

## Design, Access and Planning Statement v1.2

**Project:** Proposed conversion of existing garage into a habitable space.

**Site:** 17 Farthings Close, Pinner HA5 2QR.

Prepared by J Han for Mr Ghazali Malik



*Front view from the street*

## Current site:

This site is located within the picturesque, enclosed area off the Farthings Close, in a predominantly quiet residential suburban area of Eastcote in the London Borough of Hillingdon.

## Planning history:

There are no specific planning designations or restrictions related to the property, nor are there any conditions that remove permitted development rights for extensions.

In the entire neighbourhood, only one planning application has been made regarding garage conversion — especially by 19 Farthings Close, Eastcote, Pinner. Their application to convert the garage into a habitable room was refused in 1987 (reference number 36550/B/87/1895), under Section 53 Determination. No further detail was published.

My client has sought consultation with the council planning officer, Mr Bishar Ali (and Richard Buxton), who have advised to submit a formal planning application before commencement of any building work.

The following policies are used as a guidance check list to aid the design of the proposed development: -

- Document B - Planning Obligation SPD, Document D – Planning Obligation SPD Consultation Statement, Document E - Planning Obligation SPD Adoption Statement.



*Location plan*



## Design consideration:

This proposed planning application seek to convert the existing internal garage space, currently being used as storage, into a habitable room.

The existing property is a 2-storey mid-terrace building of traditional brick and mortar construction, used as a domestic dwelling under Class C3. There is an attached garage at the front of the property, a general architectural feature only among this row of east facing properties within this residential area – facing brickwork, painted timber cladding to frontage, pitched roof in clay roofing tiles. There is no visible extension added to any of the properties in the local area. Parking is available in the front patio and in off-street parking lots. None of the built garages can accommodate any modern cars sizes.

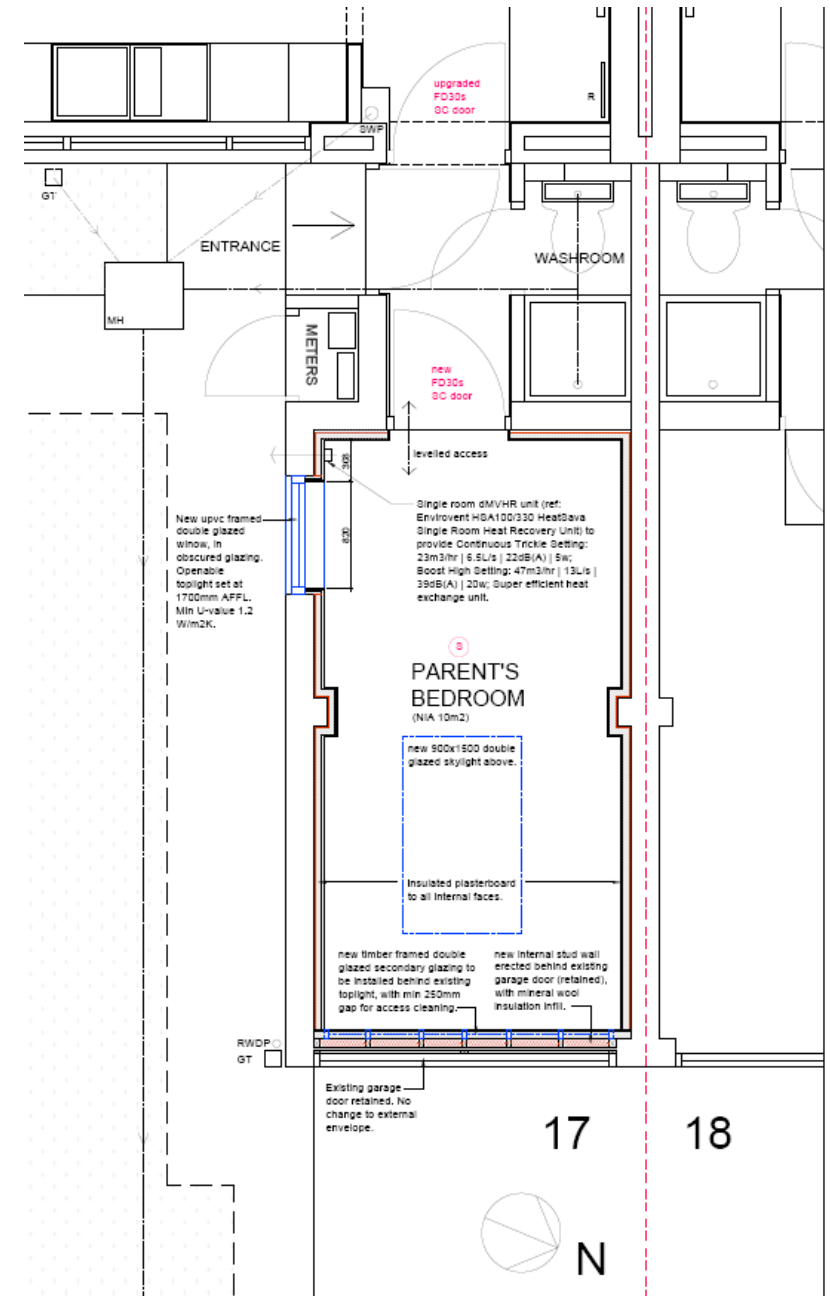
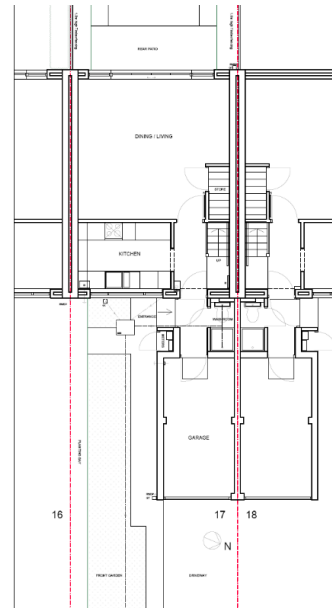


