

Design & Access Statement:

Proposed removal of chimney, render and east elevation window

Date 20/12/2020

Part 1

Site 18A Kingsend, Ruislip. HA47DA

Authors Sabih Khan

Introduction

1. The purpose of this document is to support the planning application which seeks permission to remove the chimney at 18A Kingsend. Ruislip

Proposed Site

2. The dwelling is a detached property
3. The property is not a listed building
4. The property is contained within a conservation area

Design

5. The proposed plan is to dismantle the chimney located right of center of the property (when viewing property from the road – Kingsend). Chimney will be removed entirely. The house will be rendered with smooth cement and painted with a waterproof paint to an off white colour
6. An additional window will be added to the East elevation rear bedroom to allow more natural light (rear of property is north facing)
7. Where the chimney is removed the roof will be recovered with tiles to match existing roof construction

Access

8. No alterations will be made to vehicular or pedestrian access to the property

Historical Impact

9. This property is not a listed building.

Ecological Impact

10. Once the scaffolding has been placed on the property the chimney stack will be fully checked for bats or signs of bat activity. The works will be carried out in a sensitive manner, where regular checks will take place in crevices to ensure that no bats are disturbed.
11. If the discovery of either bats or signs of bats occur while the works are taking place, then all works on the property will cease until independent assessment can be done. If bats are discovered, they will not be handled, and a bat warden will be contacted
12. The contractor will be placed in contact with The Bat Conservation Trust's national Bat Helpline (0845 1300 228) or Natural England (01872 245045)

Waste Management

13. Waste produced during the completion of this project will consist of a number of building materials such as concrete block, slate and general rubble. All waste will be disposed of by contractor in an appropriate and compliant manner.