

Design and Access Statement

21 King Edwards Road, RUISLIP, HA4 7AE

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.

This statement accompanies an application for the demolition of the existing attached garage and the construction of a single storey rear extension and detached single storey garage.

Existing Context

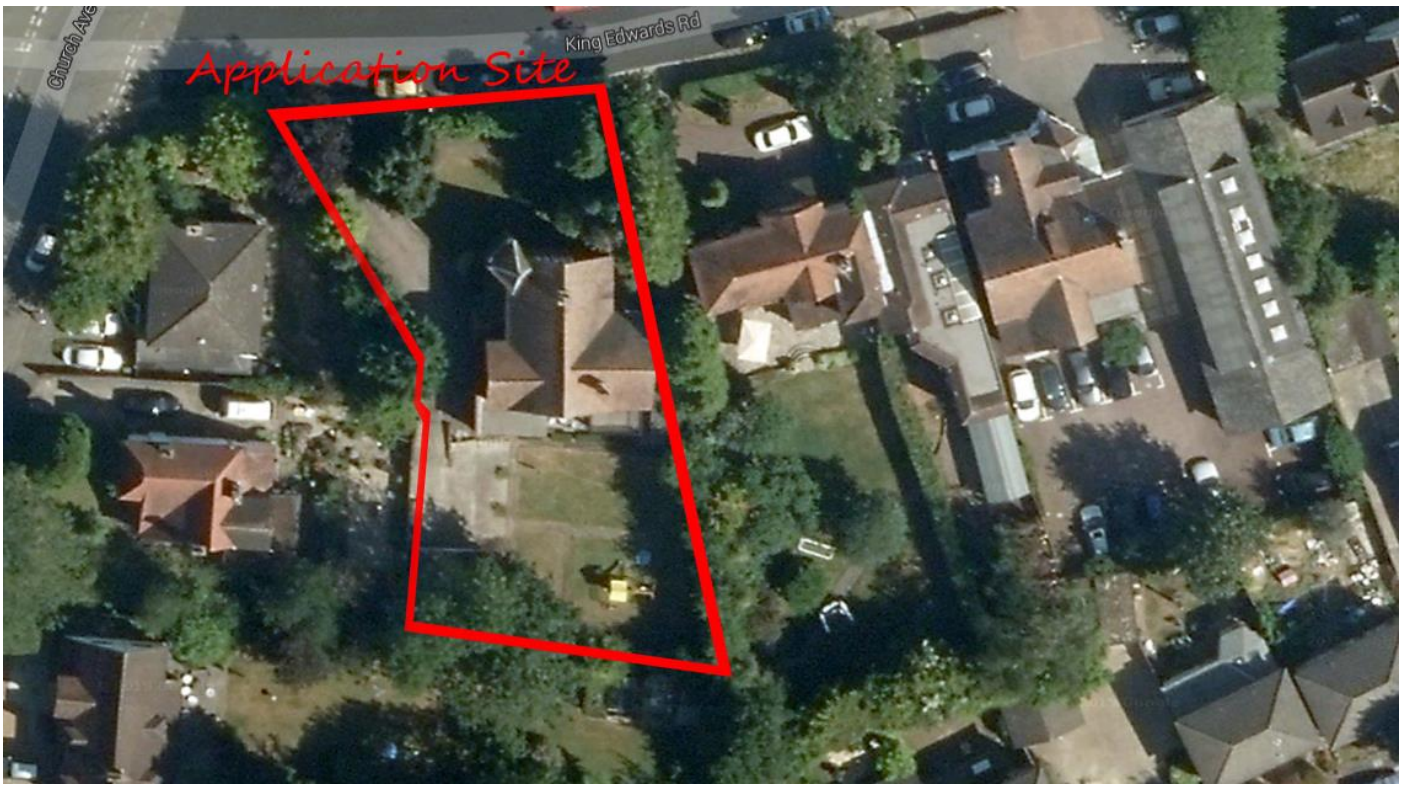
The Site and Surrounding Context

The application site is located within the Ruislip Village Conservation Area. No 21 is located on King Edwards Road close to the junction with Church Avenue.

King Edwards Road is predominantly a residential road with mainly detached buildings. The street is lined with deep grass front gardens with either brick, railings or mature shrubs and trees as boundary treatments.

The application building is a detached single family dwelling. Access to the building is through a substantially large driveway to an existing attached garage. The building is finished in Brick, smooth white render and mock Tudor panels to the first floor. The existing garage is a 70s built construction facing the west elevation and currently cannot accommodate a vehicle. The existing garage is finished in brick and of a flat roof construction.





Aerial View of Application Site

The Proposal

Our proposal is to demolish the existing attached garage and to construct a single storey rear extension and a detached garage. The proposed single storey rear extension will provide a larger kitchen and reception room, in keeping with the size of the host building. In order to distinguish the proposed extensions from the existing building we propose to use modern materials and designs which not only are thermally efficient but also create a visual boundary from the old and the new.

Single Storey Rear Extension

The Single storey rear extension will have a pitched roof with Redland Plain Tiles to match the existing roof. The extension will be finished in brick with aluminium coated doors and windows. The proposed extension will provide a larger kitchen and reception room. The larger room sizes will be in keeping with the size of the existing house and provide an excellent space for a small/medium family.

Detached Garage

We propose to construct a single storey Detached Side Garage. The garage will be finished in Brick and will feature a dual pitched roof. The roof will be finished in Redland Plain Tiles and we also intend to install mock Tudor panels to match the existing building.



Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.

Parking

We do not propose to alter the parking arrangements other than a single vehicle garage as discussed above.

Access

Access to the site will remain unaltered.

Conclusion

The proposed extension, scale, siting and design have been carefully planned in order to minimise the effect on the existing street scene. The materials used and its location provide for an excellent addition to a period style building and to accommodate families of the 21st century. It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.