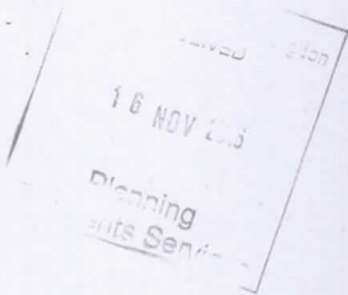


Introduction

This design and access statement (DAS) is submitted for:

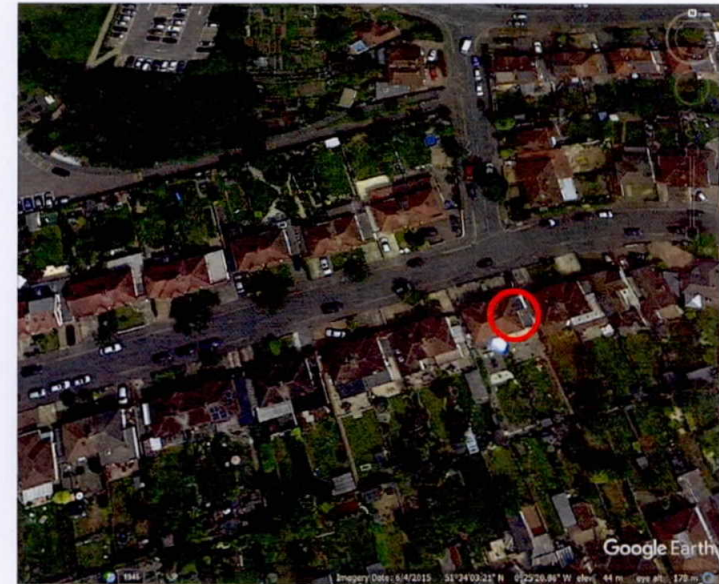
"Rear first floor extension together with pitched roof over and rear dormer at 7 Herlwyn Avenue, Ruislip HA4 6HE.



Existing site and surrounding context

The application property is a semi detached single family dwelling on the south side of Herlwyn Avenue.

The property has recently been granted a certificate of lawfulness for proposed hip to gable roof alteration including a full width rear dormer (65864/APP/2016/3373)



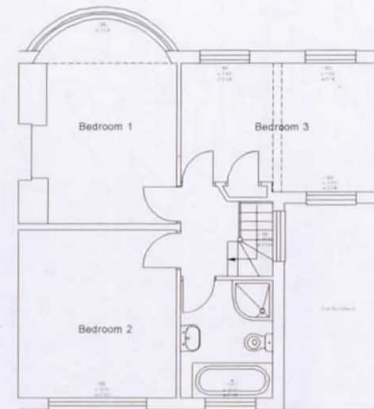
Aerial views of context with house indicated in red outline

Existing

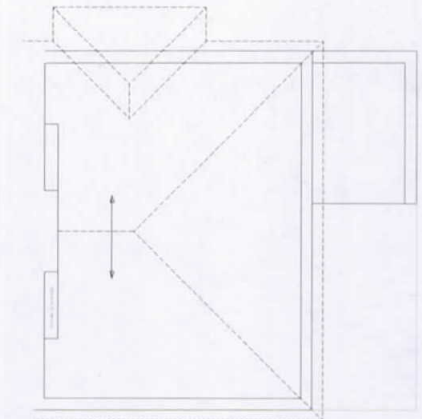
The existing property is a typical mid twentieth century semi detached developer built family dwelling of no real architectural merit.

The family has out grown the current three bedroom accommodation and has recently been granted a certificate of lawfulness to convert the existing roof space to provide an additional bedroom through a hip to gable alteration and full width rear dormer, application ref (65864/APP/2016/3373)

Since submitting the above it has become evident that the existing flat roofs at ground & first floor levels are in a state of disrepair and in need of immediate attention.

