

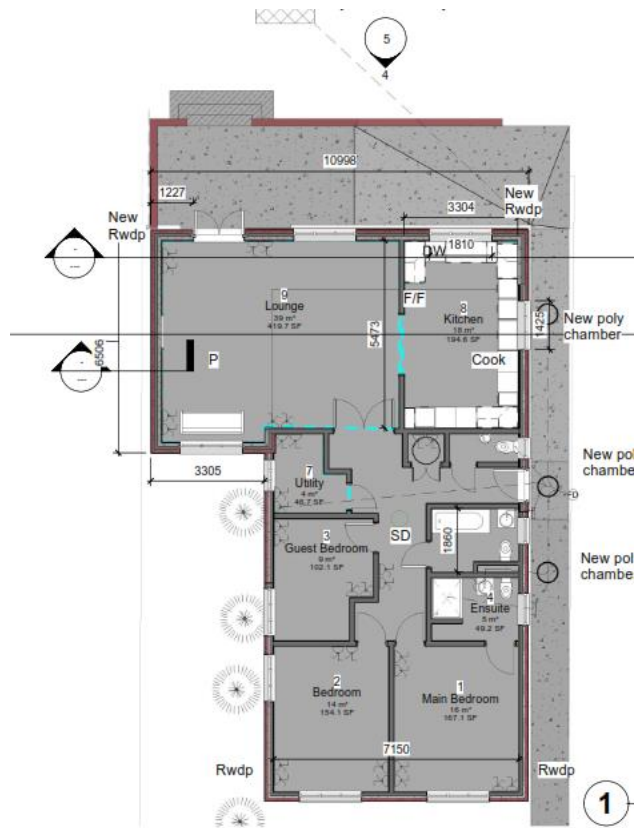
DESIGN AND ACCESS STATEMENT

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

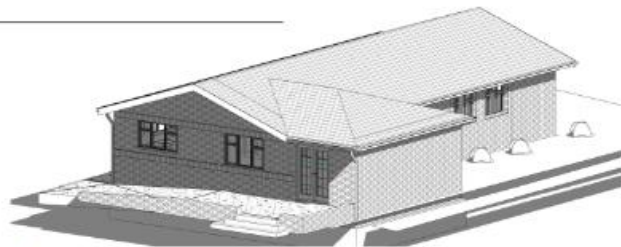
Design Brief: The previous approved planning application 75333/APP/2020/3749 was approved but tenders have some in too high. The current version is a scaled back application removing the rear extension and retaining the back wall. Only the garage section will be rebuilt and this is smaller than previously proposed.



Approved scheme noted above and below



1 Perspective



2 Prop 3D

Layout and Scale:

Side Extension

The height of this has been kept with the eaves level but set back so as to ensure minimal intrusion on next door. This element was previously approved in the last application and the change actually makes this smaller.

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



1 Height comparison

1 : 50

Visually:

The existing timber cladding to the front and rear 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:

A minor modification to the previously approved version to reduce the size to bring in budget.

APPENDIX A

PHOTOGRAPHS



Front



Side garage



Rear



Rear of garage