

212-RGP Permitted Development Statment

1 Rodney Gardens, Eastcote, Pinner, HA5 2RS

23rd December 2021

Milligan Architects

Key Information

Address:

1 Rodney Gardens,
Eastcote,
Pinner,
HA5 2RS

Applicants / Clients:

The applicants, Mr and Mrs James and Nicola Hawkes along with their baby son are a young family who have recently purchased the dwelling in the hope that they can change its current state of disrepair into a home. James and Nicola are from London, Nicola in particular grew-up in this part of North-West London and James grew up in another part of the city. As such they have strong ties to the local area and the greater London region.

The family intend to carry-out the following works:

Permitted Development Class A

- Proposed Rear Extension
- Forming a number of new openings
- Renovation and repair of existing dwelling generally; roof repair and upgrade; replacement of all existing windows and doors (on both garage and dwelling); replacement of all soffit fascia and barge board; replacement of all rainwater goods and services; repair of existing external render (white render finish to be retained), repair and upgrade to existing roof dormer.

Permitted Development Class F

- Update and repair to existing hard surface external terrace.



Site Map

Red Line Boundary:

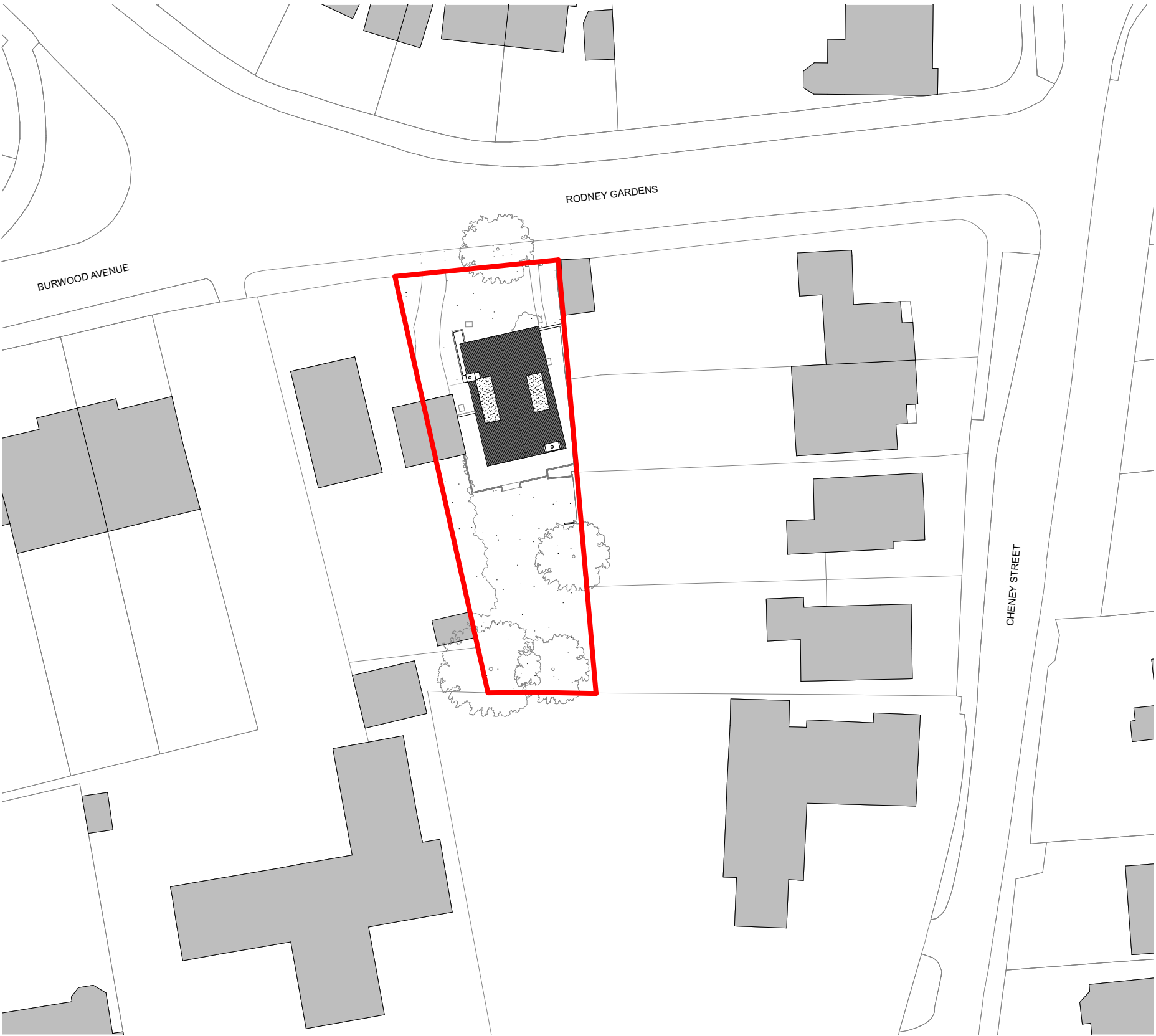
1 Rodney Gardens,
The drawing on the right shows the existing roof plan set within the immediate context.