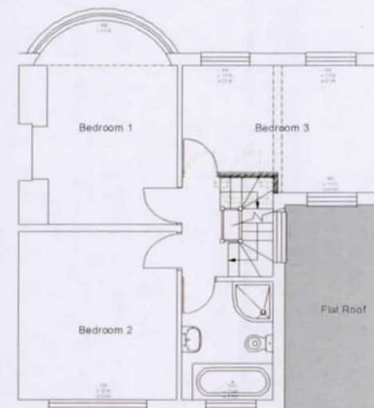


Existing First Floor Plan

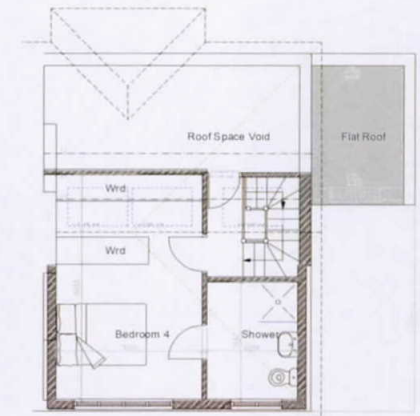


Existing Loft Plan

Existing First Floor & Loft

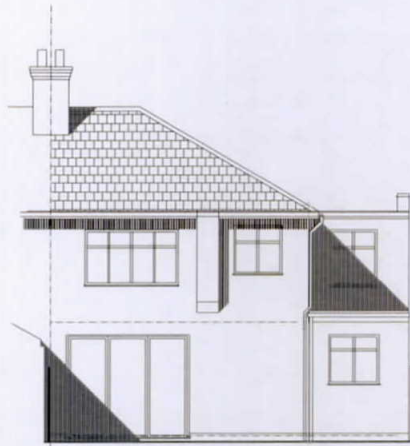


Approved First Floor Plan

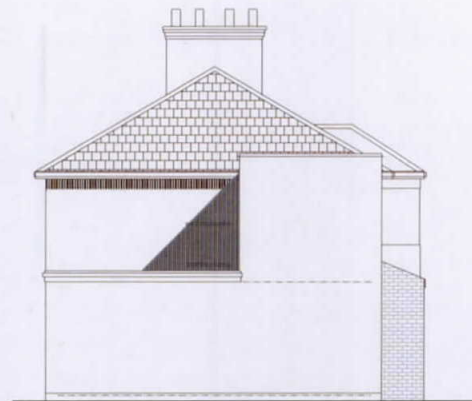


Approved Loft Plan

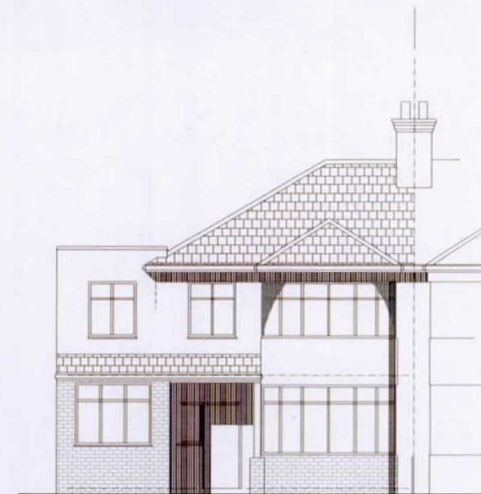
Approved First Floor & Loft



Existing Rear (South) Elevation

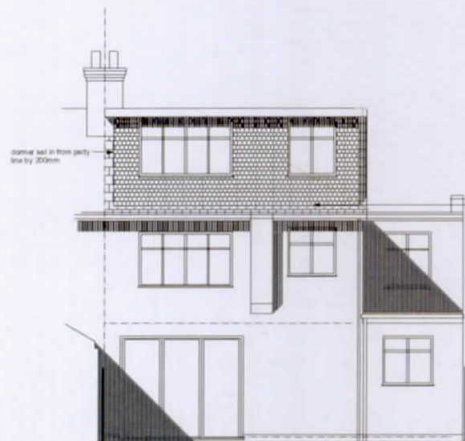


Existing Side (East) Elevation

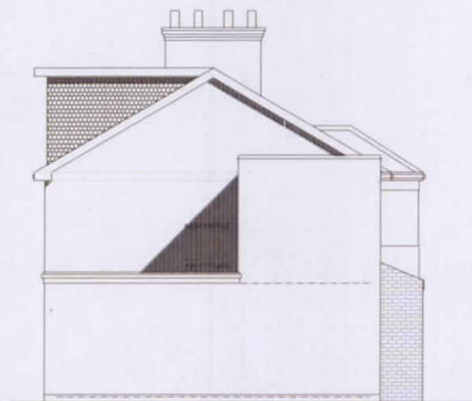


Existing Front (North) Elevation

*Existing
Elevations*



Approved Rear (South) Elevation



Approved Side (East) Elevation



Approved Front (North) Elevation

*Approved
