

Heritage Statement

The proposed work is to be carried out on a detached dwelling house located in a conservation area to the address of 71 Barn Hill, Wembley, London HA9 9LL.

Schedule of Works:

1. Demolishing of side garage and its workshop and rebuilding it in such the existing corridor from the front side to the rear garden is to be relocated next to the boundary line fence instead of being in the middle between the dwelling and the existing garage.
2. Demolishing the existing timber shed house in the rear of the garden and rebuilding it from brick to the rear and side part as a continuation to the newly proposed garage workshop.
3. Demolishing of rear bay at the ground floor part and erecting a single storey extension.

Work Details:

All the works at the front side is made to maintain the appearance of the existing the characteristics of the area, as done before in properties within the very same area and surroundings. While careful consideration was made for the other external works to minimise any differentiation with existing surrounding buildings. The works is as follows;

Garage: The existing garage's car entrance shutter to be re-used in the proposed one, so to keep the appearance of the frontage. The pitched roof which existing on the garage will be replaced with another shorter in length pitch roof for keeping the view only to be continued by flat roof to incorporate it with the existing flat roof of the conservatory area at the rear side. As the existing garage consists of the car garage and a workshop at the back side, so will be the new garage to the same size precisely. All existing widows of the current garage will be mirrored to the other side. In addition, a new garden storage will be added to the back of the workshop to the same width, and the length will be ending at the same line of the conservatory, as in the proposal drawings. Therefore, the side windows of the conservatory at that side will be removed and the low-level wall will be bricked up to the new roof level. Two doors to be added to this garden storage, one to the conservatory, and one to the opposite side opens up to the garden (refer to the proposed drawings).

Rear extension: A single storey rear extension to be erected to the other side of the existing conservatory which requires for the bay window at the rear ground floor to be removed. This will be an en-suite bedroom. The rear end side of the proposed extension to be curved in such, so it doesn't affect the view from the inside of the conservatory. The windows between will be removed and the low-level wall will be bricked up. Some of the removed windows from this side will be re-used for the rear end of the extension, contributing to the eco value of the project. A door will be openable to the conservatory for easy access when required. The extension will have a flat roof to match the existing conservatory's flat roof.

Kitchen: The storage which exist in the kitchen area will be changed to a cloak room and the door will be repositioned from the hall instead. The existing door out at the side to be bricked up.

Stairs: Stairs will be re-positioned to the other wall (side wall) and a new internal wall will be erected to separate the stairs from the other ground floor parts. The existing cloak room will be removed to create access for the new located stairs.

First Floor Entrance: A new door will be opened up from where the main entrance leading to the new stairs right through to upstairs.

First Floor: The functionality of existing number 3 bedroom to be changed to sitting/visitors' room instead.