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In Support of the Planning Permission  
Design and Access Statement  
for Works to the Ancillary Accommodation

at  
10 Romney Road  
Hayes UB4 8PU

for  
Mr. Marcin Lesniak

prepared by  
Ian Chin Architects

report no. 2039-RP-001 revision -

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## 1.0 Overview

The proposal being submitted for consideration envisages ancillary accommodation constructed in at the rear of this semi-detached residential property.

The 2 storey accommodation, including a lower floor basement, focuses on providing dance studio amenity space, within the new basement, for the applicant's 10 year old daughter, who is a Royal Ballet School student. There is no proposal to include any habitable accommodation within either floor. The ground floor will provide ancillary facilities primarily supporting Mr and Mrs Lesniak's large family.

## 2.0 Site Context

The site of the proposed development is currently occupied by a single storey, pitched roof garage/storage unit. Aesthetically this unit has little to commend it, beyond it not being dissimilar in appearance to countless rear garden structures around the UK.

The existing structure 3.60(w) by 5.05m(l) has a footprint of 18.2 m<sup>2</sup>. Height to top of ridge is approximately 2.5m.

The footprint of the proposed replacement structure at ground level is 17.4 m<sup>2</sup> representing a decrease of approximately 4%, although the proposed above ground enclosure volume (50.5 m<sup>3</sup>.) represents an approximate 10% increase over the existing above ground structure.

The proposal for a permanent construction at the rear of the site presents an enclosure which replicates, in size, similar garage and permanent ancillary additions along the rear boundaries, facing the non-adopted/private "service" access road. The aesthetic of these rear garden structures is ad hoc as shown in the attached photograph below.

This private service road at the rear of the Romney Road properties also serves the rear of the properties on the adjacent Raeburn Road. The trees within the island within the horseshoe shaped roadway provides a screened buffer zone between the rear gardens of the properties on Romney and Raeburn Roads.

Many of the rear gardens to both the above roads have developed the benefit of permanent enclosures similar to that in the photograph below.



*Photograph of a section of the enclosures facing the private service road at the rear of Romney Road.*

Setting the south facing façade back from the boundary provides pedestrian access between the main house and the private service road. The existing laurel lined south boundary will remain in situ. The height of this laurel hedge will screen the proposed building from the properties on the south side of the site. The 2.1m high timber fence on the north side boundary provides an equally effective screen.

### 3.0 The Proposal

The flat roof ensures the overall height of the structure at ground floor is kept within generally acceptable level, whole providing suitable floor to ceiling height.

The basement accommodation is designed to suit various extra-curriculum activities associated with single user ballet training. The plan area at basement level maximises the narrow end of the rear garden, extending the enclosure walls to the full width of the rear garden without reduction of the currently presented amenity space. The west facing open sunken area provides private and sheltered family enclosure. The sunken patio is to be protected by painted metal railings

The facade treatment above ground on 4 sides is predominantly timber. This provides ease of maintenance and/or replacement whilst maintaining a relationship with adjacent rear boundary timber fencing. Strip glazing on the south flank and service road facing west elevations are both located at high level to avoid lack of privacy. The garden façade will be double glazed in timber frame.