Elevations*

Proposed

The application seeks to –

1. extend pitched roof over existing first floor flat roof extension
2. infill over existing ground floor rear flat roof extension with first floor extension with existing roof extended over in conjunction with no 1 above
3. extend width of rear dormer that is approved under application 65864/APP/2016/3373

Amount

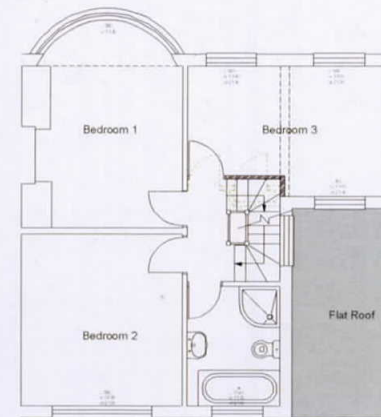
The increase in floor area is –

First floor 9.13m²

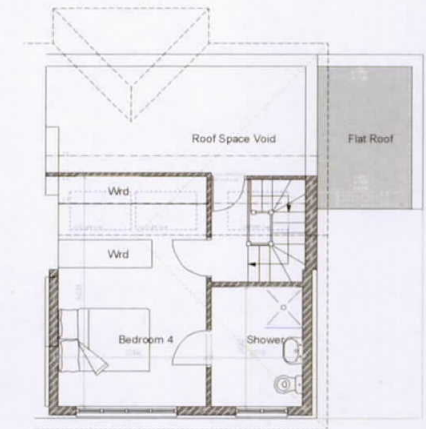
Second floor 6.14m² over what has been granted approval under 65864/APP/2016/3373

Yellow shading indicates proposed floor area in addition to approval 65864/APP/2016/3373 which is shaded green

