TOWN AND COUNTRY PLANNING ACT 2020
(AS AMENDED)

Design and Access Statement

To support a planning application for two storey side extension at;

4 Cherwell Way,
Ruislip,
HA4 7BE

Introduction

This application relates to renovation works, including part single storey rear extension and front porch. This Design and Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the proposed plans.

Layout

The site, 4 Cherwell Way is located within a predominately residential area consisting of detached and semi-detached properties. The property is located on the right hand side on entrance to Cherwell Way.

The properties along 4 Cherwell Way and adjoining roads are on average size plots. All the properties on the street are of standard brick construction, tiled pitched roof.

A number of properties have been extended, with single storey rear extensions and side extensions.

Scale and Sitting

The Property is a detached house, with a average size rear garden and the ground is fairly level.

The property is South East facing with access off Cherwell Way. The property is divided by brick wall and wood panel fencing to the street line and neighbouring properties.

The proposal is a single storey rear extension and front porch, the height will match that of the neighbouring extensions.

Appearance

The property known as 4 Cherwell Way and adjoining properties are all of a standard brick construction and pitched tiled roof. They vary in external appearance from rendering to brick facing.
The existing external walls are brick walls to match existing and the roofing covering is tiles to match existing.

The property is not located within a conservation area, it is not a building of Townscape Merit or listed and is not subject to an Article 4 Direction.
The site is not located within Flood Zone or adjacent to any water course.

Sustainability

One of the primary aims of the proposed development is to provide additional kitchen and living space for the extended family and to be one of the more sustainable buildings in the area. The use of high quality energy efficient materials and products is the most important factor.

- The fenestration will be detailed to reduce the loss of energy.
- The external fabric of the building envelope will surpass the appropriate U-value in step with the Part L of the Building Regulations designed to reduce Carbon Emissions.
- Condensing Boilers with low N2O (Nitrous Oxide) emission rates will be specified.
- Low energy AAA rated appliances will be specified and installed.
- Low flush/ dual flush WC cisterns and spray taps will be specified.
- Water Butts will harvest rainwater for use in washing cars and watering plants etc.
- Low energy lighting fittings are proposed to be fitted throughout.
- Certified timber will be used.

Design

- A new extended and renovated house is proposed within the context of the property site
- The main single storey rear extension is similar to that on this and adjoining roads
- The new extended house will provide appropriate living accommodation.
- The new extension will have all materials matching existing.
- The elevations represent a well-balanced composition of form and proportion with an adequate palette of materials appropriate for the building use and location.
- The proposed building is keeping with the character of the street.
- The design reflects and improves the site and its surroundings and serves to create a sense of character.
- The floor areas of the proposed extended house meet the council's minimum floor area requirements and all the rooms' sizes exceed the council's minimum space standards.

Energy Efficiencies

- Lighting- Throughout the scheme natural lighting will be optimised. Approved Document L1A requires three in four light

fittings (75%) to be dedicated low energy fittings. The development will exceed this and all light fittings will be of a dedicated energy efficient type.

- Boiler Space heating and hot water demand will be provided to the residential units by natural gas fired combination boilers. The SAPs have been modelled on using an Ideal Logic Code boiler with an efficiency of 89.00%.

Access

The proposed extended house will have access from 4 Cherwell Way. The site in question is connected is in easy reach to Motorways M40, M4 and M25. There are a number of bus stops within walking distance from Ruislip, with buses going to Ealing, Uxbridge, Hounslow, Harrow.

Pedestrian

The main pedestrian access will remain the same.

Landscaping

The landscaped front and rear garden will remain the same.

Conclusion

- This application meets all the requirements and matches other similar extension on Cherwell Way and seeks approval with this application.

Appendix A

SuDS

The British Geology Survey indicates that the underlying bedrock below the site and surrounding area consists of London Clay Formation. London Clay Formation consists of clay, silt and sand. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period.

- Permeable paving will be provided on hard standing areas.
- 2Nos Rain water collection buts will be provided refer photo below
- Soakway will be constructed to take overflow from rainwater buts

Appendix B

Drainage

1 Existing Drainage

Thames Water have a network of sewers in the area and a 225mm diameter sewer runs 4 Cherwell Way. There is also a 225mm diameter surface water sewer.