



[Architecture] [Interior Design]

DESIGN AND ACCESS STATEMENT

HOUSEHOLDER PLANNING PERMISSION

**ERECTION OF PART SINGLE STOREY, PART TWO STOREY REAR
EXTENSION TO INCLUDE A JULIETTE STYLE BALCONY &
SKYLIGHTS, INVOLVING DEMOLITION OF EXISTING EXTENSION
TO REAR; CONVERSION OF ROOF SPACE TO HABITABLE USE TO
INCLUDE TWO REAR DORMERS, 1 FRONT ROOF LIGHT, TWO
FRONT DORMERS, AND CONVERSION OF ROOF FROM HIP TO
GABLE END TO BOTH SIDES INVOLVING ALTERNATIONS TO
ELEVATIONS & FENESTRATION; NEW FRONT HARDSTANDING TO
PROVIDE OFF STREET PARKING & ASSOCIATED LANDSCAPE,
REFUSE AND RECYCLING STORE, ALTERNATIONS TO FRONT
ACCESS STEPS; REBUILDING OF EXISTING GARAGE**

**AT 18 ST EDMUNDS AVENUE
RUISLIP, HA4 7XW LONDON**

To:

London Borough of Hillingdon Council c/o Private Residential Property

Rev. 00

Our Ref: A-HA-018A

Date: May 2020

Prepared by: MGDC LTD

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1.0 INTRODUCTION

- 1.1 MGDC Architecture Ltd has been instructed to prepare a Design and Access Statement to be submitted as part of the householder planning permission application, following the pre-application enquiry with Duty Planning Officer Richard Buxton in the form of email dated 14th April 2020 (instead of appointment due to the Covid-19 outbreak).

Proposal: erection of part single storey, part two storey rear extension to include a Juliette style balcony and rooflights, involving demolition of existing extension to rear; conversion of roof space to habitable use to include two rear dormers, 1 front rooflight, two front dormers, and conversion of roof from hip to gable end to both sides involving alternations to elevations and fenestration; new front hardstanding to provide off-street parking and associated landscape, refuse and recycling store, alternations to front access steps; rebuilding of existing garage.

- 1.2 This Design and Access Statement (DAS) has been prepared as part of the householder planning permission application and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the proposal – residential development – and the proposed scheme has been assessed against the following key areas, the site's context and previous application feedback:

- Accessibility
- Character
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development

- 1.3 Proposed work: demolition of existing single storey rear extension and erection of the full width single storey rear extension projecting 5100mm beyond the rear wall of existing house (and to align with neighbours rear extensions). Its maximum height will be 3.00m measured from natural ground level which is in accordance with HDAS – Residential Extension guidance for extensions with flat roofs.
- There will be a set of bi-folding doors inserted in new extension rear wall and two windows in the high level in extension's side walls.
- The new addition will serve as an open plan Kitchen/Dining/Living space for the family. The external space in the front of new extension will create an outdoor dining / family enjoyment patio covered with timber decking.
- Internal changes will include insertion of Utility and Shower Rooms, as well as alternations to fenestration – as shown on the submitted plans.
- Scope of works also comprises two storey rear extension to include a Juliette style balcony and rooflights, projecting 4m beyond the rear wall of existing house and in accordance with HDAS – Residential Extension. The proposed two storey extension is not extending beyond a 45 ° horizontal angle measured from the middle of a principle window to a habitable room on the adjoining dwellings.

There is also planned conversion of roof space to habitable use to include two rear dormers, 1 front rooflight, two front dormers, and conversion of roof from hip to gable end to both sides involving alternations to elevations and fenestration.

Roof redevelopment will provide three additional bedrooms and a Family Bathroom for the family of six.

External works include new front permeable hardstanding to provide off-street parking and associated landscape, refuse and recycling store, alternations to front access steps. The existing detached garage will be demolished and rebuilt in the same size.

All external finishing materials to match or complement the materials used in the original house.

