has been a small extension to the side of the property to enlarge the kitchen in the past. The date of the construction is 2015/2016.

The existing porch has also been enclosed in the past with large glazed fixed glazing and entrance door.

3.0 Involvement

- 3.1 Formal pre-application advice has been sought from the Local Authority and feedback has been received that has helped inform the proposed planning application. Pre-App Ref: 6860/PRC/2021/85.

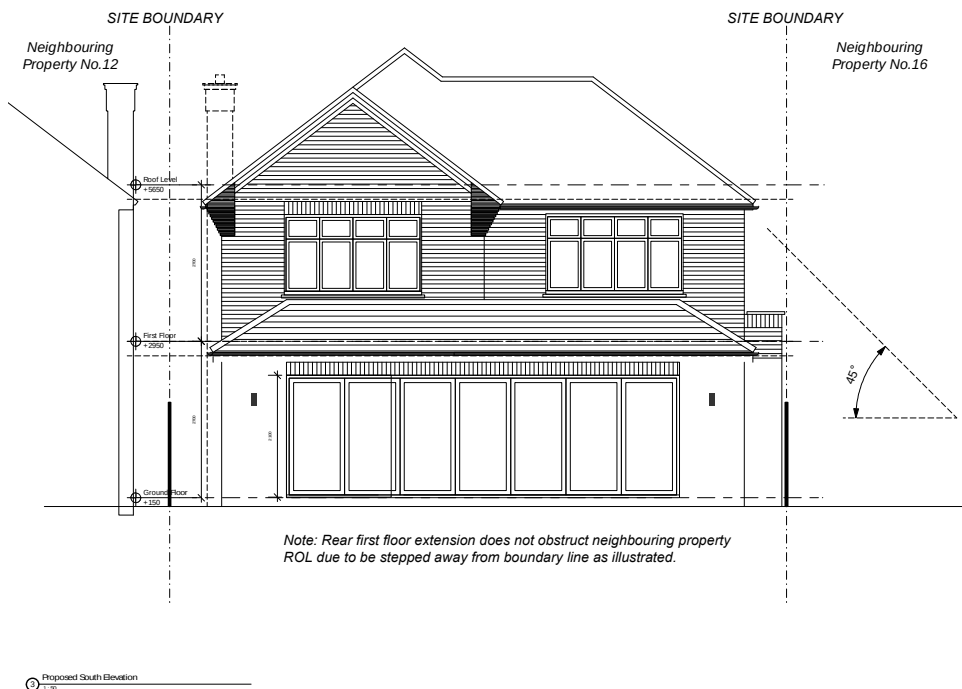
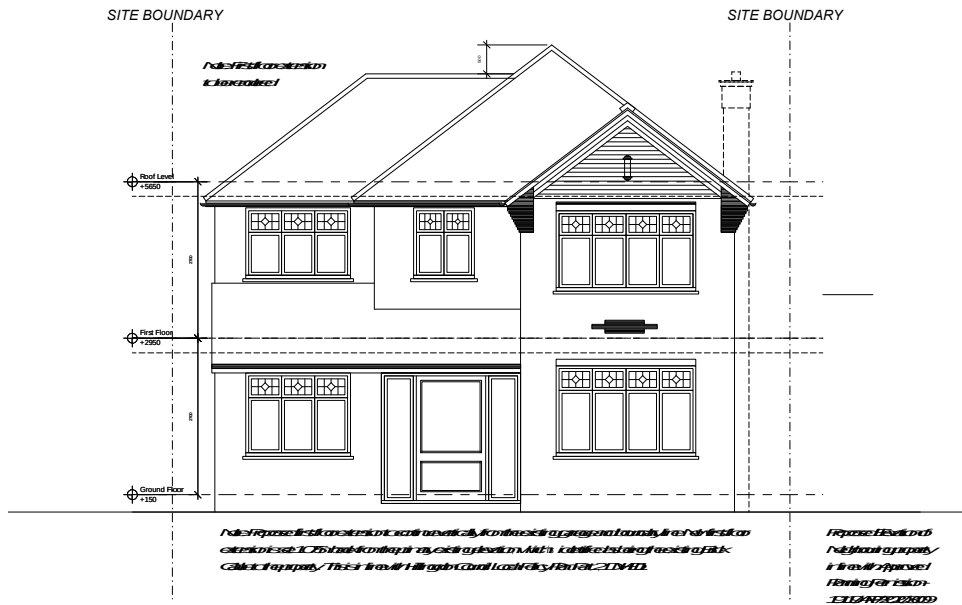
4.0 Evaluation

