

DESIGN & ACCESS STATEMENT

PROJECT: 1 and 2 storey house extensions with new rooflights plus new off-street parking bay with Electric Vehicle (EV) charger

LOCATION: Cordingley Road
Ruislip
Middlesex
HA4 7HH

DATE: 13th July 2020

The existing site and property

The existing property is a 2 storey brick built end-of-terrace dwelling with access to the front door via steps and a shared path from Cordingley Road. The dwelling includes a garden space the north and east of the property, there is no off-street parking allocated to this property at present.

The property was built for use by MOD personnel but was sold for private ownership some time ago.

When compared to the other dwellings on Cordingley Road this property is set back away from Cordingley Road and behind the existing building line of the adjacent terrace. The existing house is at a lower ground level than the adjacent properties so new extensions will be less prominent.

The property is not a Listed Building and is not in a Conservation Area.

The proposed works

The scheme proposes a new single storey extension, 1.4m deep, to the north of the property. The extension is brick built and has a pitched roof to match the existing house. New windows and doors match with those on the existing dwelling and the new pitched roof includes rooflights.

To the east of the house and facing Cordingley Road a new 2 storey extension is proposed. This is also brick built with a pitched roof to match the existing house and includes new windows doors and rooflights. The front face of this extension will align with the adjacent buildings on Cordingley Road.

A new off-street parking space is shown, parallel to Cordingley Road with space for 1 vehicle. The parking space is provided with an Electric Vehicle charging point as the applicants want to use an electric vehicle and be able to safely charge this on their property.

Impact of the proposal on neighbouring dwellings

It is considered that the proposals will have no impact on the light levels or privacy of the neighbouring dwellings.

Conclusion

The proposals offer a well-designed and well considered scheme to improve this dwelling and better meet the needs for its current and future owners.

The new additions have been designed to match and compliment the existing forms and materials of the original dwelling and to fit visually within the current street scene.

The proposed off-street parking space and EV charging point will enable to applicants to safely charge their electric vehicle on their own property.

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