Approved First Floor & Loft

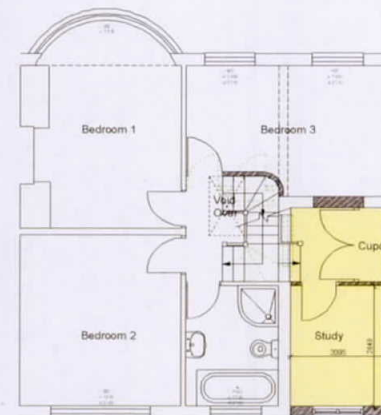


Approved First Floor Plan

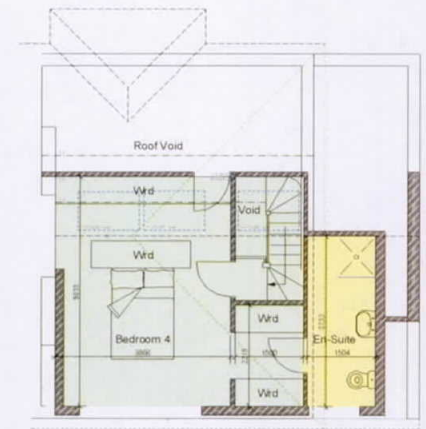


Approved Loft Plan

Proposed First Floor & Loft

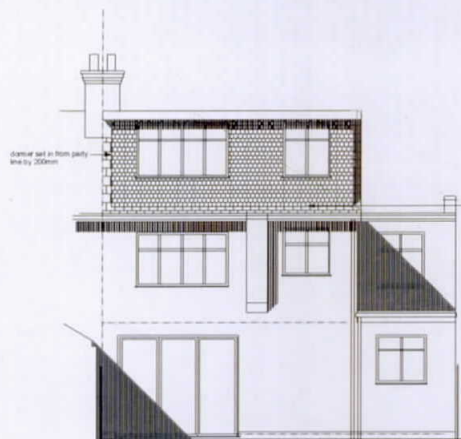


Proposed First Floor Plan

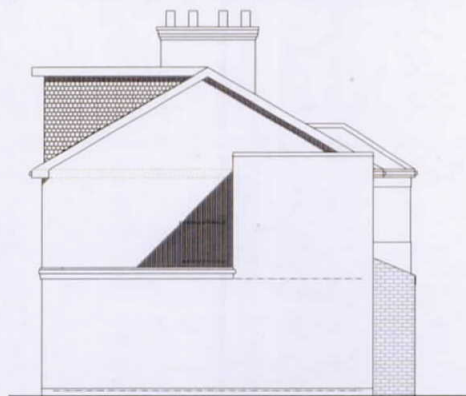


Proposed Loft Plan

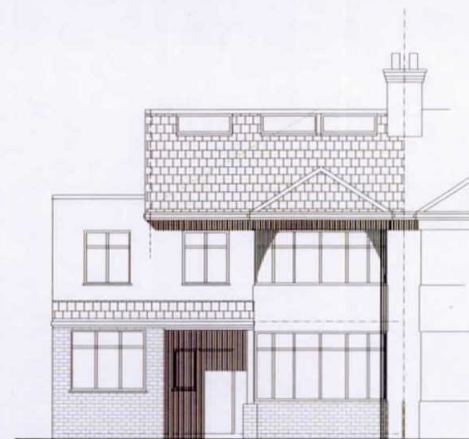




Approved Rear (South) Elevation

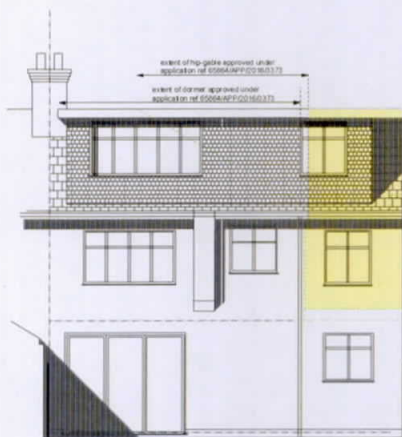


Approved Side (East) Elevation

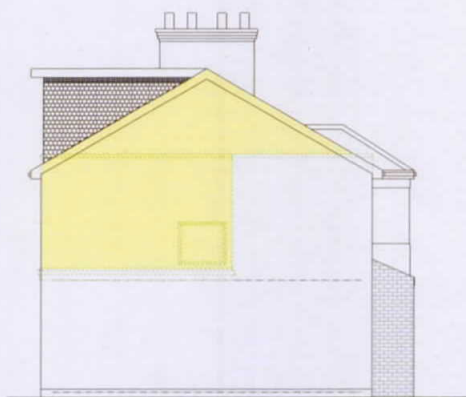


Approved Front (North) Elevation

**Approved
Elevations**



Proposed Rear Elevation



Proposed Side Elevation



Proposed Front Elevation

**Proposed
Elevations**

*Yellow shading
indicates addition over
what has been
approved under
65864/APP/2016/3373*

Materials

All materials will match existing, namely –

Roof – Plain clay tiles

Windows – White upvc

Dormer – clay tile hanging to match main roof

Masonry – painted sand / cement render

Access

There are no changes to the access into the dwelling.

Scale

The addition over recent hip to gable and full width rear dormer approval is modest and would not have an impact in the street scene.

The owner occupiers are committed to extending their property either under approval 65864/APP/2016/3373, or as proposed under this application to allow them to continue to reside in their family home and continue to be part of the local community.