

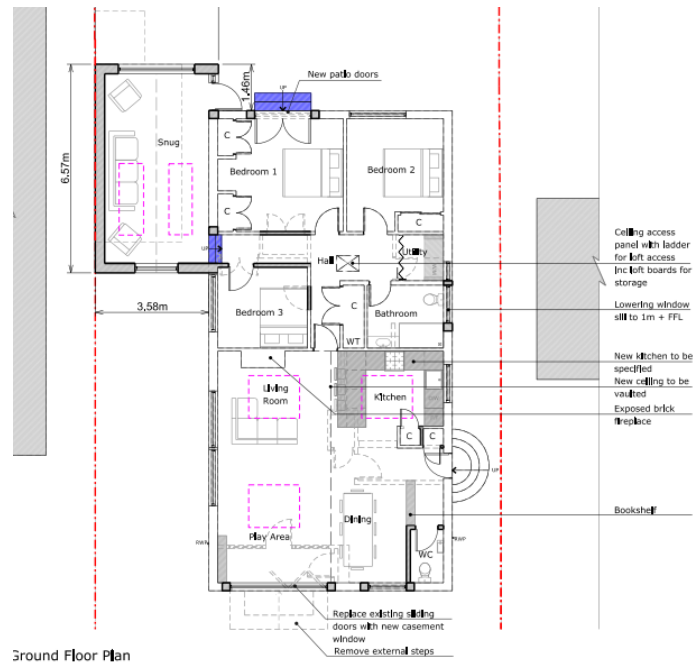
DESIGN AND ACCESS STATEMENT

Address of Development: 4 Curzon Place, Eastcote, Pinner, HA5 2TA

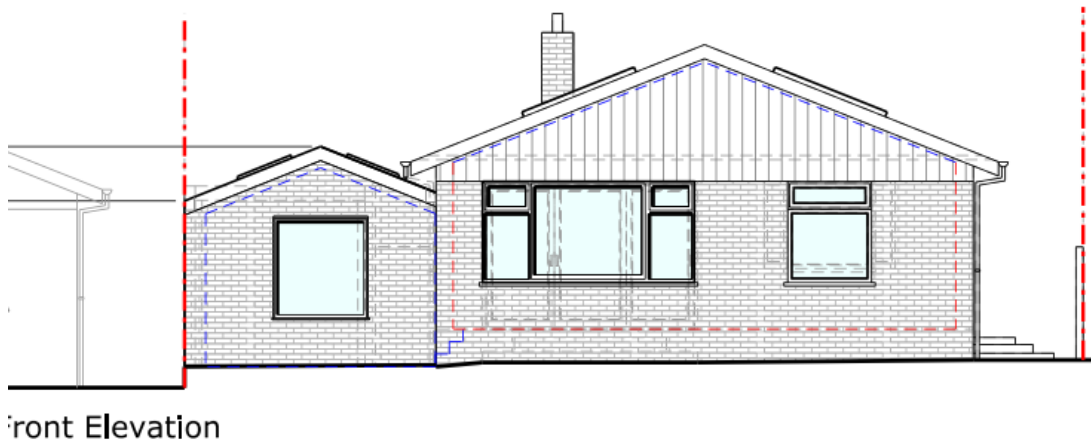
Description of Work: Single storey side and rear extension and internal modifications

Site Characteristics and Planning Background: The application site comprises a single storey detached property situated on the north east side of Curzon Place. The property is timber framed with a brick exterior and set under a gable roof perpendicular to the main road. The front is covered in grass with a southern paved side area leading to the garage providing off street parking. There is a single storey detached garage situated to the side and rear in the north west corner. There are no TPO's or Conservation Area designations affecting the site. The application site lies within the 'developed area' as identified in the Hillingdon Local

Design Brief: The previous approved planning application 75333/APP/2020/82 was unworkable as the headroom entering the extension was circa 1600mm. It also left an area under the roof slope that would be inaccessible for maintenance. The aim was to redesign the side extension to allow access without the reduced headroom and also without affecting the light from the neighbouring house any more than with the existing garage or currently approved scheme. A rear extension was also proposed to allow general enlargement of the dwelling although this was kept to a minimum to avoid the visual impact. The client preferred to have the bedrooms at the front whereas the previous scheme had the lounge to the front with the access to the garden through the bedroom.



Approved scheme noted above.



The headroom on entering the extension would have proved too low even with the lowered floor level that was proposed.

