

# **5661**

## **77 ELM AVENUE, RUISLIP**

### **DESIGN STATEMENT – FOR COL APPLICATION**

The following statement will show how and why the proposed extensions and alterations have been designed to meet current Permitted Development allowances.

#### **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 550m<sup>2</sup> (0.055ha or 0.14 acres).

The existing house footprint occupies 196m<sup>2</sup> or 35% of the whole site.

#### **Proposal**

The proposal is to add dormers to each side elevation, with new gable end windows in the existing front and rear gables.

The volume of each dormer is 20.24m<sup>3</sup>, so the combined total is 40.48m<sup>3</sup>, so well within the limit of 50m<sup>3</sup>.

#### **Design**

Our proposed will include side windows, which will be obscure glazed and fixed shut to a height of 1.7m above finished loft floor level.

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.