- 4.1 The statutory planning context is that of the Local Plan and its policies in respect to alterations and extensions to existing dwellings.
- 4.2 From the assessment, the main planning divergence is the single storey rear extension that is 5m deep from the rear of the existing property; 1m more than is stated in the Policy DMHD1. We believe that this property should be viewed in its own context due to the size of the site and the garden being in excess of 35m long. Therefore, we believe that there will be minimal loss of amenity space to the rear of the property. The extension has also been kept 1m from each of the adjacent properties' boundary lines, as well as a pitched roof proposed to further reduce any visual impact at ground level to the neighbouring properties. An assessment on 'Rights of Light' has been undertaken to illustrate that there is no impact on the neighbouring properties from the ground floor or the first floor by the double storey extension.

5.0 Design

- 5.1 The extension will provide additional ground floor accommodation that will comprise of an enlarged kitchen space, pantry, utility room and enlarged dining/ family space to the rear of the property. There is also the conversion of the garage to the ground floor into a study, which will be accessed of the existing hallway.
- 5.2 The first-floor extension will provide room for an additional guest bedroom and enlargement of the existing third bedroom. There will be two Ensuited added, one for Bedroom 1 and a smaller toilet and basin Ensuite for the second bedroom.
- 5.3 By using high quality materials to match the existing, this proposal has been designed to compliment the existing fabric, form and level of detail as the existing and to carry on the same architectural language where possible.

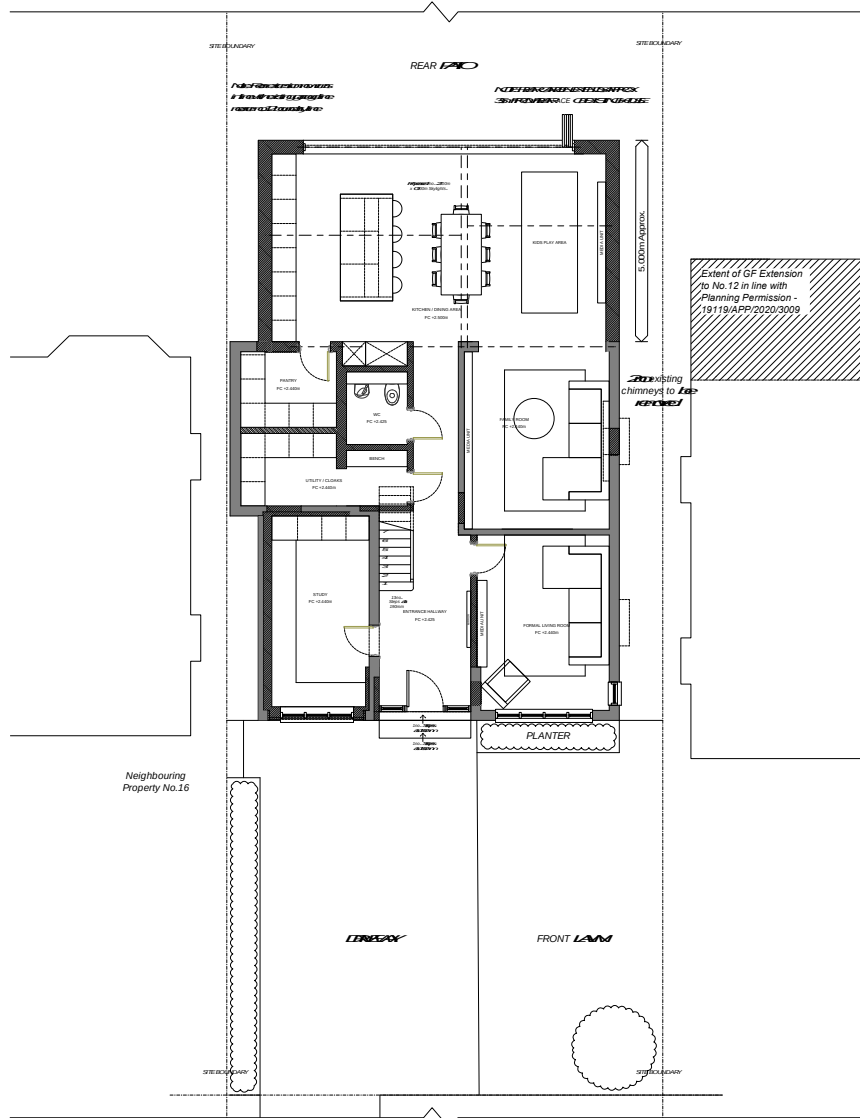
Proposed Front (North) and Rear (South) Elevations (Not to Scale):



