

DESIGN & ACCESS STATEMENT

PROPOSED LOFT CONVERSION

At

50 GREENCROFT AVENUE. HOUSE
HA4 9JJ
RUISLIP

For

FAMILY SONARKAR
50 GREENCROFT AV.
HA4 9JJ
RUISLIP

Prepared By

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SEP 2020

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2.0 INTRODUCTION

I have been commissioned to develop a design for this house to provide modestly loft conversion accommodation that will mean the layout more readily accommodates the needs of the family.

Conversion of roof space to habitable use to include a rear dormer, conversion of roof from hip to gable end in a Bungalow House at 50 Greencroft Avenue

This include:

A volume of 50 cubic metres additional roof space

No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway

No extension to be higher than the highest part of the roof

Materials to be similar in appearance to the existing house

No verandas, balconies or raised platforms

Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor

Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves

The roof enlargement is not overhang the outer face of the wall of the original house

3.0 SITE AND SURROUNDINGS

The property is a house situated in the middle of a group of bungalow houses in Greencroft Avenue.

The front door opens directly from a private parking area to a small entrance hall, which provides access to the living room. From the corridor we can access the dining room, a small toilet and the bedrooms. These areas are clearly identifiable.

The patio can be accessed from the dining room and kitchen.

4.0 PLANNING HISTORY

There are no application details recorded on the Hillingdon Planning website for this address.

There are similar approved cases in the same street; 56 Greencroft Avenue, 14 Greencroft Avenue, 22 Greencroft Avenue, 20 Greencroft Avenue.

5.0 PROPOSED SCHEME

We proposed to increase the size of the loft adding 2 bedrooms and a small bathroom.

6.0 MATERIALS

Externally the materials we are proposing are in keeping with the setting; brickwork as existing walls, and timber external windows same colour to existing.

8.0 EFFECT ON AMENITY OF NEIGHBOURS

We have been careful to design the conversion, so it does not have any adverse effect on the neighbours in the way of loss of privacy, daylight or sunlight, nor increased sense of enclosure. The rear conversion sits as low as possible in terms of height.

9.0 EFFECT ON CHARACTER AND APPEARANCE OF THE AREA

The proposals are confined to the rear and interior of the property and the front streetscape remains unaffected.

The proposal is modest in its extent keeping the visual impact on the character and appearance of the area to a minimum. The materials and detailing will match that of the existing and neighbouring properties. The proposal compares favourably when balanced against the great benefit derived from the improvements.

10.0 ACCESSIBILITY

The current occupants have no disabilities or special access requirements. No changes are proposed to such arrangements. There are no changes to car parking as this is adjacent the house and is unaffected by the proposal.

11.0 SUMMARY

We propose a loft conversion, respecting the neighbouring properties. The design will improve the existing accommodation relationship between rooms, floors and the garden. The design transforms what is an anachronistic arrangement to a format appropriate to modern family living.

We would be grateful for your consent but please contact us if any further information is provided.

Ivenka Salinas
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