



DESIGN STATEMENT

5 LAWSONS GARDENS, PINNER HA5 2EB

09 JULY 2023

S K U ARCHITECTS

Introduction



Location Plan

5 Lawson Gardens is a detached house located in a residential area in Pinner,

The residing growing family would like to extend the house, to add more bedrooms to the upper floor and rationalise the floor layout internally to suit their needs.

There are a number of examples of similar types of houses that have been extended on the upper floor over the existing garage within close proximity in the same residential neighbourhood.

The Design statement also refers to similar planning approvals within close proximatey of the site. (Nos. 3, 8 and 16 Lawson Gardens)

Preapplication Advice Feedback

A couple of options were presented via email to the Planning department (Officer: Richard Buxton), and the proposal in this application was the option that was generally supported.

Existing Site Photos



Site frontage

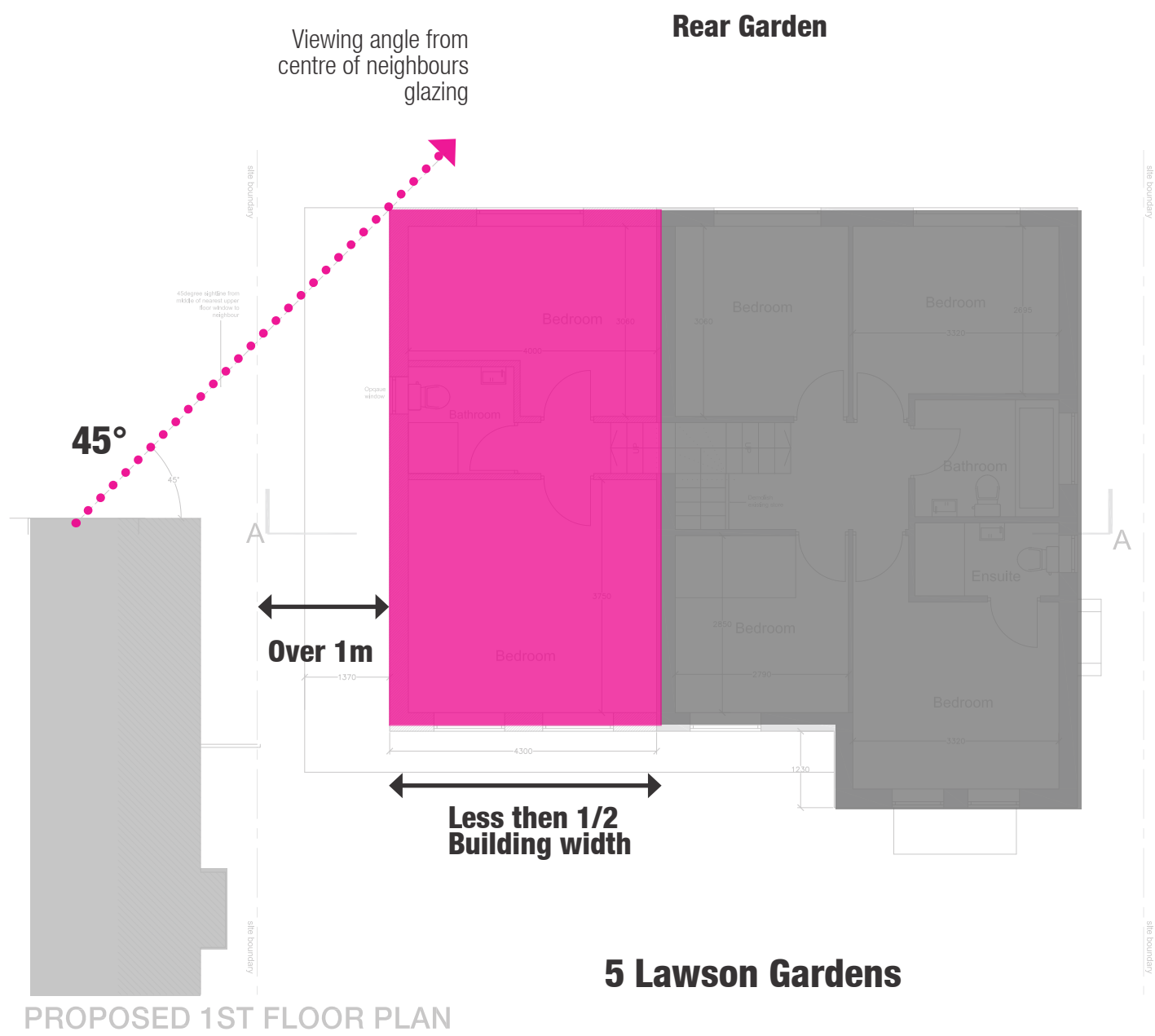


Site rear



Site rear

CONCEPT PROPOSAL



The diagram opposite demonstrates how the upper floor side extension attempts to meet key policy parameters.

Concept Diagram

CONCEPT PROPOSAL



PROPOSED AERIAL SKETCH OF REAR

PRECEDENTS IN SURROUNDING LOCATION: Nos. 3,8 and 16



No 3 Lawson Gardens (extended over the existing garage)



No 8 Lawson Gardens (extended over the existing garage)

The local residential area has a number of examples where similar housetypes has an upper floor side extension over the existing garage(s) to include more bedrooms.

Opposite are photos of Number 3 and Number 8 Lawson Gardens which are such examples.

More recently, in Nov 2022, 16 Lawson Gardens (Planning ref: 48107/APP/2022/3563) was granted to extend over the existing garage, and to also extend into the existing roof.

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