North is directly up, as such, you will note the dwelling is slightly off from a North-South axis/orientation.

Design Introduction:

Proposed Rear Extension:
Will be a white render 'box shape' (materials to match existing dwelling), with flat roof, and sliding door to garden terrace.

New openings:
Proposed openings will be of a size and shape that matches the existing openings.



Front Views from the Street

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1 Rodney Gardens

The images on the right show the property and its immediate context.



Rear Views from Garden

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Private Back Garden



Context Dwellings

Neighbouring Dwellings

The images on the right show images of various dwelling types in the surrounding context.



Context Dwellings

Neighbouring Dwellings

The images on the right show images of various dwelling types in the surrounding context.



Exterior

Dilapidation and Disrepair:

The existing dwelling is in an extremely bad condition. As the images on the next two pages will demonstrate, the current condition is unbecoming of a dwelling of huge potential to contribute (and not detract) from its context and the conservation area generally.

The existing dwelling has not been maintained or received the care required to ensure its upkeep. The neglect prior to our Clients purchase of the property had negatively impacted the dwelling inside and out. Dampness, staining, disrepair, broken fabric and leaking coverings are all apparent upon first glance of the property.

The Clients intend to upgrade the thermal performance of the existing dwelling but do not wish to do this by adding a coating to the exterior which would be the most effective means to do so (especially considering the generous overhang of the eaves). Instead, the strategy is to insulate the existing cavity and to the internal side of the dwelling. The internal side of the roof structure will receive a new insulated build-up. This will maintain the current outwards appearance of the dwelling but exponentially improve the thermal performance of the house.

Anecdotally, the Clients new neighbours are looking forward to seeing the house renovated, restored to its former glory and to welcoming a young family to the area.



View from street



View from garden



Existing facade close-up



Existing facade close-up

Maintenance/Upgrade Requirements

Substantial Overhaul:

Close-up outside and internally, the full extent of the damage of neglect is apparent. The conditions are currently not fit for habitation. The entire dwelling is in need of considerable overhaul. Due to the extent of the damage, It is likely the building will need to be taken apart and put back together.

To ensure there will be no ongoing issues, much of the original fabric will have to be replaced or require considerable repair. The intention is to retain as much of the existing fabric as is practicable, for example, the existing clay tiles have an inherent beauty and can be taken off and stored while fundamental updates to the roof are made. The tiles will then be reinstalled at the appropriate time. Likewise, the external rendered walls are demonstrating signs of problems relating to rising damp and water ingress. It will be possible to correct these issues and restore the existing to good order.



