

90023

DESIGN & ACCESS STATEMENT REV A

35 Windermere Avenue, HA4 9RG

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1.0 Introduction

1.1 General

This Design and Access Statement has been produced by PUUC Architecture, on behalf of the applicant, in support of the proposed developments at 35 Windermere Avenue, HA4 9RG. The applicant proposes a side and rear single storey extension and minor internal works. The proposal will be the extension over and above the latest approved application.

1.2 The Applicant

The site is owned solely by the client and is used as a class C3 dwelling house.

1.3 Site Description

The overall plot area measures 546m². The dwelling sits at the front of the site and shares a wall with one of its neighbours. The dwelling itself constitutes a GIA of 107.17m². The dwelling sits 13.44m away from the conservatory wall to the rear boundary and 7.26m from the bedroom wall to the front boundary.

1.4 Application Drawings

The following drawings have been submitted as part of the planning application and listed below:

90023 – 05 – 01 Location Site and Block Plan

90023 – 05 – 02 Existing Floor Plan

90023 – 05 – 03 Existing Elevations

90023 – 05 – 04 Approved Floor Plan

90023 – 05 – 05 Approved Elevations

90023 – 05 – 06 Proposed Floor Plan

90023 – 05 – 07 Proposed Elevations

2.0 Context

2.1 Local Context



Figure 1: Site Location

Windermere Avenue is in Ruislip and in Hillingdon district. It is located in the Cavendish electoral ward, within the English Parliamentary constituency of Uxbridge and South Ruislip. From at least the 14th century until the topography of the parish was blurred by 20th-century development, there were three distinct areas of settlement. The villages of Ruislip and Eastcote developed on sites just south of the Pinn in the west and east of the parish respectively.

Currently a semi-detached dwelling, the site is located in a predominantly residential area of Ruislip, in London. The site was originally an agricultural site and due to the development happening in the nearby cities, the site was later developed into a residential area. The current architectural characteristics of the area suggest they were developed sometime between the late 1930s and early 1940s, which consisted of a mixture of bungalows, semi-detached and terraced dwellings. A series of further development was implemented through

the course of the early 1950s and the late 1960s, which consisted of predominantly detached and semi-detached dwellings (See figure 2 and 3).

Most of the properties on the road have undergone minor changes since the initial development, from minor material amendments to double storey extensions. The latest approved application consists of the erection of a single storey extension to the rear, conversion of integral garage to habitable accommodation (Ref: [52929/APP/2024/3229](#), see Hillingdon District Council Planning site). Despite the changes and the different characteristics in the dwellings over time, majority of the dwellings utilise a mixture of brick and render finish. However, the type of brick differs in many properties, which shows that the area does not follow a specific colour palette for its cladding (See figure 4 and 5). The element of the front bay window is present in many of the dwellings on Windermere Avenue.

The local residential form is dense but regularly interspersed with generously sizeable parks and woodlands.

The application site is situated in the residential area which is accessible by vehicular transport. Due to its location, Windermere Avenue does not offer direct access to major motorways. The nearest junction of the A40 is 3.0 miles from the property, providing links to the City of London to the East, and the M40 and M25 to the West. Public transportation is available on Field End Road, which is a road in walking distance from the site. These lead to Northwood and Hanwell (282). Additionally, nearby is the Eastcote Underground Station which provides transport to London. Most of the amenities appear to be divided across the east of the neighbourhood, towards the town centre. Two schools are located in the area, being within a 10-minute walk from the site. One of which is nursery while the other one is both a primary school and nursery. Although more schools are located around the site and can be reached by vehicular or public transport.

2.2 Contextual Photographs



Figure 2: 1910s aerial view showing the site prior to the residential redevelopment (National Library of Scotland).

Figure 3: 1950s aerial view showing the site after the residential redevelopment (National Library of Scotland).



Figure 4: Adjacent properties on Windermere Avenue, of the same type



Figure 5: The Northern end of Windermere Avenue.



