

Design and Access Statement

ATTN: Planning Department

RE: 44 Mount Pleasant, Ruislip HA4 9HG

01 Introduction

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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- Front Elevation

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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.

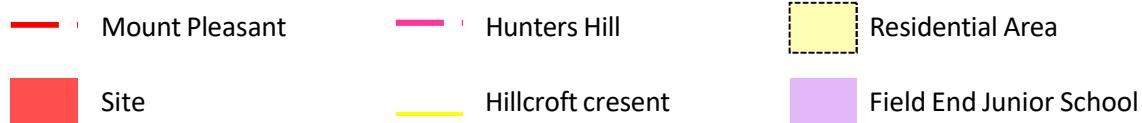
Field End Junior School is a 7 minute walk away. Roxebourne Primary School is 1.1 miles away.

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.



Fig. 2- Site top view



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.

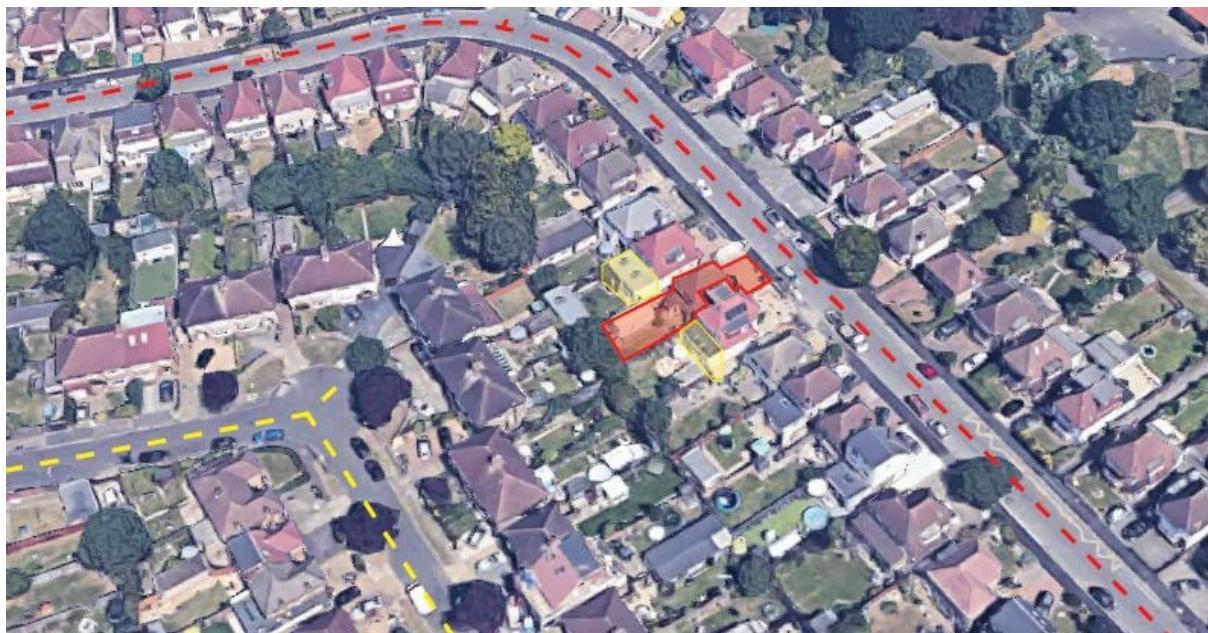


Fig. 3 –Top view of the property and neighbourhood

	Mount Pleasant		Neighbours extension
	Hillcroft Crescent		Site

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 daylight 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 for a growing family. The rear extension enables an open plan living area for current and future occupiers. A WC is added in ground floor, making it more convenient for the young and old.