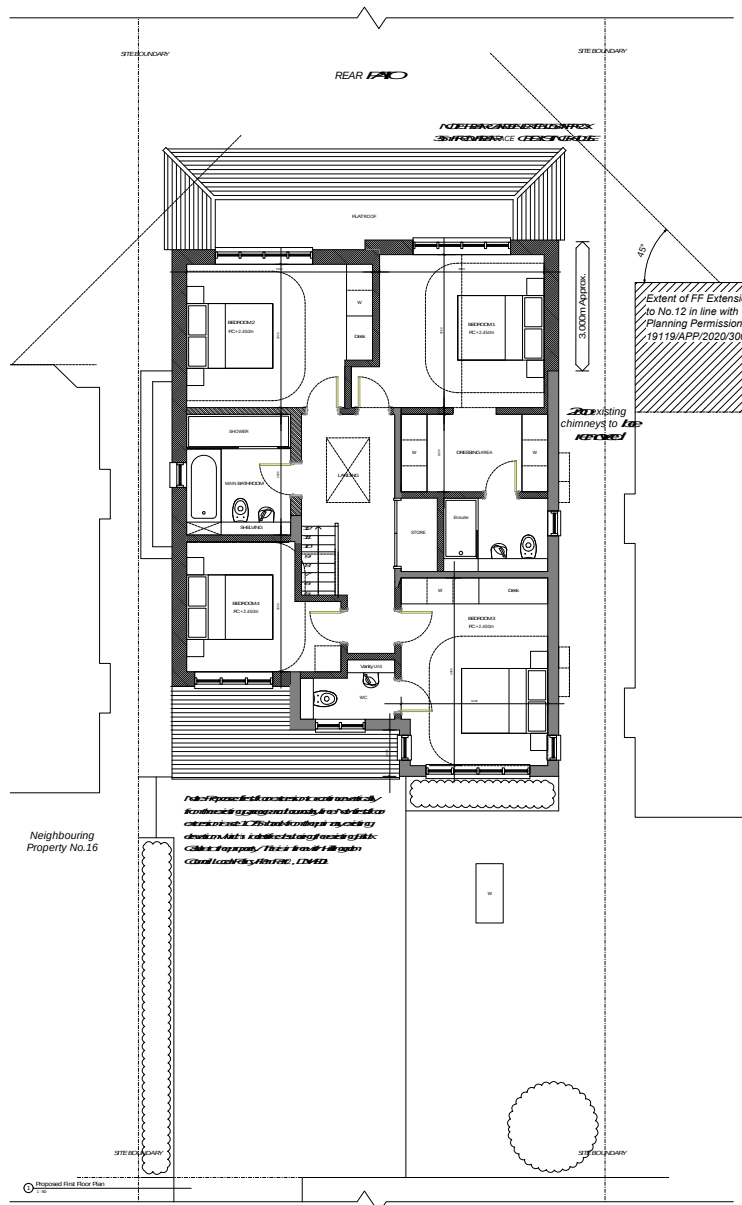
- 5.3 The new double storey rear extension of the property provides accommodation to match the existing width of the ground floor. The first floor will be built over the existing garage and kitchen extension to the East of the property.

- 5.4 The conversion of the garage into a study will require the garage door being replaced for a double-glazed window, which will match the original windows and doors. With the conversion of the garage, there is still space for up to four cars to be parked on the driveway to the front of the property, therefore the street and neighbouring properties should not be affected.
- 5.5 External finishes will be used to match existing with a mixture of red and brown multi facing brickwork, brown concrete tiles and white uPVC windows and doors. The new rear Bi-fold doors will be double glazed aluminium frames. The front door will be relocated to the front of the existing porch to maintain a similar street frontage.

Proposed Ground Floor Plan (Not to Scale):



Proposed First Floor Plan (Not to Scale):



5.5 The access to the site and parking will be unaffected with this proposal.

5.6 The landscaping to the rear will be altered to reflect the new extension.

6.0 Access

6.1 The extension will not change the access to the property.

6.2 Vehicle access remains unchanged.