



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 with raised ridge and a replacement new built double storey semi-detached home to the left.

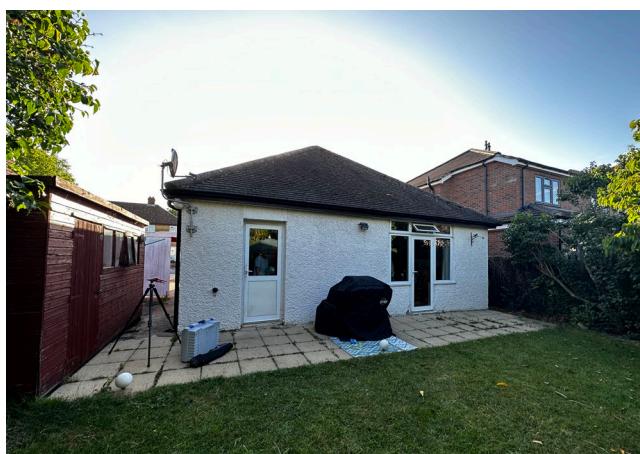
The property benefits from a front drive, a car port and a rear garden with access to the back along both sides of the home.



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 modified roof, gable ends and a side dormer.
- Partial width Single storey rear & side extension
- External insulation and solar panels

Previous Planning History

55699/APP/2023/2877 - Erection of a new first floor level including raising the ridge height and a single storey rear and double storey side extension. Amendments to fenestration, PV panels to main roof and replacement carport to side - Approved 29.11.2023

The above approved scheme is similar to the now submitted scheme, except this current scheme remains a bungalow and instead of a first floor, has only converted loft with proposed single storey extensions.

Building footprint.

The overall footprint will be largely as original, except with a part length single storey side / rear extension which is set significantly back from the main elevation and set in 1m from the neighbouring boundary.

The proposed new roof is designed to match the neighbour #22 height in order to enable the loft to be habitable.

No habitable rooms have windows facing the side, unless a bathroom with frosted glass or a skylight.

External materials

Existing materials consist of brick and pebble dashing. The proposed design proposed to use red/buff bricks and render as their final material pallet. The client is proposing to insulate the existing structure on the outside with finishes as shown.

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. 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.