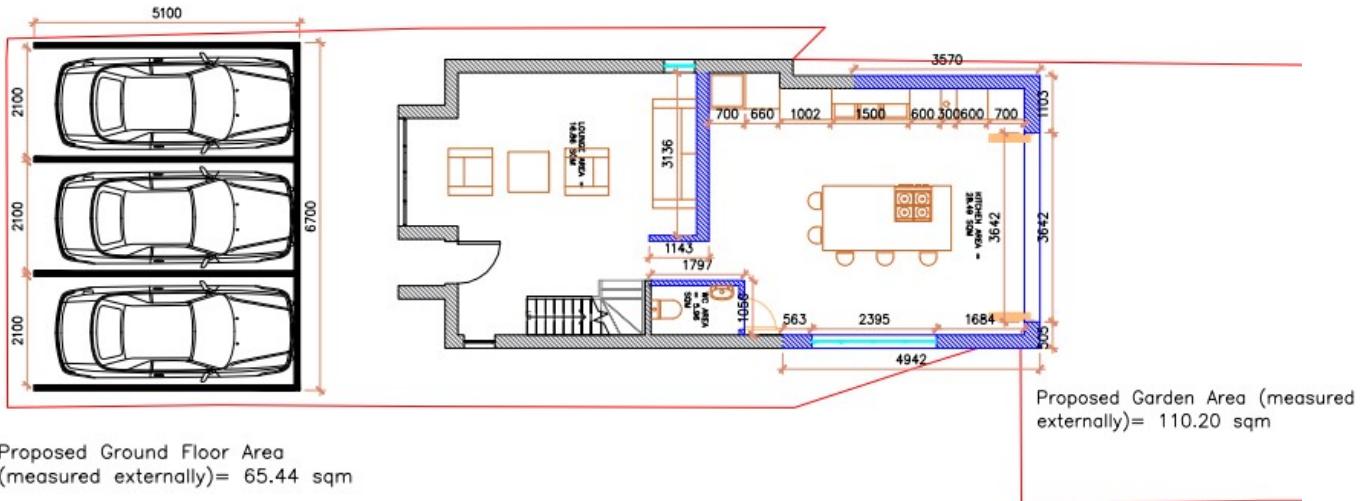


Fig. 4 Ground floor proposed plan

As it can be seen on the image above, the rear extension will extend by 4.94m from the existing rear wall. This intervention will provide the needed space for a new kitchen layout and enjoyable living area.

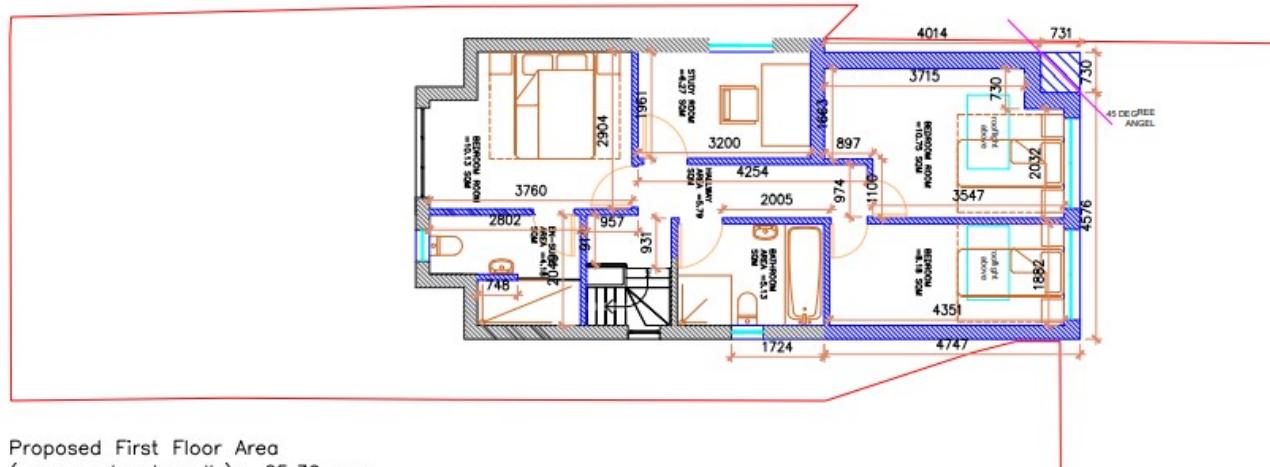


Fig. 5 First floor proposed plan

The second storey rear extension is proposed to be stepped in, so that it does not block the light to the neighbour property. The 45degree rule is followed. Internally, two new bedrooms are created, a staircase to loft and a family bedroom with en-suite. Some of the internal walls are to be demolished in order to provide the needed spaces for the habitants of the property. To summarize, the proposed first floor has a family bedroom with en-suite, a study, a bathroom, two bedrooms and a stair to the loft.

