

5661

77 ELM AVENUE, RUISLIP

DESIGN STATEMENT

The following statement will show how and why the proposed extensions and alterations have been carefully considered and designed to be in keeping with its surroundings and that Planning should be Granted.

The Site

The site lies approximately 500m West of Eastcote tube station and faces N to S back to front.

77 Elm Avenue, is a detached chalet bungalow style property on a wider than normal plot.

The original dwelling has front and rear facing gable ends with a ridge line running front to rear.

The property has been extended with single storey extensions to both sides and part of the rear, but the original dwelling, would have sat roughly central within the 18m wide plot.

There are many properties within this area, which have single storey and two storey rear, side and front extensions and loft conversions.

The area of the site is 550m² (0.055ha or 0.14 acres).

The existing house footprint occupies 196m² or 35% of the whole site.

77 Elm Avenue and its surrounding area, is predominantly made up of detached and semi detached houses which are single family dwellings.

The current dwelling, at first floor level, is compromised in size, layout and sloping ceilings and not fit for modern day living, PLUS the current loft conversion, is an illegal one, not fit for purpose.

Proposal

The proposal is to remove the existing roof, build up a new first floor and place a new roof back on top.

Space between neighbours, will be maintained, as we are not proposing to extend sideways.

The original front and rear gable ends, will be repeated, but at the new higher level, so as to maintain its character.

The height of this proposal will be no higher than either of the two neighbouring properties and the current first floor width, will remain unchanged.

To the rear, at both ground and first floors, it will be extended by 2.73m.

The proposal also includes adding rooms within the new roof/loft space, which will be used as a master bedroom suite, which will include front and rear gable end windows and side facing Velux rooflights.

Assessment

Due to the sites good width (18m) and its rear garden depth of 16.8m , it allows excellent amenity space around it, therefore it is more than capable of taking the extensions shown.

The proposal does NOT increase the current house footprint, but does add 15 square metres at ground floor level, 15 square metres at first floor level and 13 square metres of additional floor space at the loft level (when measured at 1500mm above floor level)

Involvement

We have involved the Planning Department with a Pre Advice application – your ref : 12458?PRC/2023/28.

This was a fairly negative response, whereby the overall design was not compliant with local planning policy and in particular :

1. Crown roof
2. Extending sideways at first floor, thereby reducing space between existing dwellings
3. Possible loss of privacy and daylight, due to extending sideways
4. Overall a bulky and inconsistent design, out of keeping with the character and existing development in Elm Avenue
5. Not respecting the architectural style of the original dwelling

Evaluation

Following an online Teams meeting with your Planning Officer James West and evaluating the written Pre Advice received, we have substantially revised our design and comment as follows, as to how we have overcome the negative Pre Advice response :

1. Re designed the new first floor and roof. The first floor is now no wider than the current first floor and the original roof design of gables to front and rear, has been replicated.
2. Due to no increase in width at first floor level, there is now no reduction of the space between neighbouring properties and no loss of privacy or daylight.
3. The Crown roof has now been completely removed
4. The proposal now respects the character of the original dwelling, in terms of design and is now a more coherent proposal, with a cleaner simpler roof line, without any side facing dormers.
5. The character of the street scene, is maintained and it is now in keeping and fits very comfortably within it

Design

Our proposed extensions, reflect and pay homage to the original dwelling and street scene.

When compared with the existing and surrounding properties, it blends in very well, as the design and character of the area is not affected.

This causes no impact with regards amenity or overshadowing on the neighbours.

We have shown the proposed extension away from adjoining boundaries and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

Ample amenity and good vehicular access and parking (see Block plan), combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

Sustainability

We are proposing to add a vehicle electric charging point to the front of the property, which is shown on the Block plan.

Solar panels, have also been added to the East and West roofs, with battery storage, as indicated on the plans and elevations.

As part of this project, the whole house will benefit from new double glazing, underfloor heating, an Air Source heat Pump (ASHP) and an up to date new boiler.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.