

ANDREAS GEORGIOU T/A GIAD

16 Evelyn Avenue
Ruislip
HA4 8AS

Planning / Design and Access Statement

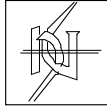
Existing Conservatory to be removed.
Single Storey Rear & Side Extension
and Front Porch Extension.

31st October 2023



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Site Location and Description

16 Evelyn Avenue is a single storey bungalow on a corner plot, located on the northern side of Evelyn Avenue with the junction of Elmbridge Drive

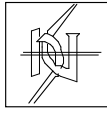
The property currently has a single storey rear conservatory and is in need of renovations of which the new owners will carry out.

Evelyn Avenue is a pleasant residential street comprising a series of detached and semi-detached two-storey houses with tiled roofs. Most of the properties are of similar character from each other. The predominant facing material on the front elevations are generally finished with rough cast render painted white with pitched tile roofs.

The property, because of its position on the corner plot with its garage located at the rear of the property with access from Elmbridge Drive, benefits from having a wider plot to both sides of the house with a larger rear garden.
(See Site / Block Plan 16EA A-02).

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Proposal

Our proposal is to provide additional ground floor accommodation for the existing bungalow.

Our proposal is to provide a single storey rear and side extension and new porch. The design is to provide additional space on the ground floor, this will provide a much needed third bedroom, family room, utility room and en suites to the 2 main bedrooms. The purpose of the new porch is to widen the main entrance and hall way for an elderly person.

The proposed depth for the rear extension on the ground floor is 4 meters and the proposed width of the side extension is 2 meters.

We have kept the side extension in line with the front of the bungalow in order to maintain the existing character of the property and maintain the existing roof lines and height.

In accordance with SPD2 "Householder Extensions and Alterations" (2018), where it states that if you are more than 1 metre away from your side site boundary a set-back of 1.5 metres.

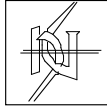
The SPD2 Guidance explains, the purpose of such set-backs and set-downs is essentially, to ensure that an extension is both subservient to the original house and that it does not create a terracing effect. There can be no concerns in this instance about the creation of a terracing effect because of the location of the property on the corner plot and being detached and away from number 14 that has a ground floor extension already built and set away from the boundary.

Regarding the subservience issue, the Guidance additionally sets out that, in order to avoid a side extension dominating the original house, it should normally be no wider than two thirds of the width of that original house. In this case, the proposed side extension would be less than 21% of the width of the original house.

In this case, as the property is a detached house on a corner plot, the current aesthetics and character would not suit a set-back of 1.5 meters from the front elevation. Whilst in keeping with the existing design of the property, we propose not to have a set-back and this will keep current aesthetics and character as existing.

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In regards to Policies DMP 1 and BD1, we do not believe that our proposal would cause any material harm to the policies.

To summarise, the resulting additional space on the ground floor, this will provide a much needed third bedroom, family room, utility room and en suites to the 2 main bedrooms. The new porch will provide a wider main entrance to the property.

The surroundings of the development are indeed an important consideration as, of course, is its design quality. In my opinion, the proposed development would sit quite comfortably with the existing property.

Conclusion

In my opinion this proposal represents a sustainable form of development, which would provide improved living conditions for the applicant and his family and indeed for any future residents of 16 Evelyn Avenue, without causing material harm either to the dwelling bungalow itself or to the surrounding area.

Access

The access to the property will remain as existing and be improved.

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