Layout and Scale:

Side Extension

In order to resolve the issue of the low headroom it was proposed to have a level floor and redesign the roof so that the height did not drop at the line of the main external wall. This produced a far more attractive roof line as shown below.

It was proposed to step in the extension from the boundary by 500mm so that the visual line from next door was not higher than that from the garage. The plan below shows the original garage roof dotted so the sight line from next door should not adversely affect the light.

With this in mind the neighbours have been approached and are happy with the scheme.

Location and height of existing garage shown as a dotted line. New building is inset to usually keep the sight lines down from the adjoining house

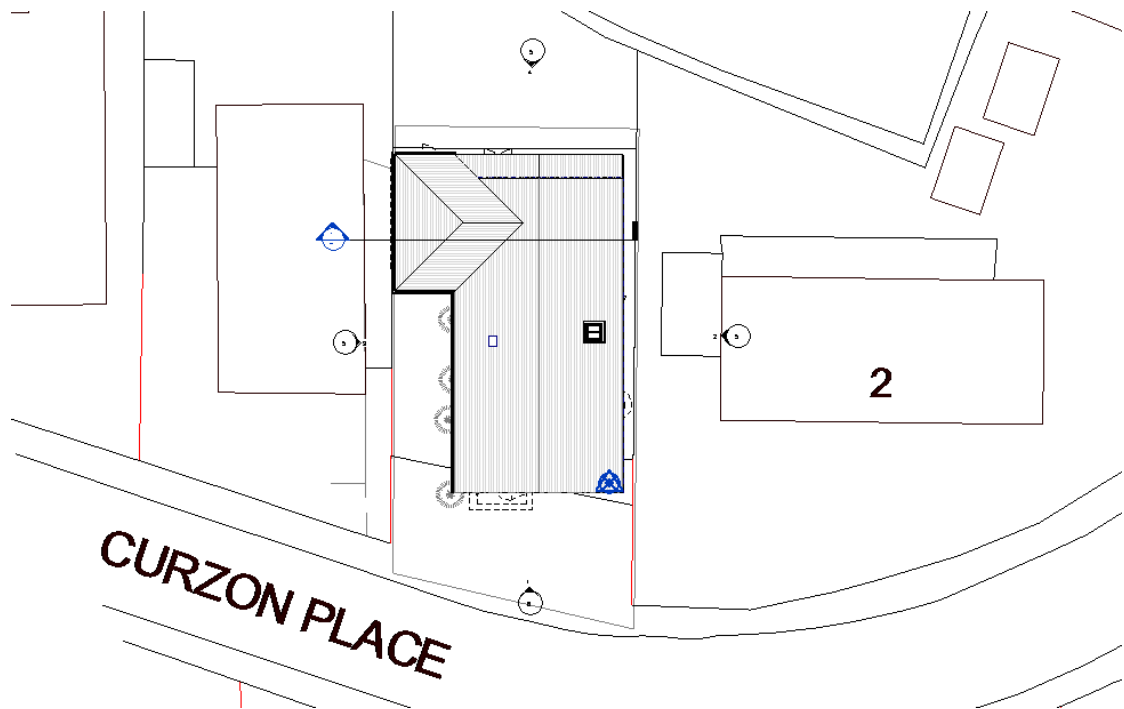


1 Height comparison

1 : 50

Rear Extension

Being located on a bend in the road the houses are not in line and the relatively short rear extension should not affect the adjoining premises. Number 6 is set further back than number 4 and number 2 is set well back and behind foliage as in the photograph.



View towards number 2

Access:

The existing timber cladding to the front will be replaced with vertically hung tiles.
Timber cladding elsewhere offers little thermal insulation as is only 100mm thick with no insulation. It is proposed to replace this with brickwork.
The front entrance is moved further down the building to allow a shallow ramp to be installed to facilitate wheelchair access. The door is also widened and internal doors also allow wheelchair access.
The front doors which are unused are changed to windows for the bedroom area as has been done on other properties on the estate.

Conclusion:

The proposed changes to the flank extension are well setback to prevent loss of light to the adjoining dwelling and are at a similar level to the originally approved application and the existing brick garage.

The rear extension is considered within keeping and follows the existing roofline. Visually it should not detract from the adjoining premises views or daylighting.

APPENDIX A

PHOTOGRAPHS



Front



Side garage



Rear



Rear of garage