Mr Ghazali Malik and his family moved into this neighbourhood a year ago and they love this area. The young ones require all their attention and there is now a desire for Mr Malik to bring his elderly parents back together more often, and where it is possible to reside together for longer periods of visits to bring multi-generational family members together. It is economically beneficial to convert the current garage space, which is currently being used for storage, into a habitable extra bedroom for the elderly parents. Mr Malik's dad has some mobility issue, hence the new habitable room at the same ground level would be perfect.

Externally, there will be no change to the existing external garage envelope. The front garage door and toplights will be retained – in keeping with the existing neighbourhood characteristics.

Internally, the following elements will be added:-

- a new timber stud partition (with mineral wool insulation inserts) will be erected behind the existing garage door.
- New secondary glazing (upvc framed, double glazed) will be installed behind the existing toplight, with an accessible gap for future maintenance purpose.
- All internal faces will be lined with insulated plasterboard to improve the existing thermal quality in meeting current building standards.
- A new skylight (900x1500) will in be inserted within the exiting roof plane. The ample size will permit plenty of natural light into the internal space, while it's siting is set to the fornt to prevent any privacy issue looking into and out of the skylight. The propsoed skylight can open

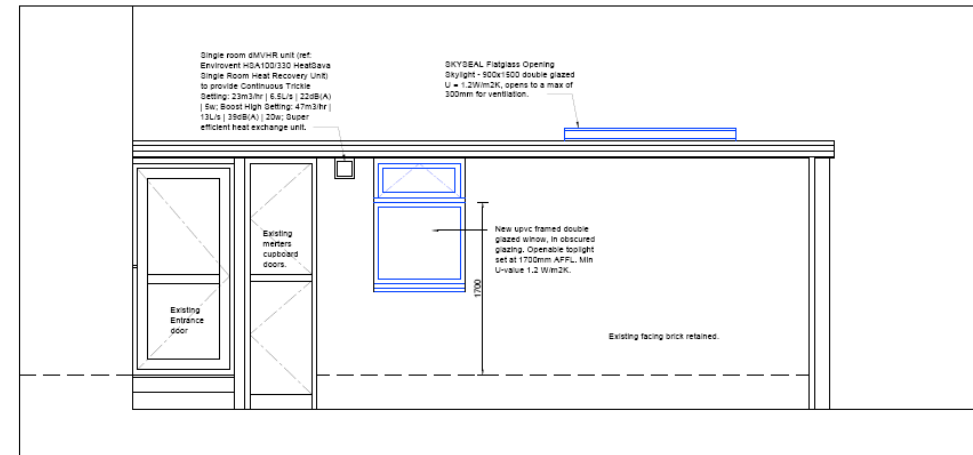


up to 300mm for ventilation.

