



DESIGN & ACCESS STATEMENT

31 Eastcote Road, Ruislip, HA4 8BE

THE SITE AND NEIGHBOURHOOD& HISTORICAL CONTEXT

31 Eastcote Road is a semi-detached property within the Borough of Hillingdon. The street is populated with semi-detached and detached dwellings with good sized gardens & drive ways in a desirable part of Ruislip. The need for this householder application is due to the site being on a slope and the rear of the property having 2 different ground levels, the existing patio and a lower garden level.



Rear Elevation



Front Elevation



EXISTING SITE

These drawings show the Existing site conditions





SITE PLANNING HISTORY

34985/APP/2022/3877

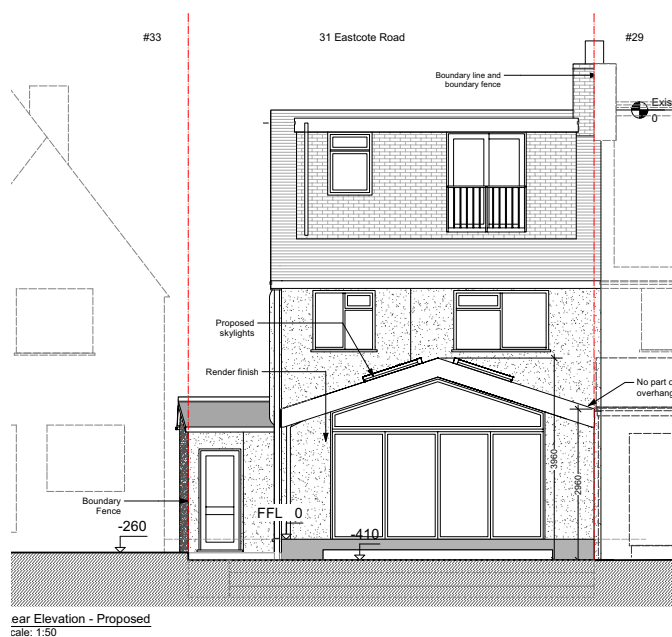
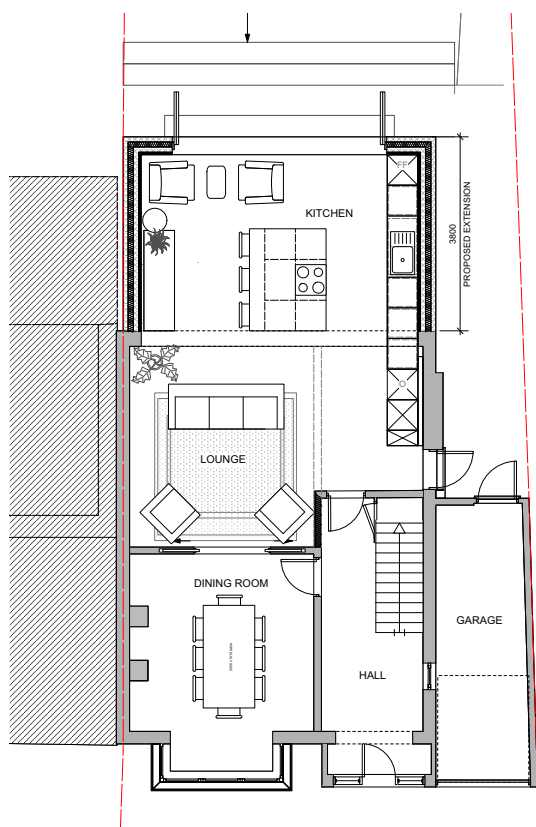
Description of proposed development:

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8 metres, for which the maximum height would be 3.96 metres, and for which the height of the eaves would be 2.96 metres

Decision: Pending

Date: 01-02-2023

Objections: None received and believed to be recommended for approval at time of submitting this application.



