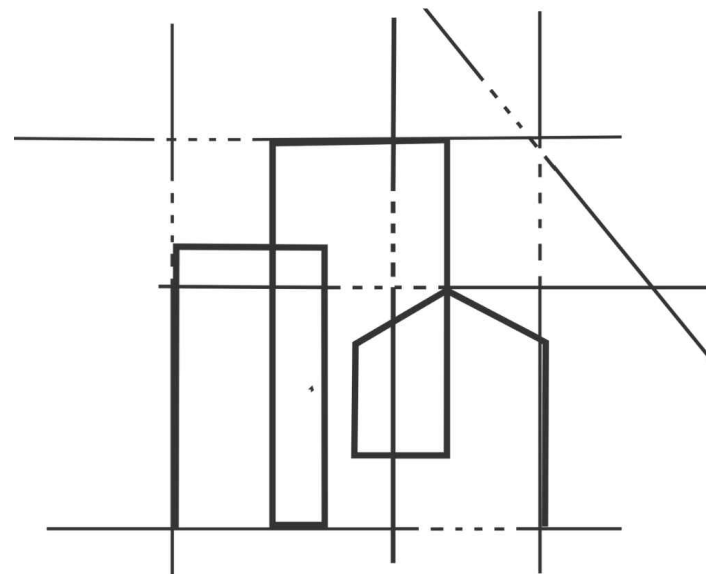




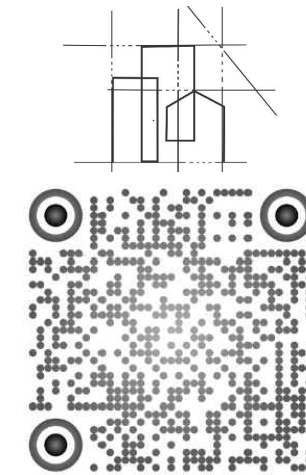
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PROJECT : TPS 1018 - 11 Elm Avenue

Design & Access Statement

Officer Summary

The proposed first-floor side extension at **11 Elm Avenue, Ruislip** is designed to **provide additional functional space to enhance family living**, to improve, usability, and day-to-day functionality for the household. The scheme complies with the **London Borough of Hillingdon's Local Plan Part 1 (Strategic Policies, 2012)** and **Part 2 (Development Management Policies, 2020)**.

The extension respects the existing dwelling through a matching three-pitch roof being low profile, subordinate in scale, and set-back positioning, ensuring it integrates seamlessly with the property and the wider street scene. Neighbouring amenity is also safeguarded, with the layout and roof form preventing overshadowing, loss of light, or overbearing impact. Materials and proportions match the host dwelling, maintaining visual continuity and architectural character.

Overall, the proposal represents a sensitive, high-quality, and policy-compliant development that **provides additional functional family space while minimising impact on neighbours and the local environment**.

1. Introduction

This Design & Access Statement supports a planning application for a proposed first-floor side extension at **11 Elm Avenue, Ruislip**. The extension has been designed to **enhance the family living accommodation** by creating an en-suite and dressing room for an existing bedroom, improving the comfort and usability of the home.

The scheme aligns with the strategic vision set out in **Local Plan Part 1 - Strategic Policies (2012)**, which emphasizes high-quality design, sustainability, and the protection of local character, and it meets the detailed criteria in **Local Plan Part 2 - Development Management Policies (2020)**, which guide householder extensions to respect neighbouring amenity, scale, and context.

2. Site Context

The application site is a detached residential property located on Elm Avenue, a residential street characterised by detached and semi-detached dwellings. The property is set back from the street frontage, providing privacy and separation from neighbouring properties.

Policy context:

- Local Plan Part 1, Core Policy BE1 encourages high-quality design that respects the character of the surrounding area.
- Local Plan Part 2, DMHD 1 ensures that residential extensions safeguard neighbours' amenity in terms of daylight, outlook, and privacy.

The proposed design carefully responds to this context, enhancing family living accommodation while remaining subordinate to the existing dwelling and sensitive to the street scene.

3. Design Principles

a) Enhancing family accommodation:

- The extension provides an **en-suite and dressing room** for an existing bedroom, improving the functionality and comfort of the home.
- It creates additional **functional space for family use**, enhancing day-to-day living without compromising the internal layout of the existing property.

b) Respecting the host dwelling:

- The extension has a **three-pitch roof** matching the existing roof angles.
- Set-back positioning ensures the extension is **subordinate to the original dwelling**.
- Matching materials (roof tiles, brickwork, rendering and window styles) maintain architectural harmony.

c) Minimising impact on neighbours:

- The pitched roof and set-back design prevent overshadowing, loss of light, or overbearing impact.
- The extension follows guidance from Local Plan Part 2 and HDAS to maintain neighbour amenity, privacy, and daylight.

d) Integrating with the streetscape:

- The extension respects the character and proportions of Elm Avenue.
- Set-back placement ensures the addition is visually subordinate from street view, maintaining the coherence of the local streetscape.

4. Layout and Access

- Internal layout:** The extension enhances the first-floor accommodation by creating an en-suite and dressing room, providing **additional functional space for family use** while maintaining privacy and circulation in the rest of the home.
- Access:** There are no changes to the existing access arrangements. The front entrance, driveway, and parking provision remain unchanged, consistent with Local Plan Part 2 guidance.

5. Materials and Appearance

- Roof tiles, brickwork, and windows will match the existing dwelling to maintain continuity.
- The design ensures the extension **blends seamlessly with the existing property**, appearing as a natural and coherent addition.
- Proportions and detailing respect the original architecture, in accordance with Local Plan Part 1 BE1 and Part 2 householder guidance.

6. Policy Compliance

Policy	Requirement	Proposal Response
Local Plan Part 1, Core Policy BE1	High-quality design respecting local character	Three-pitch roof, matching materials, subordinate scale; visually harmonious and sensitive.
Local Plan Part 2, DMHD 1	Protect neighbouring amenity	Pitched roof and set-back ensure no overshadowing or overbearing impact; daylight and privacy safeguarded.
Local Plan Part 2, Appendix A	Subordinate side extensions, matching materials, sensitive massing	Extension is less than half the width of the property, uses matching materials, and sits discreetly behind the front façade.

7. Summary

The proposed first-floor side extension at 11 Elm Avenue is a **well-considered, sensitive, and policy-compliant development**. It provides:

- Additional functional space for family use**, including an en-suite and dressing room, enhancing living conditions.
- Respect for the existing dwelling and streetscape** through subordinate scale, matching roof pitch, and materials.
- Safeguarding of neighbouring amenity**, with no loss of light, privacy, or outlook.

The proposal demonstrates a **design-led approach** that balances improved family living accommodation with the protection of the character, appearance, and amenity of the surrounding area, making it highly suitable for planning approval.

STAGE No : 3

STAGE TITLE : Planning

Rev : 00

DRAWING SCALE : @ A3

DRAWING Ref : D&A1

DRAWING TITLE : Design & Access Statement

DATE : 2025.11.10

PROJECT : TPS 1018 - 11 Elm Avenue

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