

Design and Access Statement

ATTN: Planning Department

RE: 44 Mount Pleasant, Ruislip HA4 9HG

01 Introduction

02 Context

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04 Design, Layout and Amenity

05 History

STATIM BUILD

PLANNING PERMISSION - BUILDING REGULATIONS - BUILDING SERVICES - PROPERTY MAINTENANCE

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01 Introduction

This is a 3 bedroom detached house. The proposal is for a double storey rear extension and internal alterations.

This Design and Access statement is to be read in conjunction with the following documents:

1. Full set of drawings
2. Location Map
3. CIL Form

The following policies and legislation have been considered:

- National Planning Policy Framework 2019
- Local Plan
- Technical Housing Standards 2016

02 Context



 Site

 Neighbour

Figure 1

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The site is situated on Mount Pleasant within Ruislip in Hillingdon Council. The dwelling is predominantly within a residential area. There are a few local green spaces, Queens Walk Children's Playground is a 3 minute walk away. Brackenbridge Field and Field End Road Recreation Ground is both a 7 minute walk away and Deane Park is a 12 minute walk away.

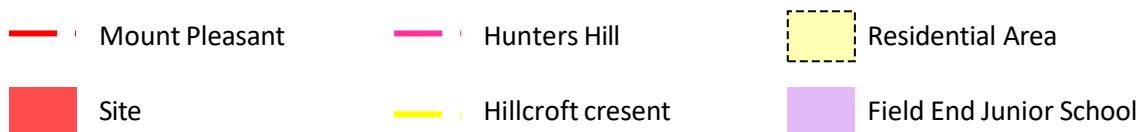
Field End Junior School is a 7 minute walk away. Roxebourne Primary School is 1.1 miles away.

The site offers easy access to transport links with Ruislip Gardens Underground Station a 25 minute walk away. South Ruislip Railway Station a 18 minute walk away. Eastcote Underground Station is a 17 minute walk away.

The existing dwelling is a 3 bed detached property. It is constructed from brick and rendered.



Figure 2



03 Opportunities

The proposal is a double storey rear extension and internal alterations. The proposal will enhance a more habitable space. The neighbours have both had a single storey rear extension therefore this proposal has considered the daylight and privacy of the neighbours and will not over shadow nor have loss of privacy. The proposal's construction will be of a high standard which meets the local and national standards.

The development is close to a few green spaces. This will provide a positive and engaging environment for future occupiers of the site. There is no loss of light or amenity to adjoining properties.



Figure 3



As seen in Figure 3 the neighbours on both sides of 44 Mount Pleasant have a rear extension. The proposed extension will not affect the neighbour's loss of light or over shadowing. There would be no loss of privacy or overlooking.

04 Design, layout and amenities

The proposal has been designed to be stepped back to allow daylight to reach the neighbours.

The ground floor is to be enlarged in order to provide more habitable space. The rear extension enables an open plan living area for current and future occupiers.