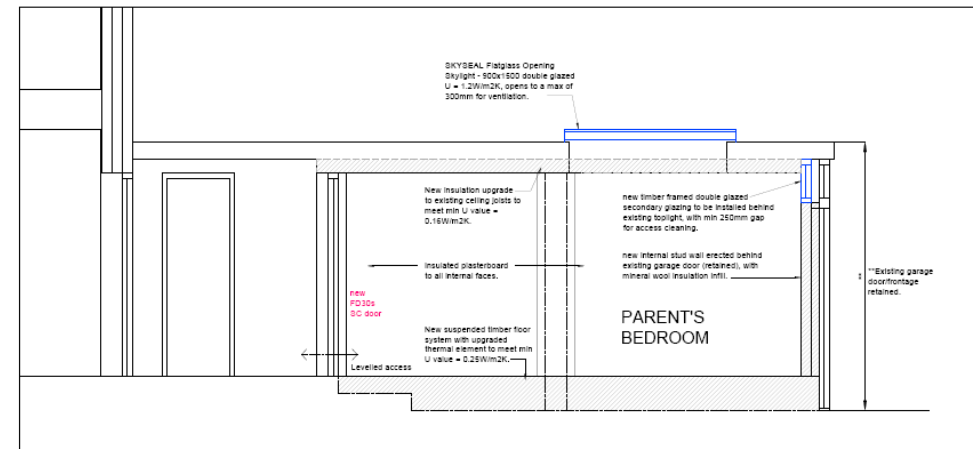
- A new window will be added to the side wall to permit more natural daylight and ventilation into the internal space. The glazing will be in obscured glass for privacy.
- A new suspended raised timber floor will be added with integral insulation, set to the same level with the existing finished floor level to maintain easy access.
- The existing extractor fan will be replaced with a new Single room dMVHR unit (ref: Envirovent HSA100/330 HeatSava Single Room Heat Recovery Unit) to provide Continuous Trickle Setting: 23m<sup>3</sup>/hr, 6.5L/s, 22dB(A), 5w; Boost High Setting: 47m<sup>3</sup>/hr, 13L/s, 39dB(A), 20w (Super efficient heat exchange unit) to provide additional ventilation requirements.

**The overall design has respected and seek to preserve the local architectural features and streetscape.**

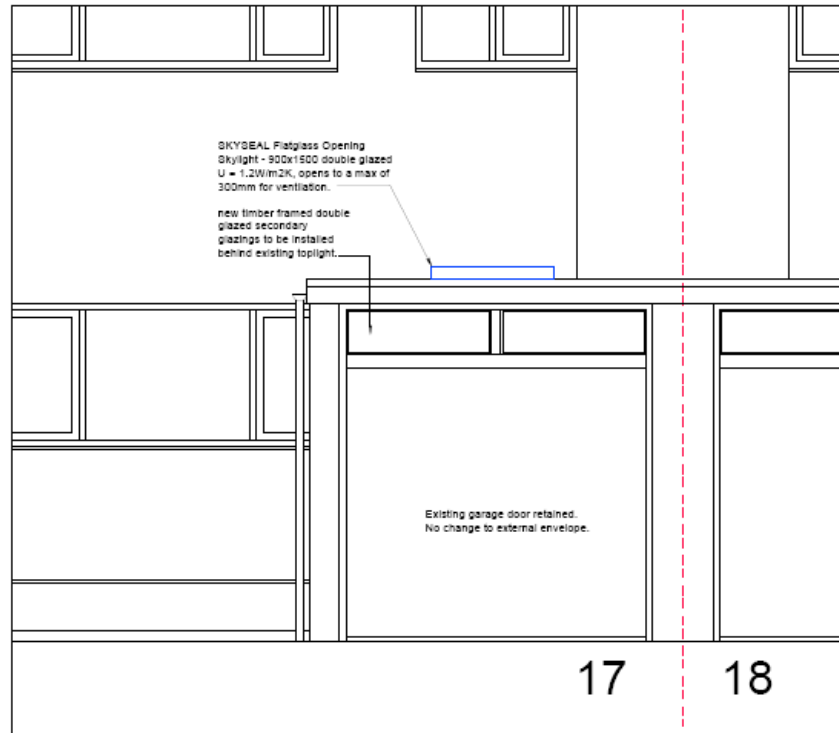
- No change to the front garage/toplight.
- A new skylight will be added to the roof.
- No change to the external envelope features.
- No change to the existing front patio/driveway hard and soft landscaping.
- A new side window (in obscured glazing, openable toplight is set at 1700mm AFFL) will be added to the side wall.
- Extending the front driveway (in permeable granite setts) to maintain 2-vehicle parking provision.



