



Design and Access Statement

40 Beechwood Avenue, Ruislip, HA4 6EL

Site Description and Surroundings

The application site is occupied by a circa 1930's four bedroom semi detached home situated in a residential area in Ruislip.

The existing two storey property features a hallway with an open plan rear living room with patio door onto the garden. There is living room to the front of the property. The kitchen is accessed off the living room.

On the first floor there are two bedrooms and a Family bathroom.

The Loft has been previously converted and there are two further bedroom in this space. To the right side of the property there is a linked garage.

To the front there is a paved drive with parking for one car.

The rear garden is laid to lawn with a paved patio and planted borders.

Design Statement:

This planning application is lodged to obtain planning permission to demolish the small single storey rear extension and construct a new single storey extension 5 m deep as the adjoining neighbour in number 42.

The garage will be converted to provide a habitable room. (Study).

The adjoining neighbouring property number 42 has obtained approval and constructed a large 5m deep rear extension.

Reference 71932/APP/2018/4059. Date January 2019.

Planning History

Built Circa 1936.

Date 07-10-97 Approval. 1979. Reference 6258/B/97/1673

Design Considerations:

We have given consideration to the following Design Principles when formulating the scheme.

The style and scale of the new extension has been designed to be subordinate to the host building. The applicant believes the adjoining neighbouring property extension depth of 5m ensures there is no detrimental impact or loss of visual amenity.

A vision line of 45 degrees has been taken from the nearest neighbouring window to ensure building line of the new extension does not encroach.

The proposed materials will match the adjacent house.

There is currently space for 1 cars and this will be retained.

In conclusion, our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings. Our proposals have tried to meet the needs of all those concerned, providing improved accommodation whilst retaining the appearance to the street scene and local amenity.



Photo showing view towards the rear of the house.



Photo showing view towards the back of the garden.



Photo showing view from Westfield Road towards the rear elevations of numbers 40 and 42 Beechwood Avenue.