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DESIGN and ACCESS STATEMENT

FOR

30 Elmbridge Drive, Ruislip, Middlesex, HA4 7UT

On Behalf of Mr and Mrs Cooper

Introduction

This statement is submitted in support of the Householder Planning Application 13071/APP/2-25/854 with variation of a condition following the grant of planning permission. The proposed extension and associated works at 30 Elmbridge Drive, Ruislip, Middlesex HA4 7UT.

Site Location

The application site is situated at 30 Elmbridge Drive, within the London Borough of Hillingdon. The application site lies opposite Kings College Playing Fields, within the Ruislip Area. Elmbridge Drive is located within a larger residential community comprising of semi-detached properties.

The nearest train stations are Eastcote Station and Ruislip Manor Stations roughly 20- 25min walk from the property. It also benefits with bus services from nearby roads. There are also primary and secondary schools nearby, within walking distance.

The Application

The subject property is a two-storey semi-detached house, which already benefits from a loft conversion.

The proposal is for a single storey rear extension. This will allow the proprietor to extend their existing kitchen and also include a new W/C room downstairs. The proposal will allow the owners to future proof their property by giving the growing family extra space to live within.

The finishing material to all elevations is currently brick and tiles to the dormer of the loft conversion. The proposed rear extension materials will be blockwork with render finish and painted. The variation from brickwork to blockwork has come about due to financial restrictions from the client. By changing from brickwork to blockwork, the client is now able to continue with the build of the extension. As the extension cannot be seen from any public vantage point due to the angled design this should still stay within the conditions outlined in the granted decision notice, that has already been issued.

The roof will be built as per the granted planning application, angled and tiled to match the existing house and with two skylights.

This extension will have no detrimental impact to neighbouring property 32 Elmbridge Drive as it will keep in line within the main façade of the existing building.

The design emphasis is to maintain the architectural style and respect the original design proportions.

Landscaping

The rear garden is currently fully covered with lawn, trees and bushes, and there are no proposals to amend any of these features.

Access

To remain as existing. There is a significant rear garden and the front forecourt has sufficient off-street parking space.

Background

This document is to be read in conjunction with the drawing submitted along with the application. This statement only focuses on the variation of a condition from the existing granted planning permission. The proposal will be detailed and assessed to determine the impact upon the building in its current statues.

The proposed changes are highlighted in drawing 201 B.

The site is not Grade listed or a Site of Archaeological Importance.

Overall impact – minimal, as the proposed changes will not be seen from any public vantage point.

Conclusions

The amendments to the building through the proposal are associated as an enhancement to the building. The proposed amendments should be considered as an acceptable advancement of the approved scheme.

We look forward to working together with Hillingdon Council to help facilitate a positive outcome for the application.