HOUSEHOLDER PLANNING APPLICATION

DESIGN AND ACCESS STATEMENT

54 BEMPTON DRIVE, HA4 9DD

1. INTRODUCTION

This statement supports a householder application to extend and alter 54 Bempton Drive.

The proposal has three parts. At ground floor level, the existing side extension is brought forward to enlarge the kitchen, with a reconfigured utility/larder, a separate WC and a larger cloakroom. At first floor, the extension adds a rear bedroom and enlarges the front bedroom. At roof level, a proposed hipped roof form that follows the prevailing street pattern, with a loft conversion served by a compact loft stair and a small, subservient rear dormer.



2. SITE AND CONTEXT

The site is 54 Bempton Drive, Ruislip HA4 9DD, in the London Borough of Hillingdon. The site lies between Ruislip Manor and Ruislip Gardens. Ruislip Gardens station (Central line) is within a 5–10 minute walk. Ruislip Manor (Metropolitan/Piccadilly lines) and South Ruislip are also close by. The site is not within a Conservation Area.

Bempton Drive is a residential street with mainly terraced and semi-detached, with front gardens and off-street parking, and hipped roofs are the prevailing roof form. Several houses have been extended to the side, frontages have been widened and projecting entrance lobbies have been added in places.



Front view of the house



Rear view of the house



View of the boundary



View from first floor looking into rear garden



View of no. 60, Bempton Drive



View of rear of no. 60, Bempton Drive



View towards no. 50, Bempton Drive

3. DESIGN

Ground floor

The extension allows the utility/larder to be reduced so that the kitchen can be enlarged. The WC is now separated from the kitchen. The cloakroom is enlarged to provide a secure internal bike/pram store, along with coat and shoe storage.

First floor

The front master bedroom is reduced locally to fit the loft stair. It is linked to the new front room, which can be used as an ensuite shower room, a home office or a walk-in wardrobe.

The new rear bedroom is 2.75m wide, meeting the double bedroom width in the Nationally Described Space Standard.

The resulting rear projection at first floor level is similar to several extensions on the street.

Roof and loft

The new secondary roof is designed as a hipped roof, following the established pattern of hipped roofs on Bempton Drive. This respects the scale and character of the street scene.

The existing cold loft is extended and fully insulated. A rear dormer widens the usable floor area to form a potential single guest bedroom, a home office and storage.

The dormer sits on the rear roof slope and is not visible from the street.

A compact loft stair is proposed, with minimal impact on the first floor layout. Restricted headroom below the hipped roof means the loft stair cannot sit over the main stair.

Scale, materials and amenity

The extensions are subordinate to the host dwelling. External materials will match the existing house in brick, tiles and windows. The proposal causes no unacceptable loss of light, outlook or privacy to neighbouring properties.

5. Conclusion

The proposal has been carefully designed in line with the character of the street scene. It improves the functionality and comfort of the dwelling for the growing family. The applicant trust the Council will support this application and grant planning permission.