



DESIGN AND ACCESS STATEMENT

Proposal: Garage Conversion, Single-Storey Rear Extension, Internal Remodelling, Hip-to-Gable Loft Conversion with Dormer, Front Extension and Porch Addition

At

Address : 57 Pavilion Way, Ruislip HA4 9JR

Design and Access Statement

1. Introduction

This statement is submitted in support of the planning application for the proposed works at 57 Pavilion Way, Ruislip, HA4 9JR. The development comprises a garage conversion, a single-storey rear extension, internal remodelling, a loft conversion with hip-to-gable and dormer addition, and a front extension including a new porch. The proposal aims to enhance the usability and functionality of the dwelling while maintaining its character and respecting the surrounding built environment.

2. Site Context

The property is a residential dwelling located within a predominantly suburban neighbourhood, where many properties exhibit similar extensions, loft conversions, and dormer additions. The surrounding streetscape reflects a mixture of traditional architectural forms and modernised alterations. The proposed scheme seeks to remain consistent with the local context while providing additional space to meet the needs of the occupants.

3. Design Justification

3.1 Garage Conversion

The existing garage will be converted into a utility space and a playroom. This will optimise underutilised floor area and create functional rooms that better support family living. External alterations will be minimal and designed to integrate with the existing façade.

3.2 Rear Extension

A rear extension is proposed to provide an enlarged kitchen and dining space. Glazing elements, including doors and windows, will be incorporated to maximise natural light and create a strong visual connection to the garden. High-quality materials, sympathetic to the existing property, will be used to ensure cohesion.

3.3 Internal Remodelling

The ground floor will be reconfigured to include a pantry and an additional toilet. The internal layout has been carefully designed to improve circulation and functionality, ensuring efficient use of the available space.

3.4 Loft Conversion, Hip-to-Gable and Dormer Addition

The loft will be converted to create a new bedroom with an en-suite bathroom. A hip-to-gable extension and dormer addition will provide sufficient headroom and usable floor area, allowing for a practical and comfortable living space. The dormer has been designed with appropriate scale and proportion, ensuring it remains in keeping with the character of the property and the surrounding area. Matching materials, including roof tiles and window finishes, will be used to achieve a coherent and visually integrated appearance.

3.5 Front Porch and Front Extension

A new porch and a modest front extension are proposed to enlarge the lounge and create a more balanced frontage. These alterations will not only improve the proportion of the property but also enhance the visual appeal of the main elevation, providing a more welcoming entrance.

4. Access Considerations

The primary access point to the property will remain via the front entrance, which will be enhanced through the new porch design. Internal circulation will be improved through remodelling works, and level access will be maintained where feasible. The proposed development will not impact access to the property from the public highway.

5. Impact on Neighbours and Amenity

The proposed works have been carefully designed to minimise any potential impact on neighbouring properties. The scale and massing of the extensions, including the dormer, are proportionate to the host dwelling and consistent with similar developments in the area. Window placements have been considered to prevent overlooking and loss of privacy, while natural light levels are preserved for both the applicants and adjoining occupiers.

6. Conclusion

The proposed development at 57 Pavilion Way represents a well-considered scheme that enhances the property's usability, appearance, and overall value. The design respects the local character, aligns with similar extensions, loft conversions, and dormers in the vicinity, and ensures minimal impact on neighbouring amenity. The works will provide much-needed additional space for the family, delivering a modern, functional, and visually coherent home in line with local planning policies.