

28 JUN 2021

**A DESIGN AND ACCESS
STATEMENT
FOR A ONE STOREY, REAR & SIDE EXTENSION
OUTSIDE A CONSERVATION AREA
AT
6, GARTH CLOSE,
EASTCOTE, RUISLIP, MIDDLESEX
HA4 9PT.
FOR
MR. ANTHONY MULLIN.**

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CONTENTS

SHEET

1.0	Part 1 - Design Statement.....	03
2.0	Part 2 - Access Statement.....	07

Part 1

1.0 Design Statement.

1.1 Outline.

The subject property is a semi-detached house on the west side of a cul-de-sac road running westwards from its intersection with Cardinal Road in Ruislip. Situated in the middle of a C3 housing estate, this property is outside a conservation area. It appears also that the house is not listed nor locally listed. The houses, here, were built generally between the late 1930's or just after the Second World War. Some on the estate are dated late 1940's / early 1950's. All are two storey, small to medium sized, family dwellings with independent garages and sheds in the rear gardens.

This householder application is to collect up the unsuccessful previous applications and to consolidate what Hillingdon has indicated should be acceptable for this particular property. This action will allow the Applicant to enjoy his property to a much fuller extent and use up to date housing layouts etc. It will balance the neighbour's number 7 layout where the garage has been fully utilized.

Here, the drawings 1 to 6 reflect what is the current i.e. the original state of the demise before this consolidated, single application and the drawings 21 to 27 indicate the completed package of works.

The house was granted a rear / side, ground floor extension many years ago and some works have been carried out to the loft space BUT under the outline of the original roof shape and not requiring any planning permission.

Within this application, the existing rear garden garage will be demolished to give space for the access to the rear garden and part of it will be incorporated into the extension.

To give more sense to these works, we would refer the Job Planner to number 7, next door, where the ground floor extension has incorporated the garage and a connection from the existing house.

We request that the proposed works here to number 6 be treated as sympathetically as the permission granted for number 7.

This ground floor side and shaped, rear addition appears to be minor in scope as we are looking to rationalize the layout at ground floor level to suit the Applicant's wishes. We will carry out a full check to ensure there is a reduction in the CO2 footprint, heat losses and increase air-tightness and further extensive insulation.

As above, reference is made to some of the neighbouring properties where side extensions and modified roofs have been approved over the years and works implemented. It is important to stress that most homes are used as single family dwellings in this neighbourhood. There are, however, commercial interests situated near the Eastcote Underground Station on the Field End Road and Elm Avenue / North View roads.

The appearance of this semi-detached house leads us to believe that it was a typical building on this road but there are now many variations to the frontages, to the sides and to the rears, so we must assume that many properties have been changed to suit their Owner's requirements and are so " out of step " with uniformity as to shout non-conformism!!!

None of the houses have a lot of particularly interesting architectural features nor distinguishing patterns or marks save the fact that they are traditionally framed and constructed with bricks, render, slate or pan-tile roofing and timber flooring etc. They were built as aspirational properties for the middle classes in the suburbs and they have hinted at Mock Tudor but not Art Deco or Bauhaus or Arts and Crafts styling; all the rage at that time.

The windows are now double glazed, uPVC framed, casement windows and the same can be said for the doors to the front and rear. This is all typically suburban provision with modern updates, where necessary.

It is probable that the builder considered that these houses may be added to in time but this property appears not to have had any such major attention since it was built 70 - 85 years ago except a small ground floor, rear / side extension and the use of the loft but not a full conversion.

These extensions will define the regular shape of the enlarged house. It will give this property a more elegant, more practical and more useful, overall application.

At present, there is a reasonably sized rear garden whilst the front garden is given over to off-street parking as many such houses on this street have followed suit.

The question of overlooking is diminished here as this side extension will have no side windows and the rear facade looks towards the rear garden.
The neighbours at the end of the garden are more than 36 metres away etc.

The design of this extension here has focused on carrying out the Planners explicit requirements that the extension close to Number 5 will be 3.6 metres long at the boundary, the extension will step out into the garden by 6.0 metres BUT on the line of the previous side extension and the return line close to number 7 will allow a space of 1.0 metres for a passageway to the back garden. All this has been discussed with the Hillingdon Planners and we would reference James Wells E Mail dated 11th. June 2021 to the Applicant "et al".

This proposed addition, we would argue, does not cause any serious loss of amenity to any of the other residents or neighbours; does not alter the street scene out of step with other similar developments on this estate and will satisfy more sensible, modern living requirements.

This development will have no effect, nor fundamentally upset the provisions for waste removal, cycle storage, pedestrian access, overlooking (as the neighbours at the rear are at a fair distance away) or transportation needs. No further car parking spaces will be needed to be generated on the estate's roads. The family already has " off street " parking provision to the " front garden " for two, if not three, " well parked " cars.

All other considerations, which cover this request for planning now before the Local Authority, should be allowable if sufficiently well designed or of a small stature (as here) so as not to injure the amenity enjoyed by the neighbourhood. We have checked that this application will add only 46 m2 of flooring to the whole house.

1.2 Building Assessment.

This existing, semi detached, dwelling house, with its traditional framing and rendering on brick or block, has been used as a single

family dwelling. It has been easy to ascertain what are the original features of the house as it has not been redeveloped extensively to date. Consequently, the addition of a regularised ground floor, rear and side extension will not demote the value of the adjoining properties and, in fact, raise them! The works here will ensure a full width extension will be made to look like an integral part of the house.

Most of the existing walling is built in 225 mm single brick, solid walling i.e. the party wall to the neighbours and front and back external walls. The boundary walls are generally in timber fencing.

We understand that the house floors are in timber joists spanning from front to back with spine walls in braced timber at low and high level i.e. at ground and first floor level. Some main walls are to be removed at the back, so there will be structural steelwork requirements to open up the side and rear. The roof over the main portion of the property has been checked and found to be a pitched (front to back), timber framed and covered in tiling.

1.3 Design Considerations and Alterations.

This house's side extension has been designed in sympathy with the neighbouring properties where they have already had extensions built. The extension will generally mimic the layout of the neighbours and the existing details.

1.4 Amenity Considerations.

The erection of this extension will not detract from the amenity enjoyed by the neighbours but enhance it with the removal of the sub standard garage frame. It will allow them to use their properties, terraces and gardens in peace and quiet nor suffer increased overlooking from the subject application site.

1.5 Consultation.

The house owner has consulted with his nearest neighbours concerning the erection of this proposal. The Owner of 5 has accepted the works for the ground floor previously. There have been no negative complaints passed to the Owner by Number 7 and, hopefully, this scheme will be just as acceptable.

Part 2

2.0 Access Statement.

- 2.1** The house is in the middle of what can be called a large estate. Public transport, i.e. buses 282 and 398 during the day except Sundays, are available nearby on Field End Road. To reach the trains i.e. the tube, there is a reasonable walk to the Underground at Eastcote. This station serves the Metropolitan and Piccadilly lines and gives connection to Overground lines at Harrow on the Hill.
- 2.2** The provision for parking is afforded on all the estate roads. Cardinal and Castleton Roads have no parking restrictions at the moment and it is possible to park anywhere away from the front of the house etc. With no road restrictions, however, there still appears to be little call for extensive parking anywhere on the estate during the day or great difficulty at night either.
- 2.3** Access to the upper floors is by a single staircase rising within the house. The stairs rise from ground to second where the loft has been utilized as habitable space. All of this is typical and occurs in many properties in Britain. Disabled access to this house is not required.

