



Design and Access Statement

5 Northolt Avenue

The Existing Site and Neighbourhood Context

5 Northolt Avenue is a detached house in South Ruislip, situated within the borough of Hillingdon. The property is located on a residential street with a combination of detached, semi-detached double storey homes and multi-storey new built homes. The property has a 2 storey semi-detached house to the left (3 Northolt Avenue) with a roof conversion, and 3 storey semi-detached house with a roof conversion to the right (7 Northolt Avenue). A three-storey building comprising a dental surgery and 6 residential units is now under construction at the corner of the street.

The photo shows the existing site conditions. This is clear in the site plan (outlined in red), emphasizing that the scale of other properties surpasses the site.



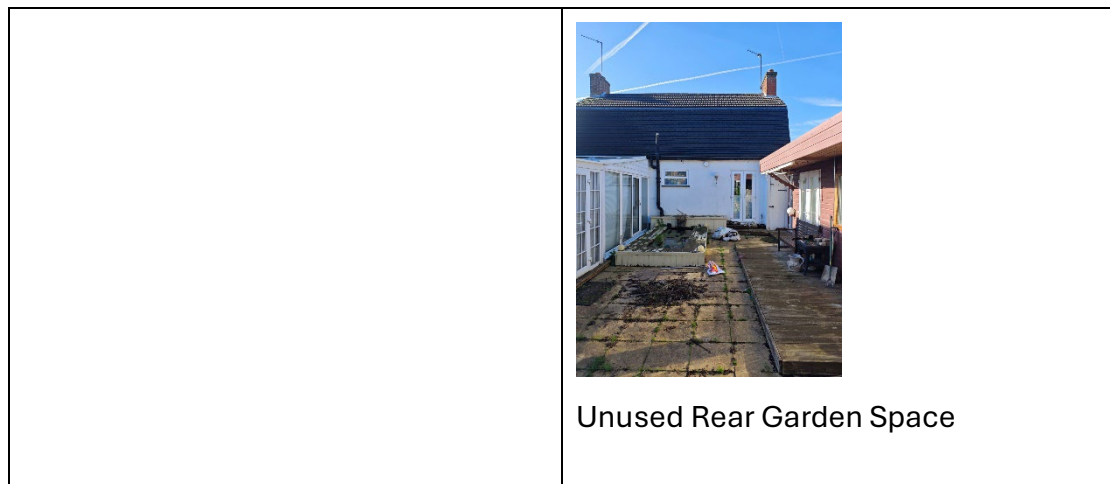
Site Photos:



Front Garden



Rear



The Proposal

Erection of a single storey rear infill extension.

Reasons for the proposal

The proposal is in-line with government policies in supporting households to make changes to maximize the usability of space within their homes, and to facilitate growing families to enlarge and alter their homes to the enjoyment of the main house.

The applicant intends to change some under-utilized rear garden area for a social family space on the ground floor. The proposed works entail complete refurbishment of the house meeting the current building control requirements, including good standards of living and insulations.

The Proposal will not have any adverse impact on the amenities of the neighboring properties. The proposal is still smaller than the proposed neighboring extension.

Building footprint

The proposal is towards rear of the property to align the rear extension to match the existing building line. The main change of the scheme is its infill extension between the existing U-shape building. The proposed infill extension does not extend beyond the current rear building line. The rear line of the house is currently shorter than that of the neighbouring property 3 Northolt Avenue, and in

line with the property 7 Northolt Avenue.

The total build-over area after the proposed extension is 40% and it would not lead to over development concern.

Neighbouring Building

The infill extension is separated from the neighboring fence walls, by the existing structures with 2.2m height. The separation distance is more than 2.5m. As such, the proposed in-filled extension with a height of 3m would not harm the neighbouring amenity of 3 and 7 Northolt Avenue in terms of natural light, outlook or privacy

Amenity Space & Access

The remaining area of rear garden is 155sq.m. The depth of rear garden is of 12.5m. There is a combination of patio area and grass and the remaining rear garden is considered spacious for the enjoyment of 5 Northolt Avenue residents.

Parking

The increase in floor area due to proposed extension for a bigger family would not add pressure on on-street parking because of the spacious parking area at the 5 Northolt Avenue's front garden. `

Conclusion

The proposed application is in line with other neighboring properties. There will be no loss of light and overlooking the neighbours. The proposal seeks to enhance the general environment within the local area and provide modern and comfortable living accommodation.

We see this application to be suitable for this type of development within London Borough Hillingdon Council and we look forward to working with you.