Internal disrepair



Modernisation required



Upgrade/maintenance required to dormers and roof



Water damage



Internal overhaul required



Dampness and damage to rear bedroom



Upgrade/maintenance required to gable end barge boards



Upgrade/maintenance required to eaves (soffit and fascia)



Upgrade/maintenance required to rainwater goods

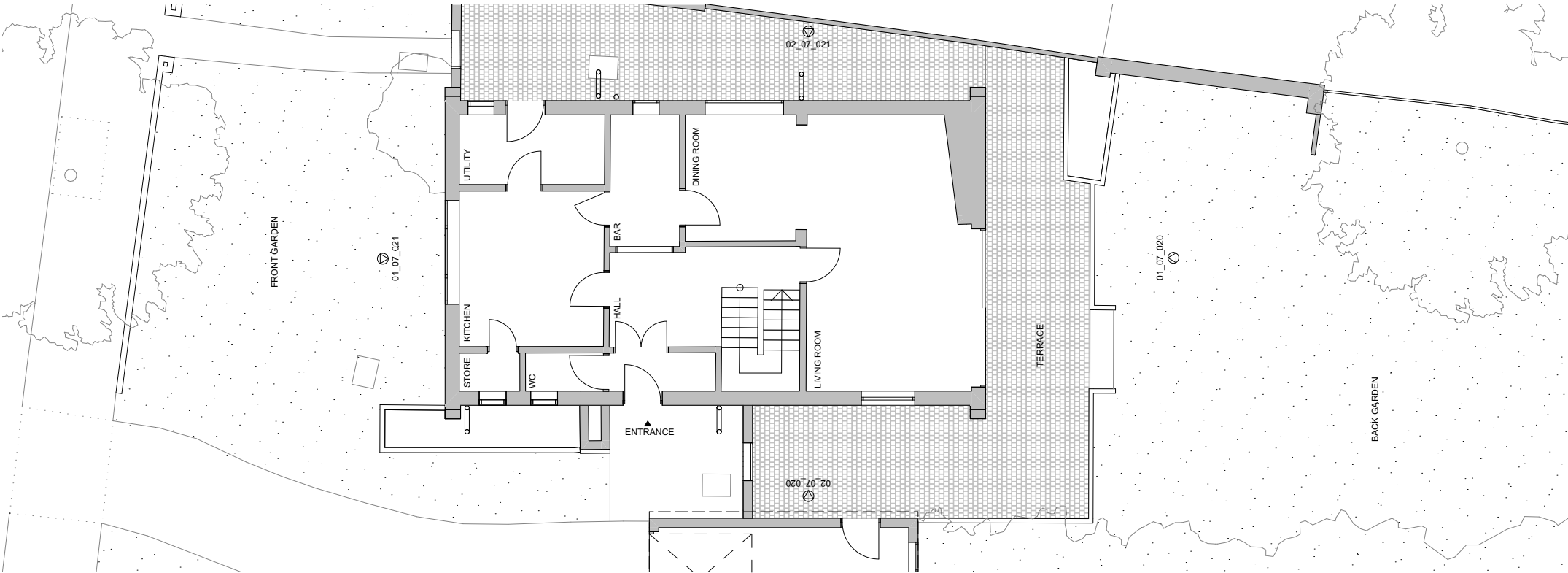
Existing

The existing ground floor features; a front kitchen, bar area, dining room, living room; plus ancillary spaces such as a WC, storage area, and utility room. The living/ family spaces are disconnected and do not encourage the occupants to spend time together. Furthermore, it does not offer differing space 'types' such as smaller 'nooks' 'alcoves', 'snugs'. Spaces that can at once be both intimate and overt. Whatsmore, the spaces and their arrangement speak to a different time and do not reflect the requirements of modern family living.

It is apparent that the existing internal spaces have been adapted and changed over the years. The presence of a dedicated bar, a large opening in what was presumably a separating wall and the misalignment of walls suggest a reasonable amount of change has occurred.

The internal spaces also have limited contact with the beautiful garden to the South.

