

DESIGN AND ACCESS STATEMENT
159 HILLVIEW AVENUE, HORNCURCH
RM11 2DL

2A Ridge Avenue
Winchmore Hill
London N21 2AJ
Tel.: 020 8360 9313
Mobile: 07973 214 972
Fax: 020 8364 1459
E-mail:
cmossassoc@aol.com

*Building & Structural
Surveying; Commercial &
Residential Architecture;
Project Management*

1.0 DESIGN

- 1.1 No 159 Hillview Avenue was purchased by Mr Robert Hunter (Snr) in 1987 with the benefit of a games room at the far end of the rear garden as may be seen from historic Ordnance Survey maps and the attached photographs (Appendix 1).
- 1.2 In May 2002 application was made and planning consent granted in November 2002 to replace the existing games room with a new games room. (Appendix 2)
- 1.3 The dimensions on plan of the approved structure were 5.53m x 8.50m and of height 4.0m.. The approved construction comprised rendered and painted blockwork under a dutch barn styled pitched tiled roof. The dimensions on plan were the same dimensions as the existing games room.
- 1.4 The May 2002 consent was not implemented by Mr Hunter.
- 1.5 During early 2021 Mr Hunter decided that better use of the land could be made by replacing the existing structure with a new structure to create a gym and a garden store. A telephone enquiry was made to the planning Duty Officer and Mr Hunter was advised (or so he thought) that so long as the new building was no larger and no higher than the existing building on the site and that the use was restricted to use in connection with the existing residential bungalow then there would be no requirement for a planning application.
- 1.7 In May 2021 the existing games room building was demolished.
- 1.8 Construction of the replacement building commenced in August 2022 following which, with the structure largely in place, the attention of the owner was brought to the need to seek planning consent notwithstanding that the new building followed the principles of both the former structure and also the 2002 planning consent viz:-
 - a. The footprint of the new building is 5.64m x 8.51m; effectively the same footprint as previously existed and also approved in the 2002 consent.
 - b. The height of the building has been reduced from 4.0m to 3.2m and a flat roof provided to facilitate the installation of solar panels.

- c. The external finish of the new building has been improved by cladding with non combustible pre-coloured shiplap planking to the flanks and rear whilst the front elevation has been maintained but upgraded with a coloured render finish.
 - d. The 2002 condition restricting windows overlooking adjoining gardens has been observed by installing windows the cill heights of which are circa 2.0m above floor level and fixed shut with obscure glass.
- 1.9 Following local authority intervention the building, whilst externally completed, remains internally unfinished and unused until the planning position has been regularised. (Appendix 3)

2.0 ACCESS

- 2.1 Whilst there is vehicular access to the rear of No. 159, for security purposes (there is a railway embankment beyond) post 2002 the rear of the garden was made secure with the installation of 1800mm concrete panelled fencing above which there is 550mm of metal railings.
- 2.2 Access to the proposed gym/garden store is solely from within the rear garden of No. 159.
- 2.3 The reduction in building height from 4.0m to 3.2m reduces the bulk of the previously consented building as viewed from the neighbouring gardens flanking No. 159.
- 2.4 There is no change to the provision of off street parking; the frontage has off street parking for 3 vehicles.

3.0 CONCLUSIONS

- 3.1 The new building is an improvement on the appearance of what was the previous building and also the previously consented building. The long adjoining gardens and high adjoining fencing (c1800mm) ensures there is no loss of privacy or amenity to neighbours.
- 3.2 The new building has been constructed to a higher thermal insulation standard than both the building it has replaced and also the previously consented building with insulation being provided to walls, roof, and floor. The building will also have its own solar powered electricity supply.
- 3.3 The proposed use of the building does not materially differ from either the previous use or the 2002 consented use. It is not intended to provide soil drainage or a water supply to the building and no allowance has been made in the structure for these amenities to be installed at a later date.

- 3.4 In terms of site coverage the remaining area of amenity space is unchanged and the available amenity space is policy compliant at greater than 50% of site coverage.
- 3.5 The local authority is requested to grant Full Planning consent for the retention and completion of the new building.

