

Access Statement

67 Boldmere Road, Eastcote

Site analysis and evaluation



Aerial photo

Location and character

The site is located within an established residential area in Eastcote. In the immediate area there is a mix of storey, detached and semi-detached properties. Many of the properties have side and rear extensions, and some have loft conversions. Parking is on front driveways and in garages. Street parking is not controlled in the part of the street where No. 67 is located.

The proposal

Demolition of existing utility, new rear single storey infill extension, partial garage conversion, insertion of new window/door/rooflights.

The works would allow the formation of a new kitchen-diner, a utility room, and a downstairs WC/shower.

Vehicle Access

The site is well located for local amenities and public transport. It is located approximately 600m walk from the centre of Eastcote and its high street (Field End Road) which is served by bus routes. It is approximately 700m walk from the Underground station, Eastcote.

The property is located in the portion of Boldmere Road where on-street parking is not controlled.

The dwelling currently has 3 bedrooms. The proposals would not form an additional bedroom.

There is one existing off road car spaces on the front driveway and one in the garage: a total of two. However it should be noted that the existing garage measures 2.7 x 4.7m internally which does not comply with current car parking standards for length of space and therefore there is in practice only one car space.

The proposals would partially convert the garage to utility space and therefore there would be one net off-street car space on the driveway.

In view of the close proximity to local amenities and public transport the loss of the sub-standard garage car space would not have any material impact on local parking.

Accessibility

The existing front door has shallow stepped access which is suitable for semi-ambulant access. The existing downstairs WC can only be accessed via internal steps through the existing utility.

The proposals would provide new WC and shower facilities at ground level, without any internal change of level.