- 1.4 The subject planning application is following the precedent set by the Householder Planning Permission Application Ref.: 19913/APP/2011/25 at 23 KESWICK GARDENS RUISLIP

Proposal: *Part two storey, part single storey rear extension with skylight, alterations to existing elevations and conversion of roofspace for habitable use with 2 front and 2 rear dormers involving a hip to gable roof extension.*

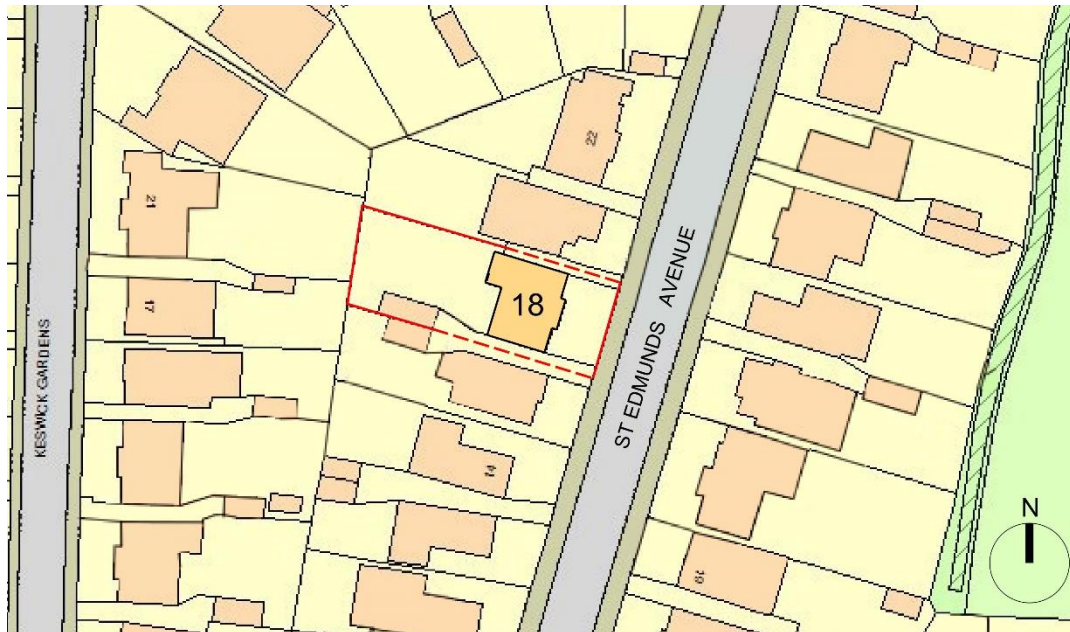
The application was originally refused, although later allowed under the appeal (under section 78 of the Town and Country Planning Act 1990) on the following grounds:

- *The area is characterised by detached bungalows and dormer bungalows, many of which have been substantially altered. Roof alterations are evident on several other properties in the locality so that proposal could not be described as uncharacteristic of the area.*
- *The proposed treatment of the front elevation, including the introduction of small dormers, is visually acceptable.*
- *The Council accepts, numerous examples of flat roofed dormers of the type proposed are evident locally, many in positions far more prominent than the dormers comprised in the appeal proposals. The Council's point that the other dormers may have come into existence prior to the adoption of its SPD, nevertheless, the numerous roof alterations that have taken place in the area form an integral part of what is perceived as its local character.*
- *The visual effects of the proposed rear dormers on the host property and surrounding area would be very limited since they would hardly be discernible, being sheltered from general public view from the front by the bulk of the appeal property, and its neighbours. The proposed development as a whole is designed so as to harmonise with the host building and the character and appearance of the surrounding area, and would not cause harm. I therefore find no conflict with those provisions of saved policies BE13, BE15 & BE19 of the Hillingdon Unitary Development Plan which in combination are directed to ensure that the design of new development, including house extensions, is harmonious, complementary and visually appropriate in relation to the host building and the neighbouring area.*

- 1.5 The proposal provides a Five-bedroomed property for the family of six and is considered to be an appropriate and sustainable use of the site measuring approximately 446m².
The proposed scheme has been designed, without harming already developed neighbouring properties.
There will be minimal impact on neighbouring properties, as the surrounding buildings are more than single storey height with significant roof conversions and rear extensions. Many of the neighbouring properties have been extended with double storey developments to the rear (like numbers 23 and 25 Keswick Gardens).
Please refer to the Case Study at the rear of the document.

