

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This document has been prepared to accompany a planning application to convert the existing garage at 15 Cowslip Close, Uxbridge, Middlesex, UB10 9QN.

15 Cowslip Close is not located within a Conservation Area. The building is not listed and no other development led constraints are noted.

The building was constructed as part of a wider development of the estate which took place sometime in the mid 1980's.

HISTORY

Prior to the construction of the estate comprising Hyacinth Drive and Cowslip Close which is made up of 43 units, the site is believed to have been farmland. Planning history within Cowslip Close is fairly limited with various applications from 2002, generally involving additional side extensions.

Within the wider estate there have been several garage conversions which have achieved consent, this include most recently in 2022, at No 16 (77125/APP/2022/1439), No 11 in 2021 under appeal (49376/APP/2021/2890), No 7 in 2013 (69461/APP/2013/2642). It is clear therefore that a precedent for garage conversion has been created on the estate of similar properties.

15 Cowslip Close



DESCRIPTION

The subject property is typical of 1980's house building construction with timber truss roofs, weathered with concrete tiling, masonry fairface brick walls and timber doors and double glazed windows. Latterly, windows have been replaced with UPVC equivalents and this is true of the subject property.

The property remains largely unaltered since original construction, but improvements to public transport and less need to garage cars has led to many considering conversion of garage spaces. The additional needs to obtain more space from existing dwellings

REASON FOR THE PROPOSED ALTERATIONS

The applicant seeks to convert the existing garage space, ground floor WC and existing utility room to provide self-contained accommodation for a member of the applicants family who are suffering with a health condition.

The space would have independent access from the eastern elevation. The space would provide private kitchen and bathroom facilities.

The alterations would include the provision of an additional ground floor WC within an existing underutilised cupboard. Mains sewerage connections will be made into the existing system.

MATERIALS

The externally facing front south elevation is raised in fairface brickwork and currently retains an existing metal faced garage door. This would be removed and matching brickwork to the existing raised to window levels. A new UPVC window is proposed following the fenestration of the existing and retaining the colourway of the remaining windows on the estate.

The effect would be to create a harmonious alteration which aligns itself to the remaining construction detailing of the estate. There is no increase in site height, massing or bulk and so it is felt that the visual impact on the outlook would be minimal.

There are other examples on the estate of successful integration of similar proposals. The brickwork would repeat the brick on edge lintel detailing although this would be reduced to suit the new window width which will be reduced from the width of the existing garage door.

A similar style door to mirror the layout of the existing main front entrance will be used as a private entrance to enable the occupant to live independently.

There are likely to be no further external detailing that would change as part of the proposals.