



ANDREAS GEORGIOU T/A GIAD

Design & Access / Planning Statement  
9 St Edmunds Avenue  
Ruislip HA4 7XW

23<sup>rd</sup> September 2022

### General Description

The property is located on east side of St Edmunds Avenue, Ruislip.

The property is a detached bungalow single storey with a high pitched tiled roof, and walls of masonry construction with rendered painted in white.

The property is in need of modernization and the new owners during this process would like to remove the existing conservatory which is in poor condition and replace it with a single storey rear extension

### Design

The house is currently in need of modernization as the previous owners have not carried any work to the property for many years. The new owners are keen to modernize the property and keep the original character of the house and ensure it fits in with the design and aesthetics of the other bungalows on St Edmunds Avenue.

As part of the refurbishment programme, the owners would like to apply for a single storey rear extension formed with blockwork and to be rendered and painted white to match the existing building. The property already has a single storey rear extension behind the kitchen only that will remain.

The properties either side of 9 St Edmunds Avenue (7 & 11) have already constructed single storey rear extensions.

The extent of the works will be in keeping the design of the property and there will be no change to the front elevation.

### Access.

The main access to the property will remain as the existing to the property. There will be no change.

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