

# DESIGN and ACCESS STATEMENT

For the

PROPOSED CONSTRUCTION of FRONT PORCH & LANDSCAPE ALTERATIONS

at

**26 BROADWOOD AVENUE,**

**Ruislip,**

**Middlesex,**

**HA4 7XR.**



Indicative Graphic.

Original Document dated – 24<sup>th</sup> July 2023.

Revision	Date	Description
Orig	24 <sup>th</sup> Jul 2023	With minor amendments.

Contents

1 Executive Statement..... 3

2 Prior Planning Application ..... 3

2 The Proposal..... 3

3 Access..... 3

4 Transport Links ..... 3

5 Porch Design..... 4

6 Use ..... 4

7 Amount..... 4

8 Layout..... 4

9 Scale ..... 4

10 Amenity Space ..... 4

11 Car, Motor Cycle & Cycle Parking ..... 5

12 External Landscaping..... 5

13 Encroachment ..... 5

14 Party Walls..... 5

15 Rights of Light..... 5

16 Impact on Street Scene ..... 5

17 Considerate Building and the Local Populace..... 6

18 Current Services to the Property ..... 6

APPENDICIES ..... 7

APPENDIX A ..... 7

## 1 Executive Statement

Mr. & Mrs. Sewell have owned the property for a number of years and are making some final home improvements to enjoy their property in their retirement. They have council permission for a second drop kerb and which will be constructed on 1<sup>st</sup> August 2023.

In addition to the above, they are proposing to construct a brick wall between the drop kerbs, install two electric gates, reduce the hard standing, add two soakaways, and install additional landscaping. They also want to build a porch over the front door which will be, predominantly open to three sides with a tiled pitch roof and curtesy LED lighting.

## 2 Prior Planning Application

We previously submitted application number **16080/APP/2023/1357** which was rejected for a number of reason which we have addressed in this application, namely the front wall being too high and insufficient and wrong details.

## 2 The Proposal

The front wall will not exceed 1,000 mm and the bricks will match up and suit the existing front elevation to the dwelling for colour and bond and the mortar will match up and suit the existing.

## 3 Access

As mentioned the second drop kerb will be installed on 1<sup>st</sup> August giving the opportunity to drive in and out of the property.

## 4 Transport Links

Not applicable.

## 5 Porch Design

The porch has yet to be designed but will be submitted to the LA Planning Team prior to manufacture. It is anticipated the design will be similar to that shown on the cover page of this document, with three open sides and a tiled pitched roof. The brickwork cheeks will match the existing elevation for line, level, bond and colour. The roof tiles will match the existing roof finishes. The main structure will be seasoned oak or similar to be approved. There will be opaque glass infills to the front roof level to match up and suit the existing front door panels and concealed LED lighting to the underside of the roof.

## 6 Use

As a front porch only.

## 7 Amount

The footprint will be just under 3 SqM.

## 8 Layout

As shown in the drawings.

## 9 Scale

As described.

## 10 Amenity Space

Remains as existing.

## 11 Car, Motor Cycle & Cycle Parking

The front hard standing is for car parking and motor cycles if required, Cycle parking is not applicable to the current home owners but available if required in the rear garden storage facilities.

## 12 External Landscaping

We propose to reduce the current hard standing by installing three large planting areas. The reinstated hardstanding will be laid to falls towards these three areas. We propose to reuse the existing pervious Marshall Driveline pavers for the hard standings. Where the new channel drainage is constructed they both will have underground drain runs to these planning areas where a 1 cubic meter soakaway will be constructed.

## 13 Encroachment

Not applicable.

## 14 Party Walls

Not applicable.

## 15 Rights of Light

Not applicable.

## 16 Impact on Street Scene

The current street scene is a mixture of open plan, dwarf walls and one meter high walls. Mr Sewell will be replacing the current 1350mm high fencing with a maximum 1000mm high brick wall therefore, in our opinion, improving that scene.

## 17 Considerate Building and the Local Populace

Mr Sewell, has secured the services of a time served master builder who is fully cognisant of the Considerate Builders Chartered.

## 18 Current Services to the Property

Not applicable.

## APPENDICES

### APPENDIX A

End of Document