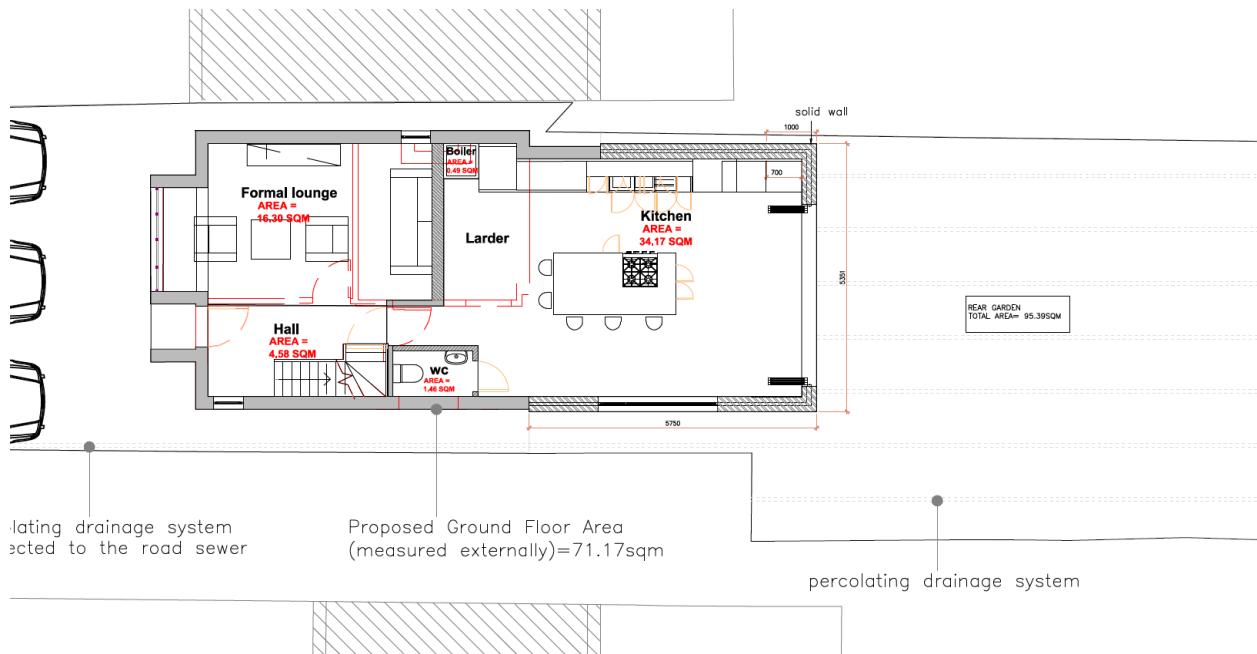


Fig. 4 Ground floor proposed plan

As it can be seen on the image above, the rear extension will extend by 5m and 75cms from the existing rear wall. This intervention will provide the needed space for a new kitchen layout and enjoyable living area.

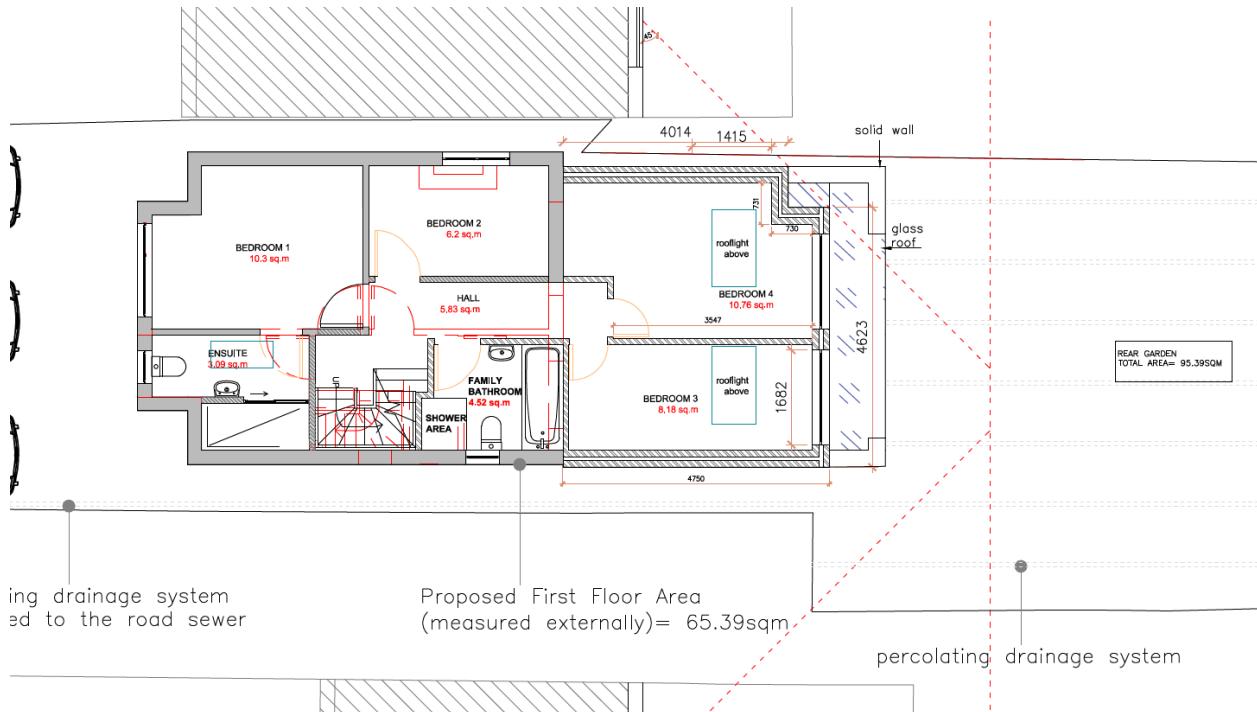


Fig. 5 First floor proposed plan

The second storey rear extension is to be stepped in, so that it does not block the light to the neighbour property.

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Internally, two new bedrooms are created, a staircase to loft and a family bedroom. Some of the internal walls are to be demolished in order to provide the needed spaces for the habitants of the property. As it can be seen, the roof on top of the ground floor is partially made from glass panels, in order to maximize the sunlight.

The roof is maintained as a flat roof on each level to maximise the amount of light going on to the proposed areas. To the front of the house the roof is pitched. The roof design at loft level is similar to house number 45 Mount Pleasant. This application has been approved. Application number 9346/APP/2018/805



Figure 7

Figure 7 shows house 45 Mount Pleasant which is opposite to 44 Mount Pleasant.