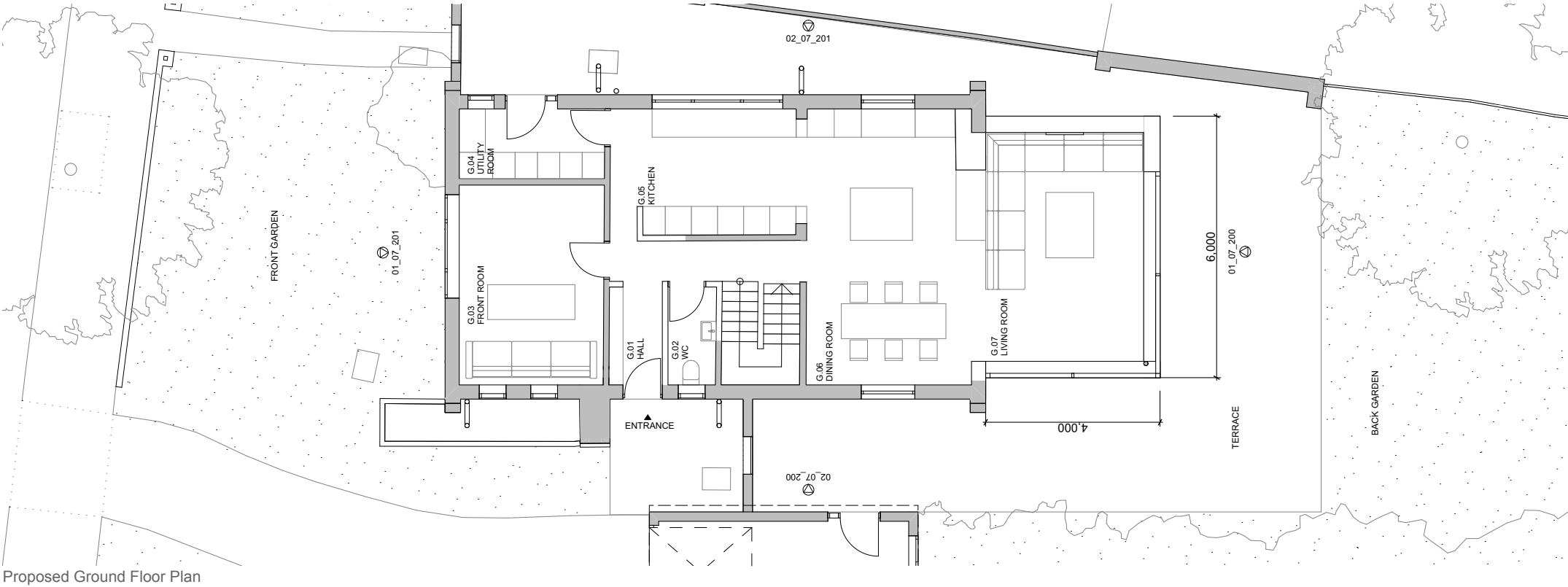
The existing doors and windows will need to be replaced and the aim is to improve the thermal performance of the existing external walls.



Proposed

In the proposed scheme, the existing dwelling has been reconfigured internally to provide a better use of space and to re-rationalise the partition walls which have been adjusted in an ad-hoc manor over the years. Walls have been re-aligned.

The proposed rear extension 'goes out' **maximum 4m** from the existing rear facade. You can see on plan that the East/West external walls 'tuck-in' on the overall width of the existing dwelling.



Existing

The existing rear/South elevation features a sliding door at ground floor and a bedroom window at first. The South and North elevations are both gable ends, the North offered to the street the South offered to the garden. Interestingly, this is a break with the context (where 1 and 3 Rodney Gardens differ from their neighbours). In effect, the short side/gable end of the dwellings are given the prominent role in the composition. The distinctive character of seemingly low eaves and a high ridge set the existing dwelling (and 3 Rodney Gardens) apart from the neighbours.



