

Design and Access Statement
42 Herlwyn Avenue, Ruislip, HA4 6HD

This detached bungalow with attached garage is in need of general improvement and offers the possibility of extension. Our client and her partner are looking to a future when their own accommodation will need to be on the ground floor and space will be required for live-in help.

This proposal takes into account the reasons why our previous application was refused. The proposal now is to provide one bedroom in the converted loft space by replacing the existing rear hip with a gable and to insert a minimal sized dormer on the west pitch to provide a small shower room. The new staircase will rise within the existing pitch of the roof. The existing ridge height will be maintained. New roofwindows will be inserted to light the new bedroom, the shower room, the loft storage space and the new staircase.

On the ground floor the existing garage will be extended to provide a single bedroom, a w.c. and access to the yard. The new roof to the garage will be set to give a ceiling height to match the rest of the ground floor and will incorporate rooflights. The existing driveway will be maintained for off-street car parking.

Existing external walls will be insulated and rendered externally finished with brick and render to match the existing, the new dormer walls will be timber framed and finished with metal.

There will be no changes to the access.

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