C.W. Moss

DESIGN AND ACCESS STATEMENT
159 HILLVIEW AVENUE, HORNCURCH
RM11 2DL

2A Ridge Avenue
Winchmore Hill
London N21 2AJ
Tel.: 020 8360 9313
Mobile: 07973 214 972
Fax: 020 8364 1459
E-mail:
cmossassoc@aol.com

*Building & Structural
Surveying; Commercial &
Residential Architecture;
Project Management*

1.0 DESIGN

- 1.1 No 159 Hillview Avenue was purchased by Mr Robert Hunter (Snr) in 1987 with the benefit of a games room at the far end of the rear garden as may be seen from historic Ordnance Survey maps and the attached photographs (Appendix 1).
- 1.2 In May 2002 application was made and planning consent granted in November 2002 to replace the existing games room with a new games room. (Appendix 2)
- 1.3 The dimensions on plan of the approved structure were 5.53m x 8.50m and of height 4.0m.. The approved construction comprised rendered and painted blockwork under a dutch barn styled pitched tiled roof. The dimensions on plan were the same dimensions as the existing games room.
- 1.4 The May 2002 consent was not implemented by Mr Hunter.
- 1.5 During early 2021 Mr Hunter decided that better use of the land could be made by replacing the existing structure with a new structure to create a gym and a garden store. A telephone enquiry was made to the planning Duty Officer and Mr Hunter was advised (or so he thought) that so long as the new building was no larger and no higher than the existing building on the site and that the use was restricted to use in connection with the existing residential bungalow then there would be no requirement for a planning application.
- 1.7 In May 2021 the existing games room building was demolished.
- 1.8 Construction of the replacement building commenced in August 2022 following which, with the structure largely in place, the attention of the owner was brought to the need to seek planning consent notwithstanding that the new building followed the principles of both the former structure and also the 2002 planning consent viz:-
 - a. The footprint of the new building is 5.64m x 8.51m; effectively the same footprint as previously existed and also approved in the 2002 consent.
 - b. The height of the building has been reduced from 4.0m to 3.2m and a flat roof provided to facilitate the installation of solar panels.

- c. The external finish of the new building has been improved by cladding with non combustible pre-coloured shiplap planking to the flanks and rear whilst the front elevation has been maintained but upgraded with a coloured render finish.
 - d. The 2002 condition restricting windows overlooking adjoining gardens has been observed by installing windows the cill heights of which are circa 2.0m above floor level and fixed shut with obscure glass.
- 1.9 Following local authority intervention the building, whilst externally completed, remains internally unfinished and unused until the planning position has been regularised. (Appendix 3)

2.0 ACCESS

- 2.1 Whilst there is vehicular access to the rear of No. 159, for security purposes (there is a railway embankment beyond) post 2002 the rear of the garden was made secure with the installation of 1800mm concrete panelled fencing above which there is 550mm of metal railings.
- 2.2 Access to the proposed gym/garden store is solely from within the rear garden of No. 159.
- 2.3 The reduction in building height from 4.0m to 3.2m reduces the bulk of the previously consented building as viewed from the neighbouring gardens flanking No. 159.
- 2.4 There is no change to the provision of off street parking; the frontage has off street parking for 3 vehicles.

3.0 CONCLUSIONS

- 3.1 The new building is an improvement on the appearance of what was the previous building and also the previously consented building. The long adjoining gardens and high adjoining fencing (c1800mm) ensures there is no loss of privacy or amenity to neighbours.
- 3.2 The new building has been constructed to a higher thermal insulation standard than both the building it has replaced and also the previously consented building with insulation being provided to walls, roof, and floor. The building will also have its own solar powered electricity supply.
- 3.3 The proposed use of the building does not materially differ from either the previous use or the 2002 consented use. It is not intended to provide soil drainage or a water supply to the building and no allowance has been made in the structure for these amenities to be installed at a later date.

- 3.4 In terms of site coverage the remaining area of amenity space is unchanged and the available amenity space is policy compliant at greater than 50% of site coverage.
- 3.5 The local authority is requested to grant Full Planning consent for the retention and completion of the new building.

C.W. Moss
