

Design and Access Statement

30 Chichester Avenue, Ruislip, HA4 7EH

October 2020

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 construction of a single storey rear infill extension.

Existing Context

The Site and Surrounding Context

The application site is located on Chichester Avenue which is a residential road featuring detached single family dwellings. The host property is finished in London stocks bricks/smooth white render, concrete roof tiles and white uPVC windows.

The existing property has historically been extended to the rear with a single storey extension.



Application Site – Rear Elevation

The property benefits from a large front & rear gardens with a side access through an existing alleyway. The existing property is a 5-bedroom dwelling with an existing internal area of 208m².

The existing property lacks any historical or architectural value and is neither statutory listed or locally listed. The site area is 476m² of which none of the land is within a conservation area.



The Proposal

Our proposal is for the construction of a single storey rear infill extension. The proposed extension will have a depth of 1.3m from the existing extensions but will be sited 4.4m from the boundary with No. 32 and 5.3m from the boundary with No. 28. The proposed extension will feature a glass gabled roof with a ridge height of 3.5m to match the existing extensions roof. The proposed extension will not be visible from the gardens on Wood Lane due to the large existing row of Conifer Trees at the rear of the application site.

The proposed brick and roof tiles will match the existing.

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 have abundant light, and are pleasant to occupy.
- Respecting the proximity of the neighbours and 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.

Conclusion

The proposed extensions are modest in size and blend in within the surrounding area. We believe that the proposal fulfils the design criteria we set ourselves at the beginning of the design process, and creates an imaginative response to this site. The scheme has the opportunity to be a very exciting project that could enhance the image and quality of 30 Chichester Avenue.

The changes would not impact the amenities of the neighbouring buildings.

The NPPF document encourages sustainable development and this development is considered to fall into this category. 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.