Existing South Elevation

Proposed

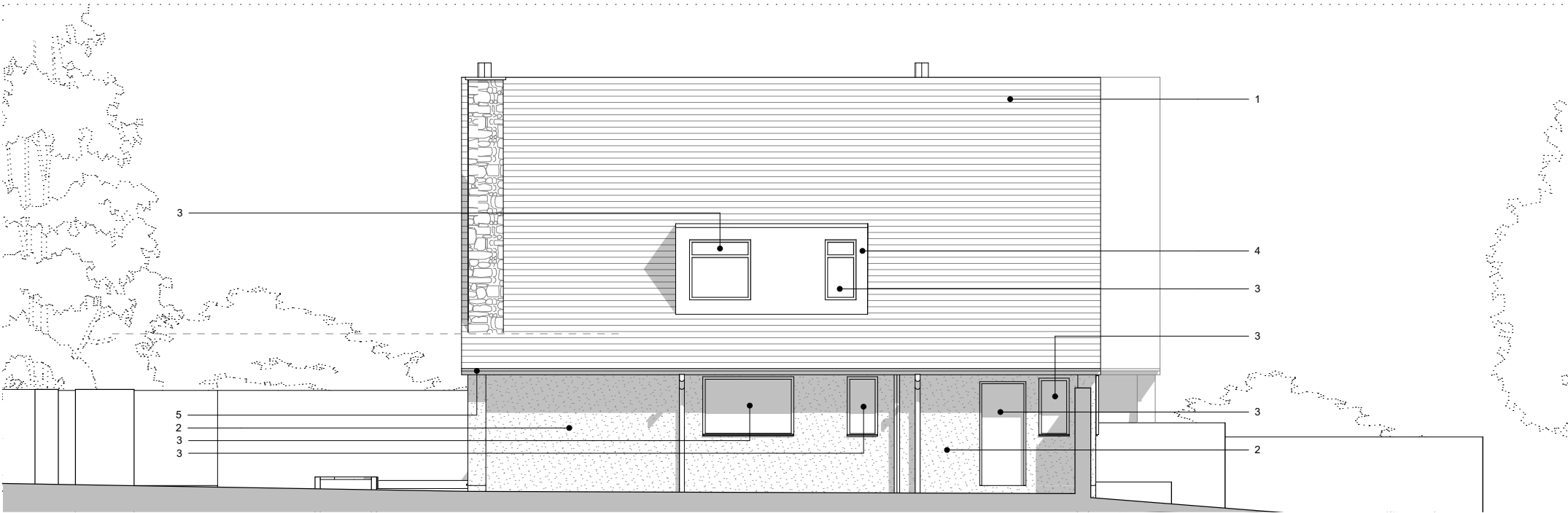
As you can see by comparing the proposed elevation to that of the existing elevation, the proposed extension is single storey (**maximum 3m** to top of parapet) set inwards from the full width of the rear extension. This, combined with the flat roof ensues a modest, subservient form is maintained.

The sliding door to the extension maximises the view to the garden and creates a strong connection to the external terrace area which will be enlarged, repaired and re-laid.



