

Dear Sir / Madam,

RE: PROPOSED DWELLING AT 72 Ferrers Avenue, West Drayton, UB7 7AB

This statement has been compiled to support the planning application for the construction of a new 3-bedroom home, replacing an existing chalet bungalow.

The statement will analyse the characteristics of the site and the surrounding area and is to be read in conjunction with the photographs and drawings submitted alongside.

LOCATION

Ferrers Avenue is only a short walk from West Drayton High Street and main line train station. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.

DESIGN & ACCESS STATEMENT

The proposal is for a 3 bedroom detached dwelling measuring 227.94 square metres with a ridge height of 7.35 metres. The accommodation comprises of a cloakroom, dining/living room, kitchen, utility room, master bedroom, en-suite shower room, dressing room, 2 further bedrooms and a shower room. The master bedroom is located on the ground floor creating full living accommodation on one level and upstairs has been carefully considered providing bedrooms/living space for carers.

ASSESMENT OF AREA

The site lies within an established residential area on the western side of Ferrers Avenue where there is an existing detached chalet bungalow.

The proposed site is not situated within a conservation area, although it does adjoin it and subsequently we have considered this in the design and volume of the new dwelling.

Ferrers Avenue is a no through road, developed with a mixture of detached and semi-detached houses with no consistent build frontage.

DESIGN

Proposed Gross Internal Area:

Ground floor	97.64 sq.m
First floor	97.64 sq.m
Total	<u>195.28 sq.m</u>

The proposed dwelling has been carefully designed with matching and appropriate materials shown on neighbouring properties and respecting the current street scene.

The proposed Scandia-Hus home will include the following: Triple glazed aluminium clad windows, a ground source heat pump, a heat recovery system, under floor heating, solar panels and exceptional insulation values achieving high levels of air tightness, meaning heating costs are substantially reduced and living standards are greatly enhanced.

The landscaping to the rear will be mainly laid to lawn with established trees, plants and shrubs being retained. There is a proposed grey slate patio and close board fencing to the boundaries. The frontage will include an area of landscaping and a block paved driveway providing parking.

PROPOSED SITE

The proposed site at 72 Ferrers Avenue is not within a flood risk zone. There is Frays River at the rear boundary of the proposed site. In 43 years of occupation my clients who currently live at 58 Old Farm Road which adjoins the garden of the proposed site, have not experienced any flooding.



Above is a view from Ferrers Avenue showing the existing chalet bungalow and the neighbouring properties. Below are pictures of the existing rear garden.





Above shows both current boundary forms.

ACCESS

The access from Ferrers Avenue won't change although the building will be set further back from the road providing ample driveway parking. There will be an area of landscaping to the front.

Materials to be used include:

Roof Finishes	Grey Metal Roof
Walls	Off White Render with a blu/grey brickwork 600mm high
Windows and Doors	Triple Glazed Aluminium Clad Timber Windows and doors

SITING

The siting is respectful of the original dwelling's location taking into consideration the height of neighbouring maisonettes to the North East and the chalet bungalow to the South West. This is shown clearly on drawing number 04a, showing the transition between the maisonettes at 68 & 70 and the detached chalet bungalow at no.74. The proposed dwelling is positioned further back than the existing dwelling, bringing it more in line with the neighbouring properties.

PARKING

The driveway will accommodate 2-3 cars.

TREES

The trees, plants and shrubs are identified and named on the proposed Landscaping Plan L01.

SUMMARY

The proposed scheme is a one for one replacement. The new dwelling will enhance and improve the area creating a modern and contemporary home. The design which has been achieved results in a building with minimal impact on and relates very sympathetically with its surroundings, enhancing the quality of the road. The new dwelling will incorporate the latest 21st century construction methods, creating a highly efficient, sustainable dwelling.

Please refer to the pre-application advice 62713/PRC/2019/279, giving the following conclusion:
The current proposal based on the plans and supporting documents that have been submitted could be supported in general, with minor alterations and additional information.

We hope that the Local Authority Planning Department supports and approves this application.