

PLANNING DESIGN AND ACCESS STATEMENT

Site: 29 Deane Avenue, Ruislip HA4 6SP

Proposal: Two/single storey side and rear extension and Conversion to two self-contained flats.

Local Authority: LB Hillingdon

Prepared by:
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1. Introduction

This design and access statement is submitted to support the accompanying planning application for a Two/single storey side and rear extension and Conversion to two self-contained flats.

2. Location

The application site is located on the south end of Deane Avenue near to the junction with Edward Avenue and a 5 minute walk from South Ruislip Underground station.

3. Site Analysis and Evaluation

The application property is a semi detached house with a gap to the side.

The prevailing character of Deane Avenue and surrounding area is suburban residential with two storey semi-detached properties with bay windows and detached and semi-detached bungalows mixed in. Most of the front gardens have been paved to provide off street parking.

4. Proposed Development

It is proposed to extend the house and convert it into two separate self-contained flats.

5. Principle of conversion

The existing dwelling three bedroom house has a floor area of 94m² and has a garden area approx. 185m². The principle of the conversion into flats is therefore satisfied.

6. Schedule of Accommodation

The proposed development will provide the following accommodation:

PROPOSED	No. of Bedrooms	No. of Habitable Rooms	Potential Accommodation	Floor Area (m ²)	London Plan floor area standard (m ²)
Ground floor flat	3	4	5	93.5	86
First floor flat	3	4	5	89.6	86

The individual room sizes are annotated on the drawing accompanying this application.

7. Layout and Design Strategy

All habitable rooms would be served by openable, clear glazed windows which would be front and rear facing which would allow for good levels of light, outlook, and ventilation. The overall living conditions of the proposed units are of a good standard.

The internal circulation spaces and staircases have been designed to provide adequate space for normal use, including movement of normal household furniture.

8. Access

The new front door will have ramped/ level access, suitable for a wheelchair, from the street level. The internal layout will comply with the guidance contained in Part M of the building regulations, as far as possible within the constraints of an existing building.

8.1. Public transport and parking

As the site has good access to public transport services with South Ruislip underground station within 50m and easy 5 minute walk to various bus routes. It is proposed to retain the two existing parking spaces.

8.3. Cycle Store

The London Plan requires two secure bicycle parking spaces for each flat, which will be provided in secure lockers in each private rear garden area.

9. Refuse Storage

Bin storage is also shown in the front garden of the site, allowing easy collection from Deane Avenue.

10. Impact on Neighbouring Properties

The dwelling would remain in residential use it would not have a detrimental impact on the occupants of neighbouring properties. Bin stores will be located in the rear gardens and bags will be brought out on collection days area as existing.

11. Sustainability

The proposed development will be designed to include the sustainable features listed below:

- New construction will be fabricated with sustainable materials wherever possible, which will be easy to maintain.
- New boilers/ heating systems will be most energy efficient available.
- Timber will come from approved and sustainable sources as approved by FSC.
- All light fittings will be low energy.
- The site is located with the North Greenford shopping and commercial centre with all the amenities within a walking distance and public transport links to further afield.

12. Conclusion

The proposed development will make more efficient use of previously under developed land. The premises will now be more sustainable as two smaller units providing self-contained accommodation for a similar number of occupants. We therefore hope the Local Planning Authority will be able to consider the application favourably. However, we would appreciate an opportunity to discuss and amend the design if that is considered appropriate, before the application is decided.