*Figure 6: A maintenance entrance to Newnham Junior School playing field; No.35's property
The Northern end of Windermere Avenue. 11 boundary on the right.*

3.0 Site Analysis

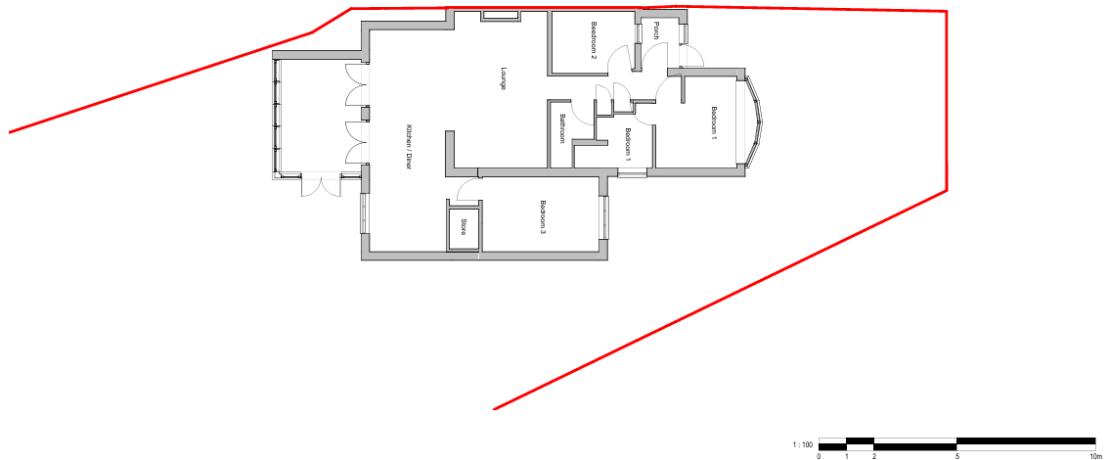


Figure 7: Existing Plan (NTS).

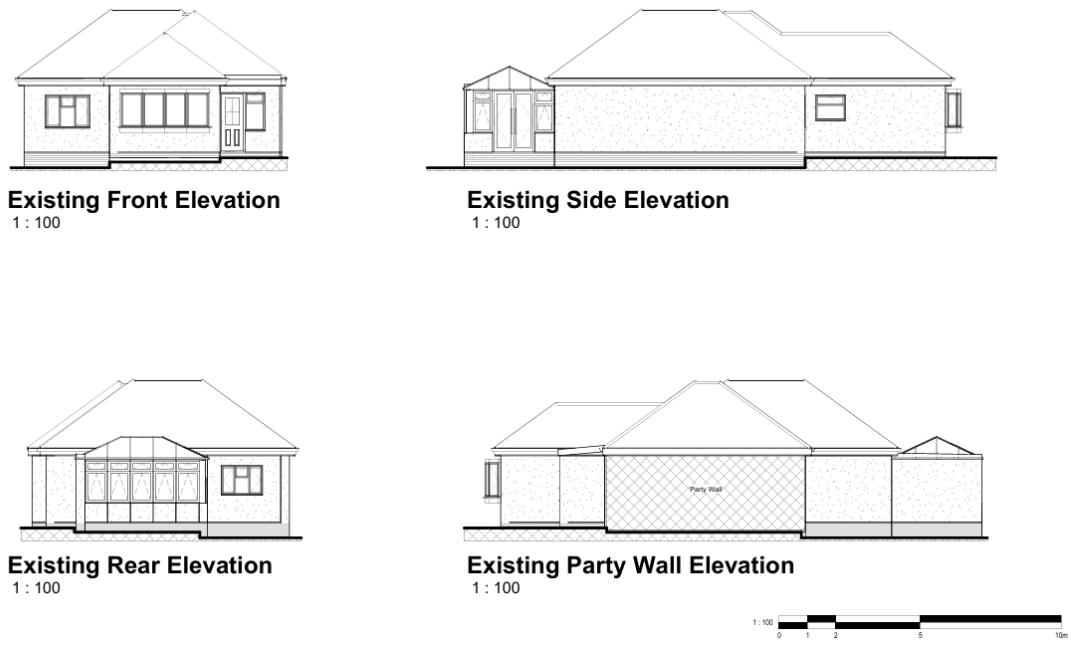


Figure 8: Existing Elevations (NTS).

