

DESIGN & ACCESS STATEMENT - 89 STAFFORD AVENUE

ADDRESS OF DEVELOPMENT:

89 Stafford Avenue, Ruislip HA4 6PD

DESCRIPTION OF WORK:

Proposed single-storey rear extension and associated internal alterations to enlarge the existing kitchen. The proposal also forms part of a wider programme of structural remedial works intended to address structural movement affecting the existing dwelling.

INTRODUCTION:

This document has been provided to support the planning application made for a proposed single storey rear extension at 89 Stafford Road.

The proposal has been carefully designed to provide a modest increase in accommodation whilst also facilitating structural remedial works required as a result of movement affecting the existing property. The dwelling has experienced cracking to both internal and external walls together with movement around window and door openings. The proposed works provide an opportunity to improve the long-term resilience of the building while delivering a more practical internal layout for modern family living.

The extension has been designed to complement the existing dwelling, respect the character of the surrounding residential area and comply with the design principles of the London Borough of Ealing.

SITE CONTEXT:

The application site comprises a semi-detached residential property located within an established suburban street in Ruislip.

The surrounding area is characterised by similar semi-detached family dwellings, many of which have been extended over time. The adjoining property has already been extended to the rear, demonstrating that this form of development is characteristic of the locality.

A substantial mature tree is situated within the rear garden. Evidence of structural movement associated with tree root influence has been identified within the existing dwelling. The proposed works have therefore been developed alongside the need to improve the long-term structural performance of the property. The mature tree will remain and appropriate construction methods will be adopted during the detailed design stage to minimise impacts upon it.

The proposal has been designed to preserve the established character of the street scene whilst remaining subordinate to the existing dwelling.

DESIGN BRIEF:

The proposed development has been designed to improve both the functionality and long-term stability of the property. The dwelling has experienced structural movement, resulting in cracking to the internal and external walls together with gaps around existing window and door openings. The movement is understood to be associated with the influence of tree roots from the mature tree located within the rear garden. The tree will be retained, and the extension forms part of a wider programme of remedial works to improve the property's structural performance.

The proposal will also provide a larger and more practical kitchen, better suited to modern family living. The extension projects approximately 2.0 metres beyond the existing rear elevation and extends 1.0 metre to the side, creating an additional 7.24m² of internal floor space. Its modest scale ensures it remains subordinate to the host dwelling.

The extension has been designed to complement the existing property through the use of matching brick facing cavity walls, a flat felt roof, and white uPVC double-glazed windows and doors. Located entirely to the rear, the proposal will have no impact on the existing street scene. Overall, the design is simple, sympathetic and in keeping with the character of the surrounding area, providing an appropriate balance between improving the property's functionality and preserving its appearance.

LANDSCAPING AND APPEARANCE:

The proposed extension occupies only a small proportion of the existing rear garden and retains a generous level of private amenity space.

The mature tree located within the rear garden will remain. Detailed foundation design and construction methods will be addressed under the Building Regulations process to ensure that appropriate consideration is given to existing ground conditions and tree root influence.

The use of materials matching the existing dwelling will ensure the proposal integrates successfully into its surroundings and maintains the established character of the area.

LAYOUT AND SCALE:

The extension has been carefully designed to remain proportionate to the existing dwelling.

Projecting approximately 2.0 metres beyond the rear elevation and extending approximately 1.0 metre to the side, the proposal provides an additional 7.24m² of internal floor space whilst remaining subordinate to the host property.

Its modest scale ensures that the proposal integrates comfortably with neighbouring development and preserves the established pattern of residential extensions within the locality.

NECESSITY AND BENEFITS:

The proposed development provides several significant benefits:

1. **Structural Stability:** The property has experienced structural movement resulting in cracking to internal and external walls together with movement around existing window and door openings. The proposal forms part of a wider programme of remedial works intended to improve the long-term stability of the building.
2. **Improved Living Accommodation:** The enlarged kitchen will provide a more practical and functional living space that better meets the needs of modern family life.

TRANSPORT:

No changes are proposed to the existing vehicular or pedestrian access arrangements.

Existing parking provision will remain unchanged and the proposal will have no impact upon the surrounding highway network.

ACCESS:

Access to the property will remain unchanged.

The proposal relates solely to the rear of the dwelling and does not alter the principal entrance or existing means of access.

The internal layout has been improved through the enlargement of the kitchen, creating a more functional circulation space.

SUMMARY:

We are committed to ensuring that the proposed extension complies with all relevant building regulations and standards.

CONSULTATION AND COMMUNITY SUPPORT:

We believe that the extension will not adversely affect the local community and is in line with the principles of inclusivity and accessibility.

The drawings have been shared with Simba Manjonjori, Senior Home Improvement Agency Surveyor serving Ealing Council.

SUMMARY:

The proposal has been sensitively designed to complement the existing dwelling by matching materials, an appropriate scale and a simple architectural form.

In addition to providing a larger and more practical kitchen, the proposal forms part of a wider programme of structural remedial works required to address movement affecting the existing building. The development will improve the long-term resilience of the property while maintaining the character of the surrounding area and preserving neighbouring residential amenity.

The proposal does not alter the existing parking arrangements, retains the mature tree within the rear garden, and incorporates modern construction techniques and double-glazed windows and doors to improve the environmental performance of the dwelling.

For these reasons, it is respectfully considered that the proposal represents an appropriate form of residential development, and planning permission is therefore requested.