**2 PROPOSED SIDE ELEVATION**  
SCALE: 1:50



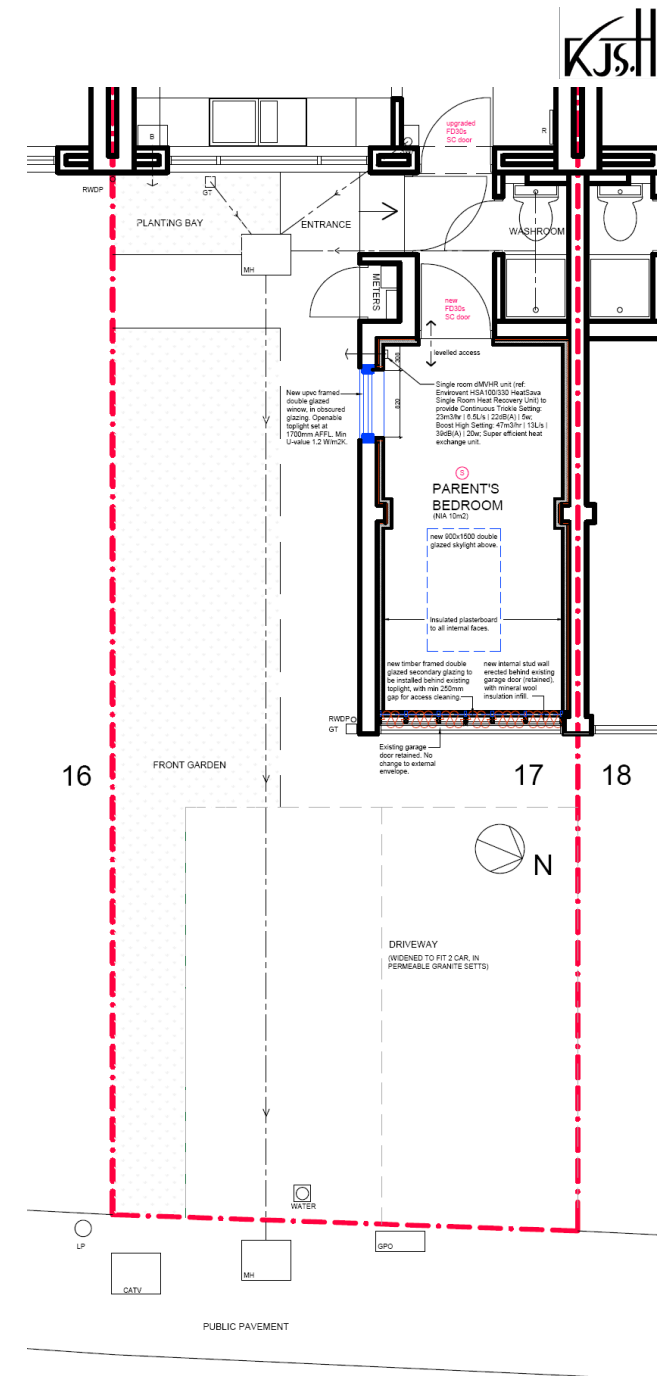
**3 PROPOSED SECTION**  
SCALE: 1:50



1 PROPOSED FRONT ELEVATION  
SCALE: 1:50

## Conclusion

This report seeks to demonstrate that the proposed garage conversion will have a minimal impact on the local neighbourhood. And by converting the existing undersized and underused garage into a more functional habitable space, thermally upgraded to current building standards, will greatly enhance the proposed multi-generational family members usage in the property.