2.0 SITE CONTEXT

2.1 THE SITE





Photograph 01 – Front of the house



Photograph 02 – rear view



Photograph 03 – existing detached garage



Photograph 04 – view of rear garden



Photograph 05 – view towards No.16



Photograph 06 –internal view



Photograph 07 –bird eye view

- 2.1.1 This application relates to an area at 18 St Edmunds Avenue, which was purchased by its current owners in order to create a residential dwelling for a family of six. It was also used as a household by its previous owners.
Approximate Gross Internal Floor Area is 936 sq ft = 86.90m².
- 2.1.2 The plot located on the west side of St Edmunds Avenue, Ruislip – a relatively quiet residential area with easy access to convenience stores and restaurants.
The property is a two-bedroom single family bungalow.
The planning permission application seeks to extend the existing detached bungalow at rear ground and first floor level, as well as a loft. The space is ideal for family living accommodation and perfect for creation of five-bedroom dwelling – in accordance with Nationally Described Space Standards, within the proposed front/rear dormers and a rear extensions.
- The plot is of significant rectangular size and forms 19.00m long garden to the rear of existing house – the beige pebble rendered single storey detached bungalow with a hipped roof.
The site itself is relatively flat. Its boundaries are all well-defined with line of neighbours close boarded wooden fence running along its west, south and north enclosure. There is also detached garage in the rear garden.
- 2.1.3 There is proposed multiple Off-Street Parking in the front of the property (similarly as neighbouring properties) with access directly from St Edmunds Avenue.
An existing Cross Over will be widened to provide an easy access without effecting the flow of traffic.
- 2.1.4 Refuse collection point for the proposed development will be located within front garden space of existing house, with access directly from highway.
- 2.1.5 175 sq.m of private amenity space will be retained, which is in accordance with HDAS.
- 2.1.6 Economic Benefits of proposed scheme
There continues to be a high demand for housing within Hillingdon Borough Council, therefore enlarged dwelling will contribute towards residential shortage in Greater London area. Additional employment will be also provided during the construction phase, as well as acquisition of building materials and services in local stores.

2.2 SURROUNDING AREA

- 2.2.1 18 St Edmunds Avenue site is located along a residential road with detached bungalows on both sides, running towards West Ruislip and Ruislip Common. The nearby main road is A40.
There is also proximate railway connection with West Ruislip station 15 minute walk from the property and Underground network with Ruislip station.
Please see below photographs illustrating architectural character of the neighbourhood area.



2.2.2 Further residential development is then located towards Park Avenue, Bury Street and Breakspear Road.

2.2.3 In the wider sense, directly to sides of the application site lies complex of detached and already expanded residential dwellings with rear gardens. The settlement lies within proximity of Ruislip Shopping Area and a wider range of community facilities plus local services. It is also served by a number of frequent bus services, underground network and rail.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the above, the following design principles and parameters have influenced the design subject of this planning application:

- **Scale** – To be of a scale to respect and reflect the scale of the application site and density of existing developments found within the surrounding area.
- **Layout** – To draw on the pattern of existing development, while respecting and accommodating on-site features where possible.
- **Access** – To be accessed from the adjoining public highway.

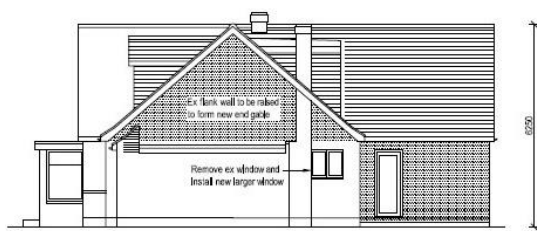
3.0 CASE STUDY

23 KESWICK GARDENS RUISLIP

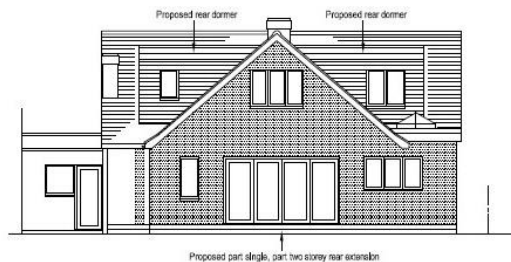
Ref.: 19913/APP/2011/25

Householder Planning Permission

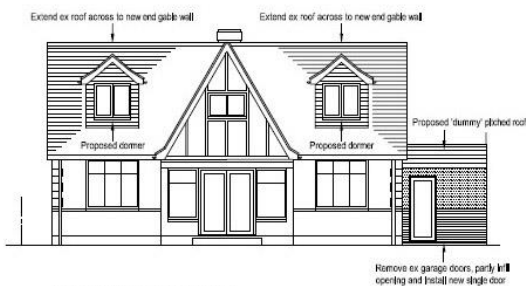
Part two storey, part single storey rear extension with skylight, alterations to existing elevations and conversion of roofspace for habitable use with 2 front and 2 rear dormers involving a hip to gable roof extension.
Appealed and Allowed



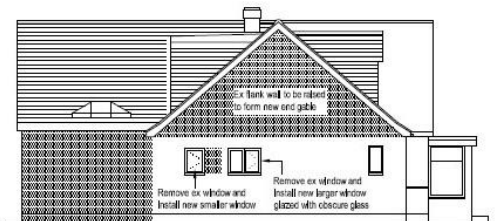
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



