

PLANNING STATEMENT
FOR
71 BARN HILL ROAD
LONDON HA9 9LL

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General View

The dwelling is a good size detached house located in a conservation area with a proper size rear garden. This dwelling house has an external garage with a storage next to the house separated by a gate corridor leading from the front drive way to the rear garden. And is occupied by an elderly mother and her daughter.

Viewing The Needs

As the mother is growing older, it is getting more difficult for her to move up or down stairs, for the known reason, thus, it is crucial for her to have all her needs on the ground floor and not to need for her to use the stairs on a daily basis.

To provide such condition, a new bedroom is proposed to be established on the ground floor with En-Suite, to minimise the need for mobility.

The other thing is to reduce the burden of the weather condition's impact, so the corridor which separate the garage and the house is to be relocated on the other side of the garage and attach the garage to the property, and also, attaching the garden shed storage to the house as well, this is instead of being located at the far end of the garden.

Another issue is that the mother, due to her age, chasing a quite life in the opposite direction of her daughter's active life style with many visitors and her frequent friends, but being living with her daughter at the same time. For this purpose, a division wall has been proposed to partially dis-engage from her daughter livings and creates a world sub-independent for her daughter on the first floor, as she no longer wishes to use it.

By doing such she will be living together with her daughter (as she needs to be taken care of) and living separately at the same time.

Proposed Work

- **Ground Floor:**
 1. Building a bedroom with en-suite to the rear of the house which has a flat roof to match the existing conservatory's flat roof slope.
 2. Creating a cloak room for visitors to replace the existing storage room at the kitchen.
 3. Re-locating the stairs and erecting a division wall separating the stairs to first floor.
 4. Creating a new door within the entrance area leading to upstairs.
 5. Re-locating and attaching the garage and the garage work shop to the house, and doing the same for the shed house to the rear of the garage.
 6. New pitched roof to the front and on top of the new garage and then followed by flat roof, to match the existing conservatory's flat roof slope.
 7. Re-locating the gate corridor to the far side of the house right in position to separate the property from their No.73 neighbour.
 8. The conservatory's both sides partially glazed wall to be removed and bricked up right to under the roof level.

First Floor:

1. Changing the corridor flooring layout to suite the stair re-location.
2. Changing the bedroom No. 3 to a visitor's room.

Materials

All new roof materials to match the existing ones. New pitch roof tiles to match existing Pitch roof tiles. So will the new flat roof to match existing one.

All new external walls' texture and appearance to match surrounding dwellings' materials.

Finally

As the house will keep its function as a single unit, there will be no need for a second kitchen at the first floor level, nor there will be any need to separate the existing services like water, gas, electricity, and the land line. And also, nor it will be any need for a new street level second main entrance.