Proposed South Elevation

Existing



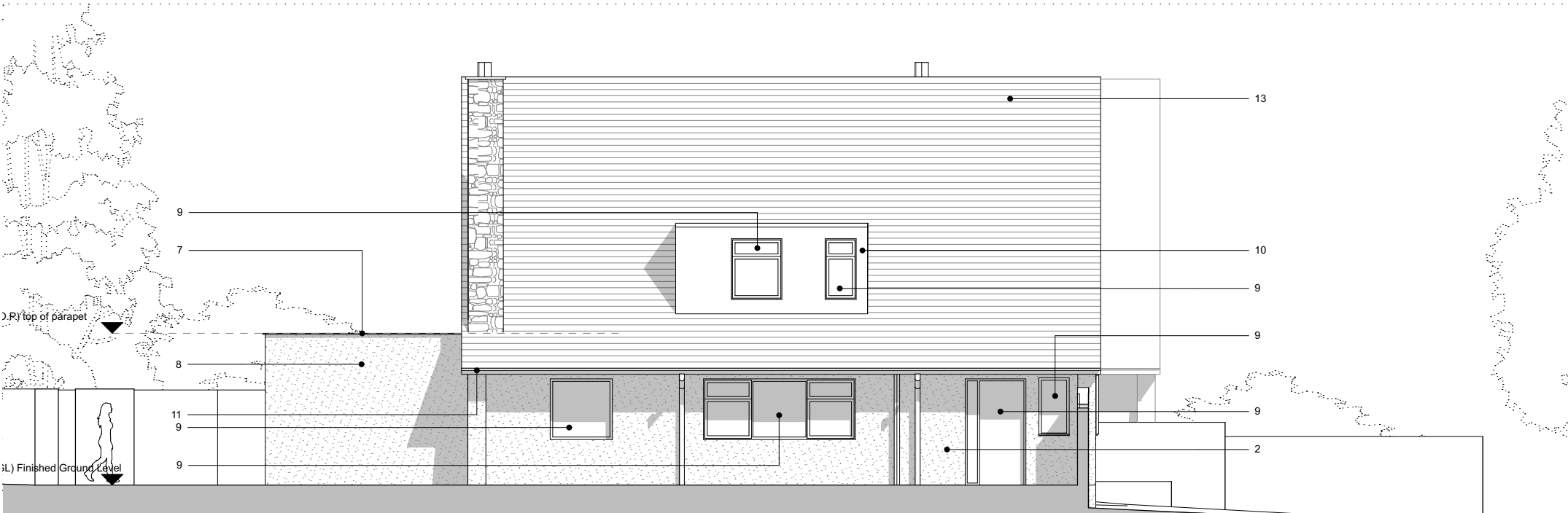
Existing Ground Floor Plan

Proposed

The proposed East elevation has one new window opening at ground floor which provides light into the kitchen dining area as well as an enlarged kitchen window that addresses the main kitchen specifically.

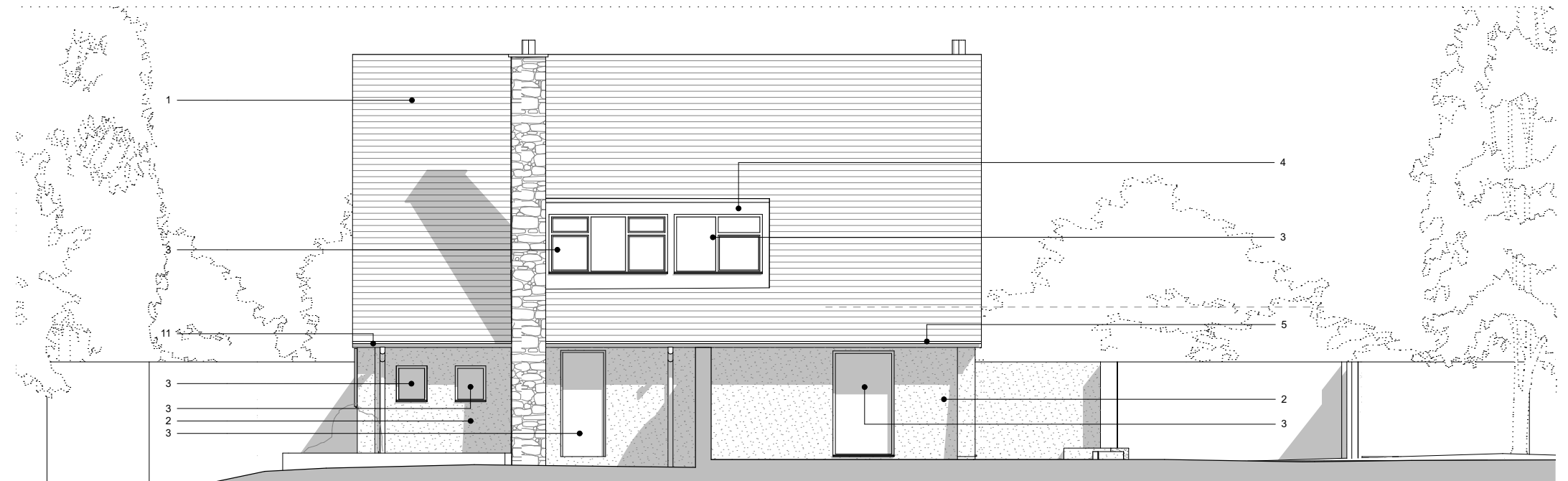
At first floor the existing dormer window cladding has been removed and replaced by a better performing build-up and the windows to the shower and WC have been adjusted and relocated respectively.