3.1 Existing Site

The bungalow, of inter-war construction, initially followed the same design as the other 11 bungalows on Windermere Road, involving an L-shaped block which forms a highly dominant front bay on the property's frontage. The property was considerably extended in 1999 on the side and rear, resulting in a square form with a symmetrical hipped roof.

The latest proposal to the site, consisted of the erection of a single storey extension to the side. This was approved by the Hillingdon District Council in 2023 (See [53242/APP/2023/1217](#) for reference on the planning application portal).

The following is a list of previous planning applications in relation to the site:

- [53242/APP/2022/3077](#) - Erection of a single storey extension to the side, refused in October 2022
- [53242/APP/2006/552](#) - Erection of a rear conservatory, approved in June 2006
- [53242/98/1721](#) - Erection of single storey side and rear extension, approved in October 1998.

Similarly to the neighbouring properties to the site, the layout of the bungalow consists of a three-bedroom house, utilising materials such as brick and render. Upon entrance is a small porch. Following that, there are three bedrooms and a family bathroom. Located at the rear is an open plan kitchen, dining and lounge. This space further leads to the conservatory which offers direct access to the garden.

The exterior finishes predominantly utilise brick, render, UPVC roofing materials and roof tiles for all the existing roofs, which are in keeping with the style of the area. All the openings utilise white UPVC materials, and the roof eaves are finished similarly.

3.2 [Access](#)

A private driveway runs directly from the public highway to the front of the bungalow. The opening from the public highway is relatively obscured by hedges and walls, so holds some natural privacy. A double gate between the left of the house and the property boundary leads to the rear garden and is of sufficient for a car. A clearly defined driveway runs thereon to the aforementioned garage, although the driveway's long-term disuse is evident.

The vehicular access located on the front of the site, which is accessed from a wide kerb. The existing driveway arrangement provides parking space for up to two vehicles. There is no obstacle against vehicular access to the property and the driveway is quite spacious, thus, manoeuvring space is generous and flexible. The dwelling includes external access from the front to the rear of the dwelling and can be found on the side of the garage.

3.3 Site Photographs



Figure 9: View of front elevation and driveway.



Figure 10: Rear and side elevations; the entirety of the structure visible (except for the conservatory) forms the 1999 extension.



Figure 11: Existing rear garage.



Figure 12: Existing vehicular access and gates to the side of the property.

3.4 Approved Application



Figure 13: Approved Plan (NTS).