No.18 St Edmunds Avenue

25 KESWICK GARDENS RUISLIP

Ref.: 68525/APP/2012/1554

Householder Planning Permission

Installation of 2 x front dormers, 1 x rear dormer, 1 x rear rooflight and first floor rear extension to include a Juliette style balcony

Approval



35 KESWICK GARDENS RUISLIP HA4 7XN

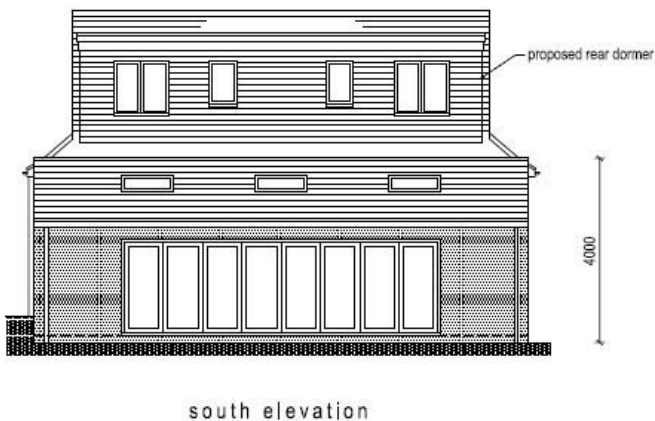
Ref.: 71383/APP/2015/4265 Householder Planning Permission

Conversion of roofspace to habitable use to include 2 front dormers and 1 rear dormer, 2 rear rooflights, conversion of roof from hip to gable end (both sides) and external alterations to east elevation

Approval



materials to be similar in appearance to the existing house
all work to comply with current building regs & allied legislation
all dimensions shown in millimetres
this drawing is not to be scaled



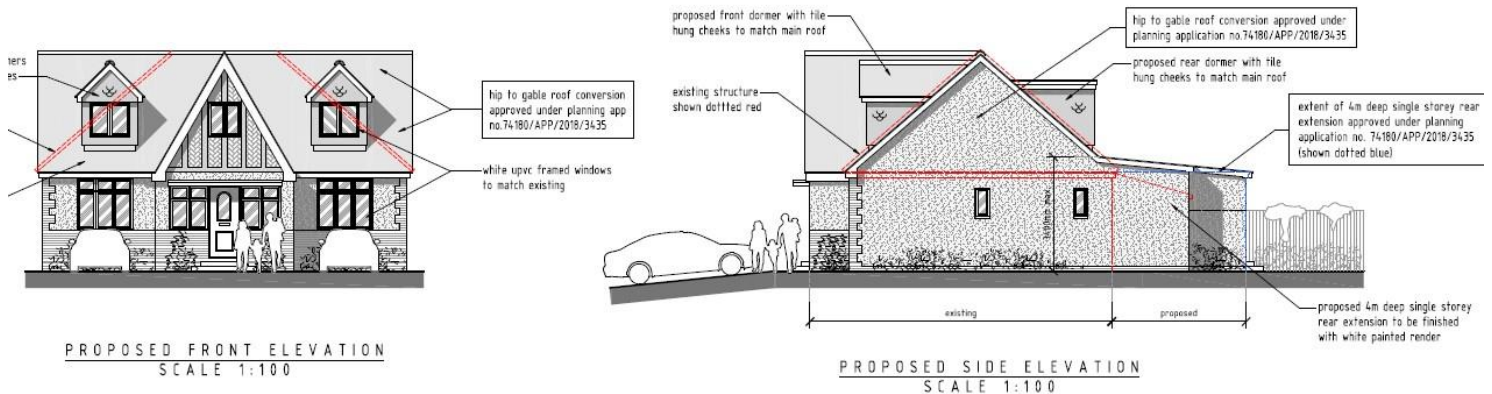
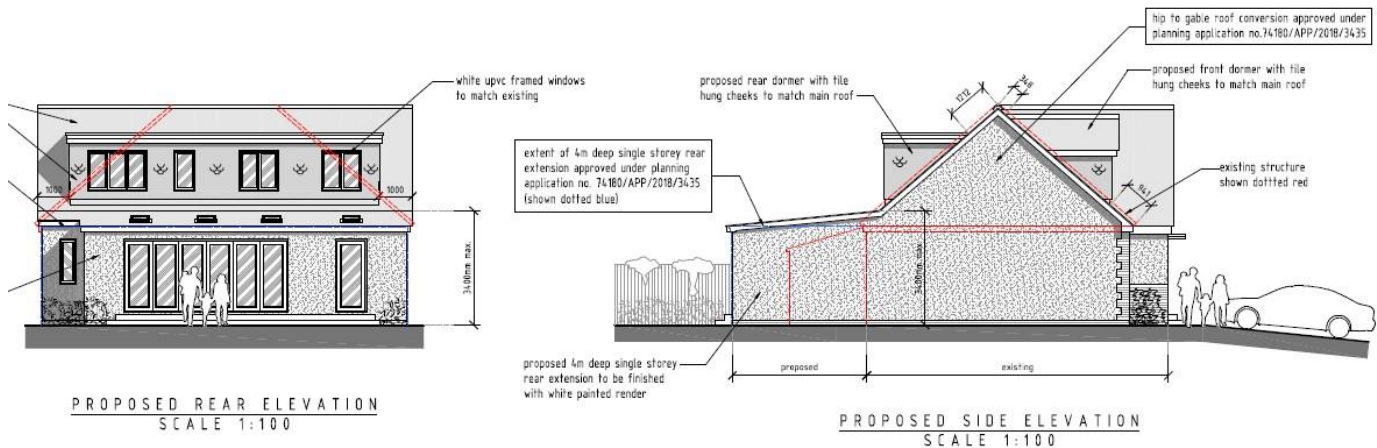
48 KESWICK GARDENS RUISLIP HA4 7XN