The proposed extension with its rendered east facade is shown to the 'left' of the existing dwelling. As this faces directly onto the boundary fence it is 'blank'.



Proposed Ground Floor Plan

Existing

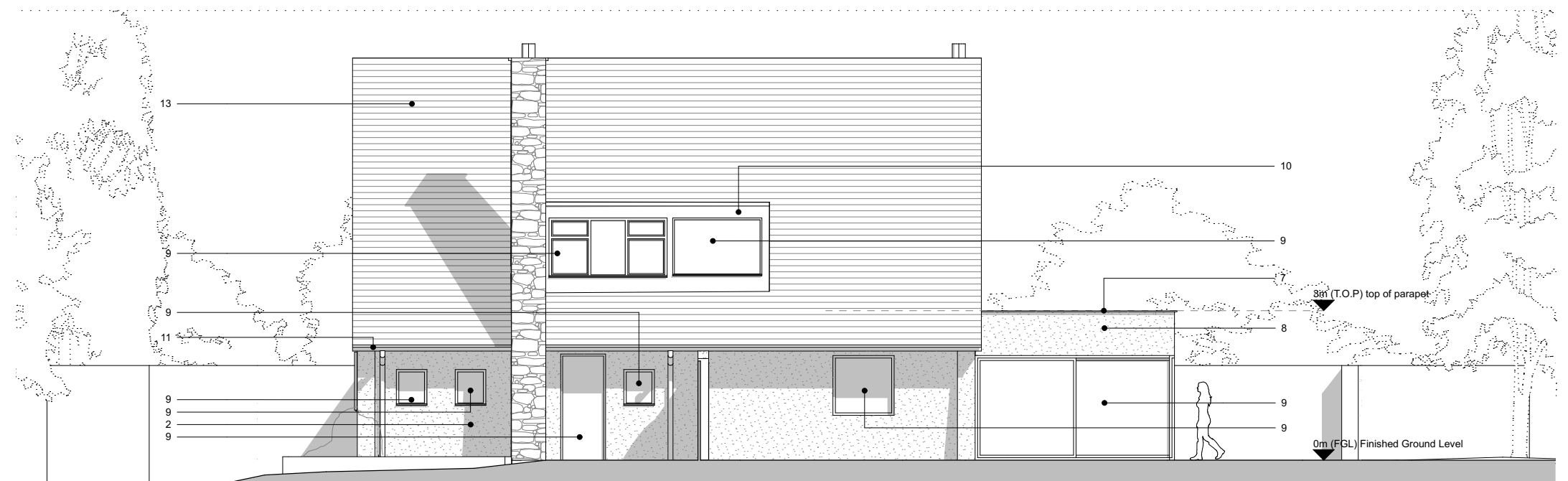


Existing West Elevation

Proposed

The proposed West elevation features a new small ground floor window to the proposed WC and the existing floor to ceiling window/door to the dining room has been reduced in size by raising the opening cill level. At first floor the dormer has been reclad and updated and the existing windows replaced with new systems. the window above the staircase has been made into a 'fixed' window which is more appropriate considering it cannot be reached from either inside or outside without assistance.

The proposed extension West elevation features a generous glazed sliding door. The height of which matches that of the head heights of doors and windows on the existing dwelling. Above the glazing is a rendered wall with a metal coping to the parapet.



Proposed West Elevation



Clay Tiles



White Render Walls



Painted Timber Soffit Facia and Barge Board



Painted Cast Iron Gutters



Clay Tiles to Match Existing



Restorted White Render Walls



Glazed Gable End South Facade Wall

View From the Back Garden

From the rear garden, the proposed extension sits neatly against the existing rear elevation. Its walls match the existing external white rendered walls.

The extension, with its generous sliding doors connect with the external terrace and the garden beyond.

Final Word

The Clients, and their proposals, will save this dwelling from continuing disrepair and will bring a welcome improvement to the neighbouring context which has suffered for a considerable time with the property in bad condition.

The Clients themselves, a young family, are already welcomed on the street and their neighbours look forward to seeing them move into their new (refurbished and extended) home.



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