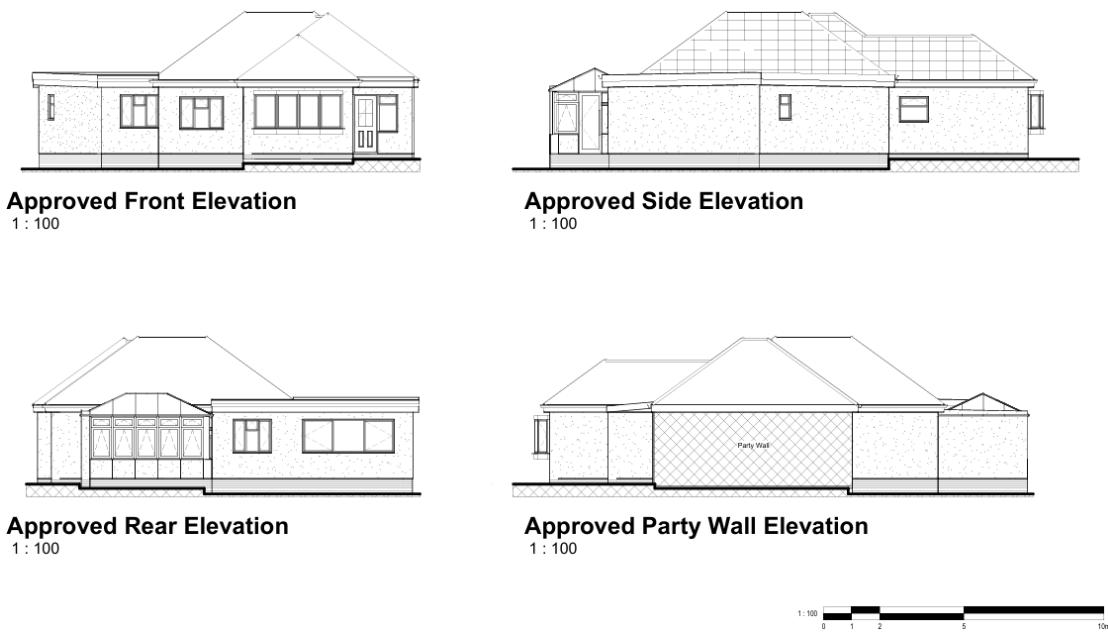


Figure 14: Approved Elevations (NTS).

As previously mentioned in paragraph 3.1, Figure 13 and 14 illustrate the latest approved drawings, approved by the Hillingdon District Council in 2023, following the re-submission of a new application (See [53242/APP/2023/1217](#) for reference on the planning application portal).

The proposal selectively extended the existing bungalow into exterior regions which are presently underused. The client expressed that the side driveway is redundant, this space being taken for two new bedrooms, with utility room and toilet, accessed off the kitchen.

This extension also runs into the kitchen, adding extra space in what is presently a very narrow room.

The roofs were to be flat, aligned with the existing eaves. This nature of roof design allows it to remain generally undetectable when viewed from the adjacent roadside, being screened by the existing bushes along the side boundary.

4.0 The Proposal

This new proposal has been crafted after considering the council's previous comments on the front extension. The rear extension will not disturb or intervene with any existing neighbours and because of the new design, there will be a minimal impact to the street scene and the property will look integrated in the neighbourhood.

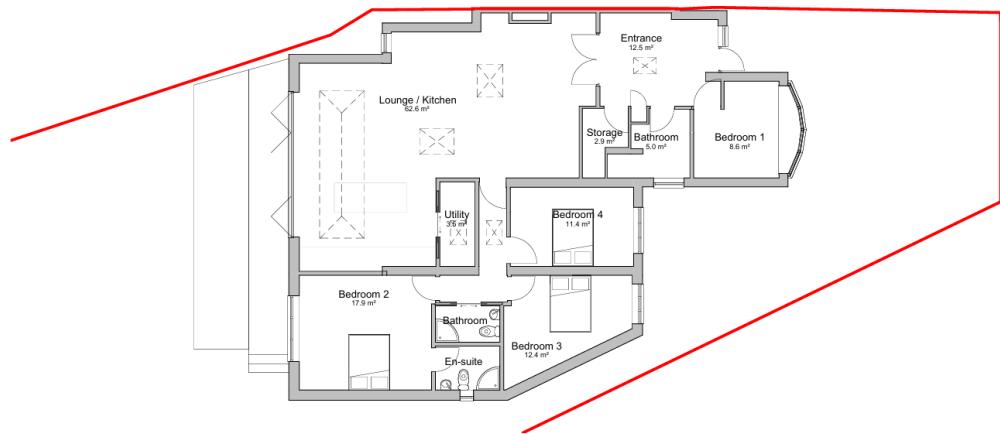


Figure 14: Proposed Floor Plan (NTS).