Ref.: 74180/APP/2019/3024

Householder Planning Permission

Single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front dormers and conversion of both sides of roof from hip to gable end

Approval



48 KESWICK GARDENS RUISLIP HA4 7XN

Ref.: 74180/APP/2018/3435

Single storey rear extension and conversion of roof space to habitable use to include 2 front and 2 rear rooflights and conversion of both sides of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)
Approval



22 ST EDMUNDS AVENUE RUISLIP HA4 7XW

Ref.: 69663/APP/2014/553

Conversion of roof space to habitable use to include 3 rear dormers, 1 front rooflight and conversion of roof from hip to gable end to both sides involving alterations to elevations (Application for a Certificate of Lawful Development for a Proposed Development)
Approval



4 ST EDMUNDS AVENUE RUISLIP HA4 7XW

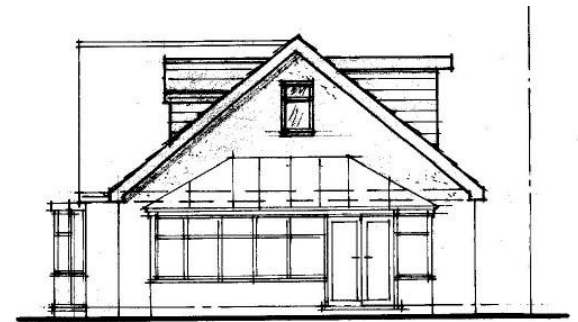
Ref.: 20773/APP/2019/3102 Householder Planning Permission

Conversion of roof space to habitable use to include a rear dormer, 2x front dormers, 1 x front roof lights and conversion of the roof from hip to gable end with 2 x gable end windows.

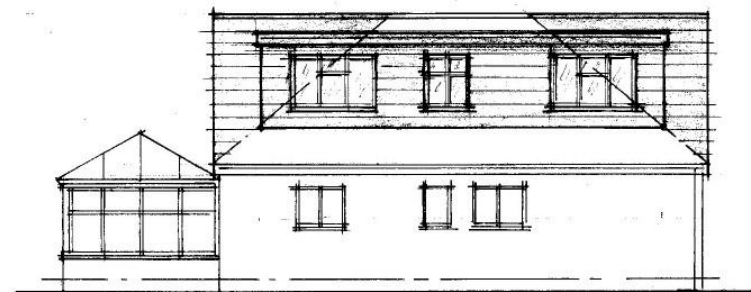
Approval



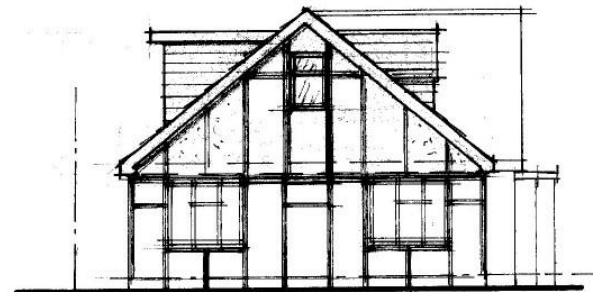
FRONT - 1:100



SIDE - 1:100



REAR - 1:100



SIDE - 1:100