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Design and Access Statement

(submitted with the application, 24th July 2014).

re; 27a St Martins Approach, Ruislip, Middlesex, HA4 7QB, a proposed conversion of the existing integral garage to a repositioned kitchen; loss of one ground floor side window; loss of rear door and window and installation of a 4 panel bi-fold door system; insertion of 4 number velux conservation-style skylight windows within the existing unaltered roof volume here.

This is a full Planning Application for alterations and improvements to the existing dwelling here.

The property is within and on the boundary of the Ruislip Village Conservation Area.

Planning Background- no detailed planning history exists for this site. The property is c 1960's construction, and is unextended.

Site Survey and Analysis- Use- residential. St Martins Approach and nearby adjacent roads are residential roads, with a variety of subtly different semi-detached and detached houses.

The property is close to the Manor Farm complex of listed buildings.

Planning designations- The boundary of the property is on the eastern boundary of the Conservation Area here. The site is within a flood-risk zone.

Topography- the site is fairly level, sloping side to side, there is front, side and rear areas of hardstanding/ patio.

Existing land use and site history- the property appears to be c 1960's, and has been used as a dwelling for all this time.

Prevalent Building Pattern- covered as above.

Industrial past/ risk of contamination- there is no known or obvious contamination of this site, based on recent history.

Building line/ scale- the surrounding properties are generally 2 storey houses. As this is a conservation area, we are proposing our designs to follow the grain of the surroundings, eg, minimal change to the as- built front, rear and side.

Boundary Treatment- The rear garden/ yard is walled/ fenced on all three sides, generally 1m - 2 metres high, all to be kept as-is.

Access- The site is close to Ruislip High Street and regular, reliable public transport bus services. Ruislip town centre and its access to the Piccadilly and Metropolitan Line services are 7 minutes walk away.

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Proposed Design.. There is no extension proposed here.

The clients wish to have a larger living/ kitchen area for their young family, and this involves the conversion of the existing integral garage to a kitchen area. The replacement/ altered windows and doors will all match with the design of the existing windows found here.

We have also carefully designed this loft space, so no 'ugly' dormer windows are required on the front elevation facing the road, or the rear elevation. The veluxes to the front are the smallest conservation design windows available (55cm x 98cm), the 2 proposed at the rear are 78cm x 140cm.

The layout of the dwelling gives sunlight to the back garden and private patio space.

The design broadly agrees with the safe, sustainable place requirements set out in 'Safer Places- the Planning System and Crime Prevention' (ODPM/ Home Office 2003).

Green measures- The property has minimal south-facing sloping roofs, so not ideal for integrating solar heating panels (but subject to conservation area consent at a later stage if required). Rainwater harvesting systems (rainwater butts) will be provided in the garden, to conserve water. Plants introduced will be simple, indigenous/ grown in Europe and suitable to withstand periods of drought. To match with surroundings, contractors will be encouraged to source recycled salvaged/ secondhand bricks and tiles to both save energy/ resources and match in with this property.

Consultation- The client is in the process of notifying his neighbours of his proposals..

We understand that the client consulted with a duty planning officer in the council offices, before submitting this application.

END

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