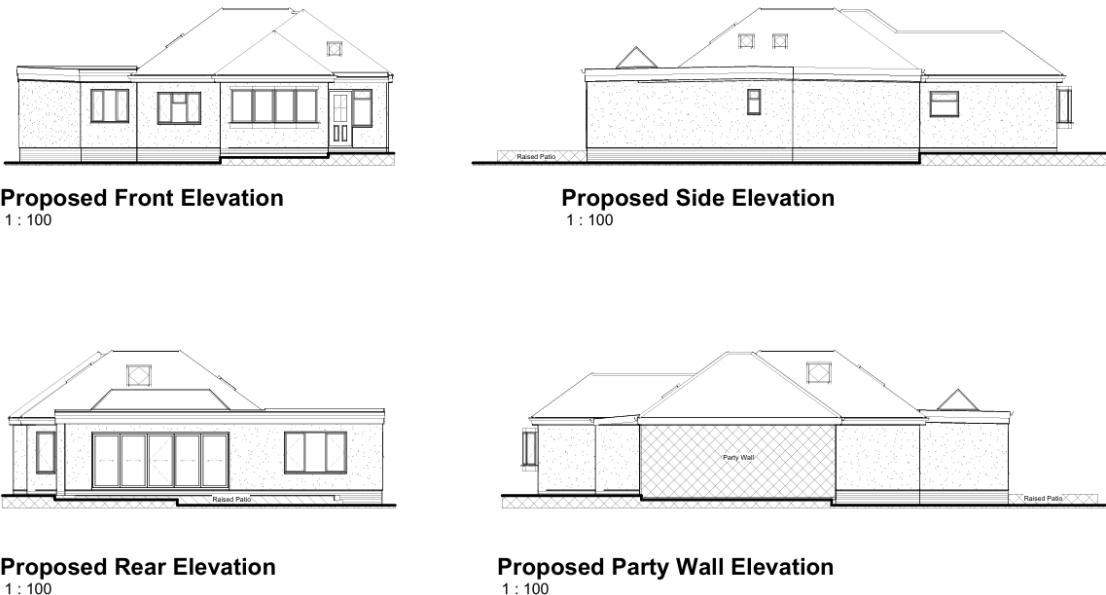


Figure 15: Proposed Elevations (NTS).

4.1 Use

The existing C3 use class will remain; the dwelling will continue to be inhabited by a single family. The proposed development will consist of a rear and side single storey extension. The proposed works will allow for the introduction of a new double bedroom with its ensuite.

and a spacious open plan kitchen/ dining and living room area. Furthermore, the internal layout will be altered to accommodate two new bathrooms a utility room and a spacious new entrance.

The purpose of the redesign is to gain a suitable lounging space proportionate to the new additional bedrooms of the house. As well as additional space to accommodate the two bathrooms which will immensely enhance the living space which the new extension will create. This is also in consideration for the client's growing family.

4.2 Amount

Contrary to the previously approved documents, the proposal will not retain the conservatory, however the proposed extension will be built over its existing footprint. The rear and side extensions will increase the GIA by 52.65m² to a total of 159.82m² from the existing dwelling and 14.56m² in comparison to the previously approved proposal. Furthermore, the extension will adopt a flat roof to minimize its visual impact.

4.3 Scale

The proposed extension will span the width of 7.52m from the conservatory and its overall length will measure 3.91m (rounding down to the nearest brick length) to match the depth of the existing conservatory. The minimum eaves height of the extension will be 2.95m from the rear external ground level and the top of the roof will measure 3.37m.

4.4 Appearance

The external cladding for the rear extension will be render to match the existing house. The rear and side extension will adopt a wrap-around flat roof. All new openings and frames will be white to match the style of the existing dwelling. Whilst the proposed extension is more complex in plan than the existing building, owing to the angled boundary it runs against, much of this is largely obscured by the West boundary. Furthermore, the proposed roof will be a flat roof, with the eaves aligning with the existing eaves to minimize the impact of the street scene. Additionally, the extension will introduce a roof lantern and a couple of roof lights to allow more natural lighting in the proposed spaces.

4.5 Access

There is no proposed alteration for the access to the site, and no changes have been made at the front of the property. The side extension will close the vehicular access to the rear; however, foot/service access will be maintained. Similarly to the previously approved proposal, the access to the rear garden will be modified to have a side alley way of a minimum of 1000mm for a foot passage.



Figure 16: Visual illustrating the front view of the proposed dwelling.



Figure 17: Visual illustrating the rear view of the proposed dwelling and its garden.



Figure 18: Visual of the proposed dwelling rear and side elevation in context.