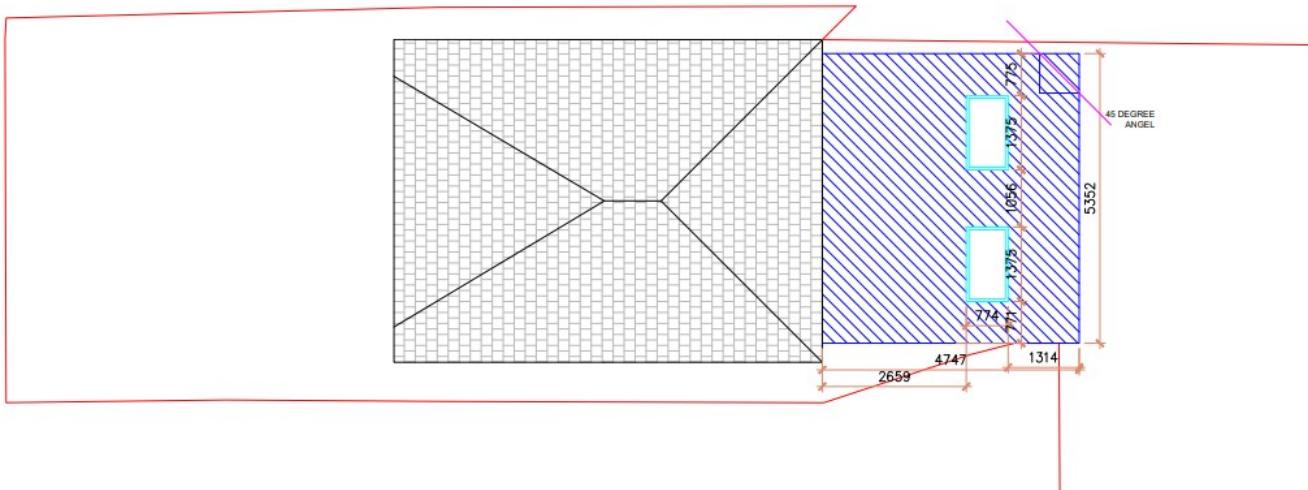


Fig. 6 Proposed roof plan

05 History

Reference	Location	Proposal	Received	Status
46943/APP/2022/3062	44 MOUNT PLEASANT RUISLIP	Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable (Application for a Certificate of Lawful Development for a Proposed Development)	06-10-22	Refusal
46943/APP/2022/1717	44 MOUNT PLEASANT RUISLIP	Conversion of roof space to habitable use to include conversion of roof from hip to gable end and roof lights. (Application for a Certificate of Lawful Development for a Proposed Development)	26-05-22	Refusal
46943/APP/2022/1718	44 MOUNT PLEASANT RUISLIP	Erection of a double storey rear extension	26-05-22	Refusal
46943/APP/2021/1078	44 MOUNT PLEASANT RUISLIP	Two storey side extension, second floor front extension, part two storey part single storey rear extension raising and conversion of roofspace to habitable use to include 1 x front rooflight and conversion of roof from hip to gable end with gable end window.	18-03-21	Refusal
46943/APP/2021/1079	44 MOUNT PLEASANT RUISLIP	Demolition of existing garage and outbuilding and erection of single storey outbuilding to rear for use as a summerhouse/gym (Application for a Certificate of Lawful Development for an Proposed Development)	18-03-21	Approval
46943/B/92/0585	44 MOUNT PLEASANT RUISLIP	Erection of a single storey rear extension	02-04-92	Approval
46943/C/92/0587	44 MOUNT PLEASANT RUISLIP	Erection of a porch	02-04-92	Approval