

Design & Access Statement

Site Address: 32 Midcroft, Ruislip, HA4 8ES

Background

The current property is a Existing 1930's semi detached property located in Ruislip. Within the immediate vicinity is a mixture of semi-detached and detached properties alike. Notably there are other properties in the immediate locality with similar developments in aid of this proposal.

Scheme

The Proposal consists of a single story side extension and part rear extension forming a wrap around extension. This would allow further space for a growing professional couple to have sufficient space for their needs.

Layout

The Internal layout of the existing property would remain as it stands. The Proposed layout will provide additional space to the existing dwelling to allow for larger internal spaces and to meet the needs of the client brief. As the boundary fence would remain around the property there would be no affect from the street scene. The Proposed development by virtue of its siting and coverage would be acceptable as the property curtilage allows for this and would continue to provide a balanced coverage in ratio to the landscaping.

Access

The Existing entrances will remain intact from the front and from the side. The Existing property benefits from two dropped curbs. One previously a existing carport to the side and additionally a driveway to the rear of the property. The only amendment would be the side access door is repositioned to be suitably accessible with the proposed design. This will provide easy access from the street and secondly from the included driveway from the rear of the garden. No other changes are required such that no effect on the immediate neighboring street or properties.

Scale

The Proposed Side extension would extend the full length of the property at 8.428m and further extend 3m from the rear wall connected to a part rear extension with a depth of 3m from the existing property and 2.687m width. Further to this the height to the eaves would be 2.81m consisting of a pitched roof with a maximum height of 3.862m

which would comply with planning rules. The Part rear extension by its design and scale would not harm the neighbors as their windows are far above the 45 Degree angle.

Appearance

As the property sits on a corner plot. Careful consideration has been factored in to minimize any impact of the proposal on the neighboring properties and view from street level. To this the pitched roof would be consistent with the existing property design. The roof tiles will match the existing property. The new extension walls would be constructed out of brickwork to match the existing bricks on the front elevation to provide consistency. The existing boundary fencing will remain in places across the curtilage of the property.

Heritage

The 'Midcroft' area has been noted as a area of 'Special local character' within the Hillingdon Local Plan. The proposed design would align with strategy and has factored this into the design in respect to the above comments and overall design, which is of good merit and architectural quality.

Overall considering all the factors the proposed design would be harmonious to the existing property and have no impact of concern to existing property, the neighboring properties and the immediate vicinity.