

A.23.028.DAS

Design and Access Statement

Project:

3 Denbigh Close, Ruislip, HA4 6JU

Issue Date: 15/10/23

Planning Issue

*To be read in conjunction with the existing and proposed drawings
accompanying the planning application.*

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1.0 Introduction

ANP Architects have prepared this document to describe the proposed design as illustrated on the accompanying drawings.

3 Denbigh Close is an existing single residential dwelling located in Ruislip. The applicant seeks permission for a single storey rear extension and alterations to the fenestration of the existing house.

2.0 Existing

The existing dwelling is a single storey semi-detached building. From the street scene, the existing dwelling has a building form which is well established within Denbigh Close.

The materials present on the existing building consist of mainly white rendered exterior walls with feature brickwork plinth details, and tiled roof finish.



Image 01 – Existing Front view of main dwelling



Image 02 – Existing Rear view of main dwelling

3.0 Relevant Planning History

No relevant planning history is known to be available on the council's website.

4.0 Proposed

The application seeks a single storey rear extension following removal of the existing conservatory, and alterations to the fenestration of the existing building.



Image 03 – Existing Conservatory which is not fit for purpose is proposed to be demolished and removed to make way for a single storey rear extension.

The single storey rear extension is proposed to be finished in facing brickwork finish with a timber cladding accent material for the inset area of the rear elevation.



Image 04 – 3D view of the rear elevation of the proposed extension

Due to the site topography, the applicant proposes new external steps down from the rear doors to the existing natural ground level. Either side of these steps, a planting box is proposed to soften the threshold change and minimise the appearance of the level difference that naturally occurs on site.



Image 05 – 3D view of the proposed steps and planting boxes

To the existing side elevation, there is a new door proposed within the location of the existing window – the width will be narrower, and the sill will be lowered to provide a door access. There is also a new obscure window proposed to the side elevation which will serve a non-habitable en-suite room.



Image 06 – Existing photo of side elevation



Image 07 – Proposed view of side elevation

5.0 Surrounding Context

Within Denbigh Close, several neighbouring properties have carried out single storey rear extensions of similar size and scale which the below aerial image indicates.



Image 08 – Aerial image indicating nearby houses with similar rear extensions.

In terms of impact to direct neighbours of the application site, the proposed extension does not cause a lack of daylight or impact of shadowing to either. The characteristic of Denbigh Close is that each corner site tapers and grows wider from their respective fronts of site to their rear. With regard to No.4, this taper means that the proposed extensions are built at an angle away from them and with two existing garage buildings established between, there would be no impact of the proposed extension to No.4.

With regard to No.2, the orientation of the site means that the proposed extension is positioned directly north of No.2 site. As such, there would be no loss of daylight, or any form of shadowing on No.2 as a result of this proposed extension.

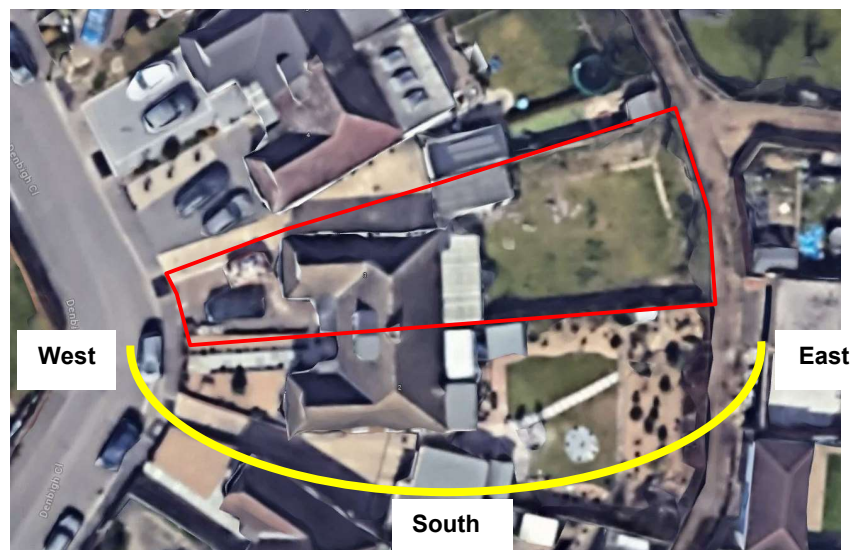


Image 09 – Aerial image indicating site orientation and neighbour to the South



In terms of the impact of the building with regard to overlooking, the window proposed to the south elevation is set 1.8m above internal finished floor level and has been proposed to bring in southerly natural daylight into the main living space of the dwelling which will reduce the requirement for artificial lighting for longer periods of day.

5.0 Access

The existing access to the site is to be retained off Denbigh Close

6.0 Sustainability

Where possible, all new materials required will be sourced from sustainable and local suppliers.

The extension will be installed with the latest energy efficient light fittings

The new W.Cs will have 2 button flushes to reduce water usage and

7.0 Conclusion

The proposed design will make more efficient use of the building and secure the long-term use of the site for the occupant's young family to benefit from. The external appearance changes are considered to sit well within the context of the surrounding properties.

We look forward to a positive response to the planning application submission for the proposed extensions and alterations to the existing dwelling on the application site.