



Design and Access Statement

40 Cheney Street, Pinner, HA5 2TB

August 2023

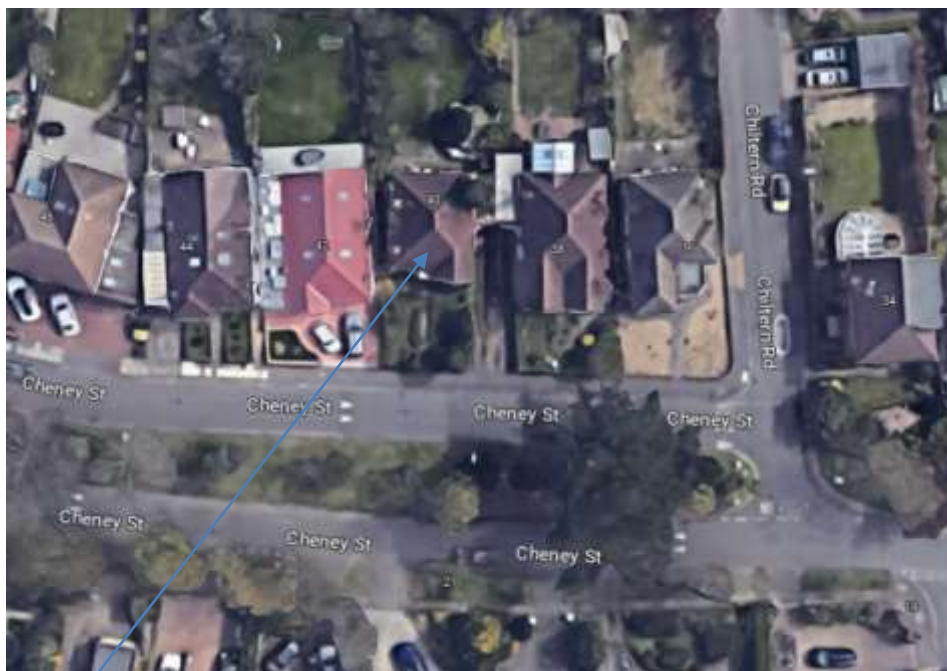
Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for Single storey side and rear extension, conversion of garage to habitable use to include alterations to front, rear and side elevations, conversion of roof space to habitable use with 4 side roof lights, extension to roof and conversion of rear roof from hip to gable end with a new gable end window.

Existing Context

The Site and Surrounding Context

The application site is located on Cheney Street. This is a 3-bedroom bungalow, of the interwar period within the Eastcote Village Conservation Area, and falls within the London Borough of Hillingdon.



Application Site

The existing property lacks any historical or architectural value and is neither statutory listed or locally listed. The site area is 480m² which is within the Eastcote Village Conservation Area.



Application Site – Street View



Application Site – Rear View

The Proposal

Our proposal is for Single storey side and rear extension, conversion of garage to habitable use to include alterations to front, rear and side elevations, conversion of roof space to habitable use with 4 side roof lights, extension to roof and conversion of rear roof from hip to gable end with a new gable end window.

The neighbouring property at 44 and 42 Cheney Street has carried out similar extensions to what is proposed at the application site. No.44 planning permission Ref: APP/R5510/D/13/2207106 and No.42 planning permission Ref: 26736/APP/2018/4264.

The proposed extensions and alterations will be constructed using materials to match the existing. The proposed windows and doors will be finished in white uPVC to match the existing. The proposed roof lights will be Velux Conservation Style roof lights flush against the roof plain.

Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.