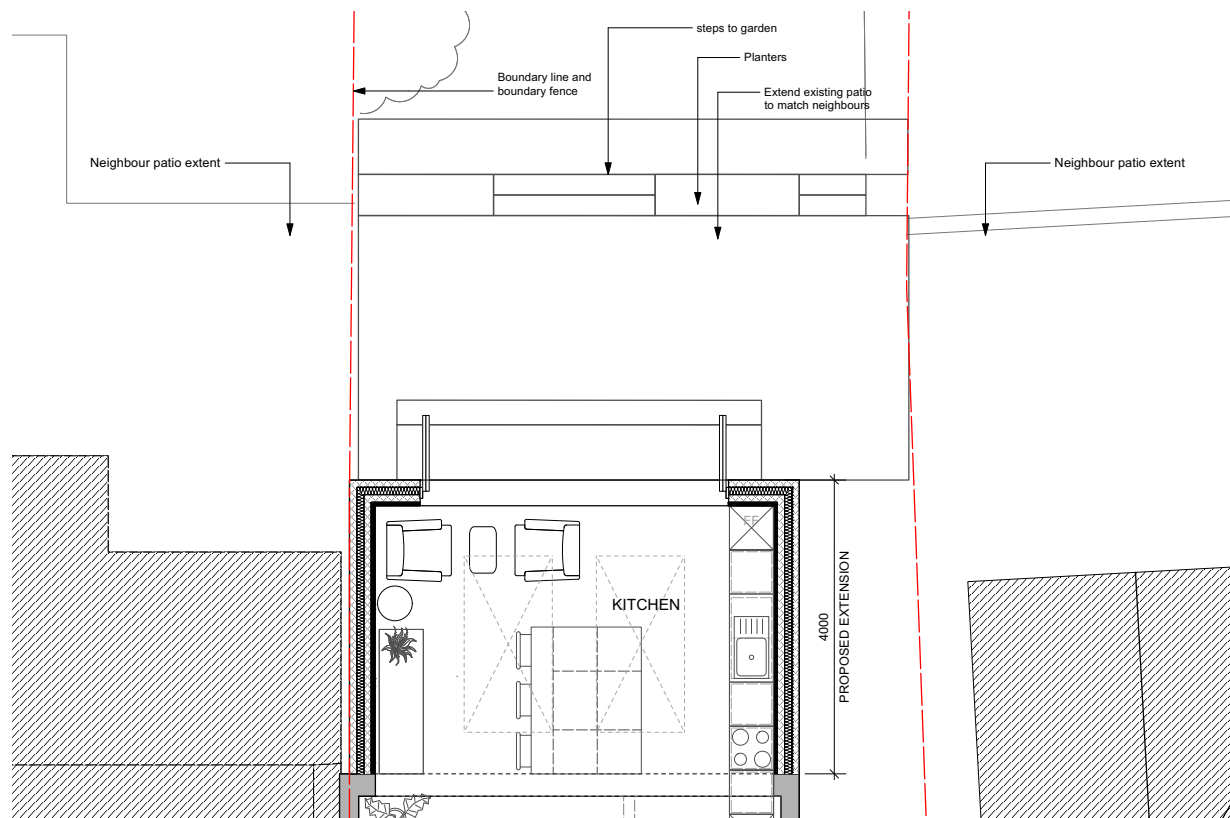
These drawings show the pending scheme under Prior Approval which is very similar to the now submitted householder scheme.



THE PROPOSAL

This proposed householder submission can be described as:

Single storey rear extension would extend beyond the rear wall of the original house by 4m. and extended patio.



Extension Design

It's worth noting that this submission is a slight variation of the 3.8m Prior Approval with the main difference being that we are proposing a 4m rear extension (200mm increase depth over the 3.8m PA scheme) and have extended the raised platform patio area at the back along to match neighbouring dwelling platforms.

This will enable the homeowner to use their raised platform along with their proposed extension as the neighbours also do.

Roof Height

The height drawn is the same as under the Prior Approval scheme.

Although the height exceeds the Hillingdon guidance documents - once viewed on the elevation, the peak of the proposed pitch sits below the first floor windows and matches the neighbouring extension as can be seen on the elevation.

The proportions of the extension and its roof appear proportioned when viewed in context with the existing house which also has taller than average 1930's floor to ceiling heights, hence the proportions & relationship with floors being taller/greater.

Patio Extension.

We are proposing to extend the raised patio platform to the rear of the dwelling to match the neighbours patios to the rear.



Design & Materiality:

The External finishes are proposed to reflect the original character of the home by proposing materials to match existing on the extension in line with the finishes on the Prior Approval scheme. Roof tiles are proposed to match existing with skylights. Windows and doors are proposed as metal framed of dark grey/black colour or white.

ACCESS AND AMENITIES

No change is proposed to car parking facilities or other access routes in this scheme.

SUMMARY

In Summary, the design of this scheme represents a minor extension variation of the design already submitted under Prior Approval which includes 200mm additional depth above the existing raised patio which we believe to be a small adjustment to the existing scenario.

The extension to the raised platform is designed to match neighbours so should cause minimal impact on the neighbours in general or when compared with the Prior approval scheme submitted.

We therefore believe this design to be suitable to the site and in its context and ask for your support and approval on this matter.