



DESIGN & ACCESS STATEMENT 24 HARDY AVENUE, RUISLIP, HA4 6SX

THE EXISTING SITE AND NEIGHBOURHOOD CONTEXT

24 Hardy Avenue is a detached bungalow in South Ruislip, situated within the borough of Hillingdon. The property is located on a residential street with a combination of detached bungalows, semi-detached bungalows, detached & semi-detached double storey homes and new built replacement homes.

The property has a bungalow to the right with a roof conversion and a replacement new built double storey semi-detached home to the left.

The property benefits from a front drive, a car port and a rear garden with access to the back along both sides of the home.



Boundary with #26



#24 and 22 Hardy Avenue, Front Elevation



Rear Elevation



Front Elevation



EXISTING SITE

These drawings show the existing site conditions. The property is situated on an expansive site, with the curtilage extending to the kerb, beyond the enclosed garden fence. This is clearly evident in the site plan (outlined in red), emphasizing that the size of the site surpasses that of other properties in the area.





THE PROPOSAL

The proposed submission can be Summarised as:

- Conversion of the bungalow roof into a first floor extension with main roof above.
- Double storey side extension
- Partial width Single storey rear extension
- External insulation, carport structure and solar panels

Reason for application:

To make the dwelling more suited to the family by increasing number of bedrooms and social family space on the ground Floor.

The homeowners also seek to improve the energy efficiency of the home both in terms of its thermal efficiency and generating own energy.

Building footprint.

The main change of the scheme is its conversion from a bungalow to a two storey home. The overall footprint will be largely as original, except with a part length double storey side extension which is set significantly back from the main elevation and set in 1m from the neighbouring boundary.

There is also a small partial width single storey extension proposed to the rear.

The main rear line of the home is currently in line with both the neighbours. This is not proposed to change on the first floor.

External materials and height

Existing materials consist of brick and pebble dashing. The proposed design proposed to use red/buff bricks and render as their final material pallet.

First Floor extension.

Please note, this submission is not for a replacement dwelling. The family has completed a preliminary assessment by a structural engineer which summarised trail hole findings which suggest it's possible to add the additional new first floor on the existing foundations.

You will also notice we have retained the majority of the load bearing walls of the original home and proposed the first floor to be a similar layout arrangement to the ground-floor.

This is one of the main drivers which makes this scheme suitable from a financial point of view.

A letter from a structural engineer who made this assessment has been attached to this application.

Car port.

The existing home has a light weight car port structure which over the years has kept the family vehicle free from frost and excessive solar gain. This has enabled their vehicles to be protected from direct weathering and reduced wear. The side extension footprint has been set back in order to enable the continued use of a new carport structure which is included in this design.

Energy efficiency and thermal performance

The homeowners would like to make their home more sustainable and are proposing to insulate their home externally improve the poor thermal efficiency of the current double skin brickwork. Externally, solar panels will also be added to the most ideal roof faces in order to allow client to generate and store own energy on site (subject to specialist input).



Amenity Space & Access

The rear garden is greater in area than the required 100m² required for a 4 bedroom house. There is a combination of hard patio areas and grass.

Parking

The forecourt currently has space to park between 2-3 cars. This will be remain.