# Appendices A – Flood Map report



## Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
510729/188396

Created  
27 Jan 2025 19:42

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

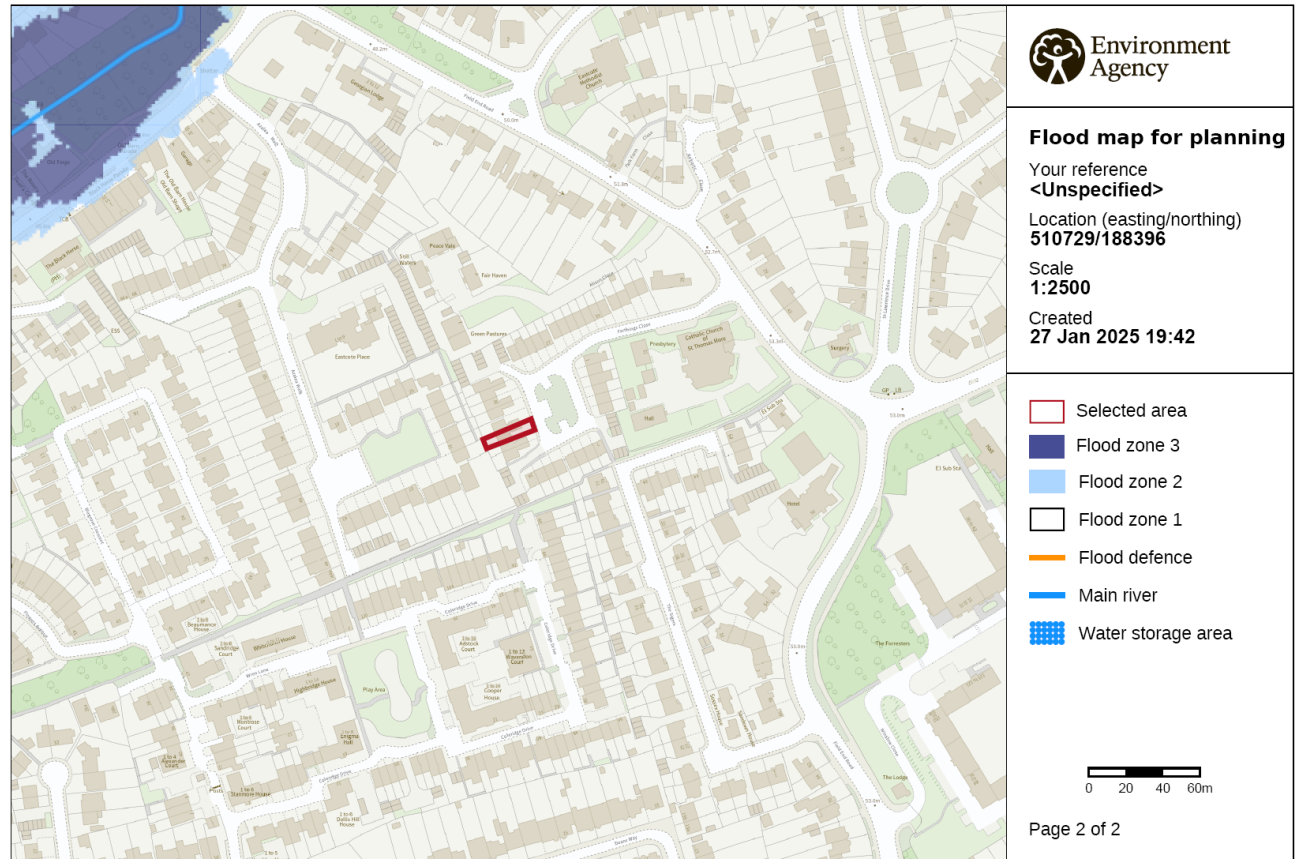
### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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