

DESIGN & ACCESS STATEMENT
49 Beech Avenue, Ruislip Manor, HA4 8UG

Introduction:

This planning application is the resubmission of the previously refused applications for flats in place of the existing dwelling. The proposal is for 2 x Four bedroom dwellings at two levels with loft space.

Location:

The application site relates to land currently occupied by No. 49 Beech Avenue, a detached bungalow set in a large sized plot (32m deep and 18m wide). The site is enclosed by a boundary wall and landscaped front garden with allotments at the back. The adjoining properties are chalet bungalow (No. 47) and two storeys dwelling (No. 51) on either side. The street scene comprises detached and semi-detached two storey dwellings, flats and bungalows with varied designs including hipped and gabled roofs.

Context:

The area is having a mix of semi-detached and detached properties including block of flats,. The avenue has seen the conversion of the single-family dwellings with similar plot sizes (i.e No 21) converted into 2 dwellings. These units are of mainly of two stories with pitched roof, sitting well with the existing buildings.

Design:

The proposed building design reflects the two storey buildings of similar nature as its surroundings. The proposed building sits away from its east boundary by about 3.8 m at ground level and 7.3m from the dormer at first floor level keeping effective gap from the chalet bungalow. The dwelling at the west is 2 storeys dwelling with pitched roof, the building is having a gap of approx. 5.5m between them. The proposed building is a brick façade finish with hipped roof to all sides and gable end to the entrance bay.

The design has been described as contemporary and adopting the same approach as its immediate surroundings and approvals given in the past (i.e. No 21).

Accommodation:

The proposed building will have 2x four bedroom houses at two levels including loft with car parking at the front. The accommodation would surround a central staircase core, with access from the front.

Both dwellings will have dual outlook with a view to include the garden area and allotments at the rear and front view of the main road. The windows provided to the side will be of obscure glazed and fixed upto the height of 1.7m.

Area Matrix: The proposed accommodation meets the minimum area requirement of London Plan

Unit 1- 96 Sqm

5 person – 4 Bedroom dwelling
Private amenity space- 161.5 Sqm
Car Parking- 2 Nos (with electric charging points)
Covered Cycle Parking- 3 Nos
Covered Refuse storage- At the side garden access

Unit 2 – 96 Sqm

5 person – 4 Bedroom dwelling
Private amenity space- 143 Sqm
Car Parking- 2 Nos (with electric charging points)
Covered Cycle Parking- 3 Nos
Covered Refuse storage- At the side garden access

Access:

The existing vehicular access on either side from the Beech Avenue will be retained. Being a quiet residential road, the level of traffic is very mild. All the properties have their own off-street parking spaces, which allow almost no stress to the off-street parking along the Avenue. The proposed parking spaces will have similar arrangement as existing cars parked on the driveway in order of coming and going out from the site. The parking survey is provided to support, that the whole street has almost 46% on street parking spaces available if any additional parking space is required.

Car & Cycle Parking and Refuse Area:

In total 4 parking spaces (2 each) has been provided for the 2 dwellings. All the parking spaces have provision of electric charging points as per the current council requirement. The proposal includes covered refuse area at either side of the rear garden access with covered secured 3 No cycle parking spaces for each dwelling are provided next to the bin areas.

Landscaping:

Mixed of hard and soft landscaping would be introduced to the front with an element of soft landscaping along the sides and to central isle. The grass Crete finish permeable surface has been proposed for the parking areas. The amenity space at the rear will have a mix of soft and hard Landscaping. The row of hedges and trees along the rear and side boundary will provided effective privacy screen for both units and to/from the neighbouring properties. Close boarded 1.8m high timber fence will be proposed as the perimeter separating boundary to both units as well as to No 47 & 51

Conclusion:

The concerns raised by the council and the Planning Inspectorate in the refusal has been addressed in the revised scheme.

The current scheme has been amended from 4 flats to 2 self-contained residential dwellings. The proposal would result of effective use of the large plot in the creation of an additional unit without affecting the character of the area.

To conclude, the proposed redevelopment of the site complies with both local and national planning policies and objectives and as such would result in a development which is in harmony with the locality and does not have a detrimental impact upon neighbouring properties and its surroundings.