

## **MAH PLANNING CONSULTANTS**

141 CORNWALL ROAD

RUISLIP MANOR

MIDDLESEX

HA4 6AH

Telephone: 01895 635 875

Mobile: 07884 436 468

E-mail: [markahatton1968@gmail.com](mailto:markahatton1968@gmail.com)

### **DESIGN AND ACCESS STATEMENT**

Site – 16 Coombe Drive Ruislip HA4 9TP

Client – Ali Momin

16 Coombe Drive Ruislip HA4 9TP

Proposal – Demolition of existing rear brick built structure. Construction of new single storey side, rear and rear to side infill extension incorporating mono pitch roof and changes to fenestration.

Front



Rear



### **Property Description**

The Existing property at 16 Coombe Drive Ruislip HA4 9TP, along with most of the buildings that surround it was constructed in the 1950's. It three bedroom semi-detached house built of brick

construction. It has a brick built out building to the rear of the property. The property has an attached rear conservatory. A small extension/porch has been added to the side elevation which is currently where the front door is sited. The Address and the main Architectural features (bay window) to the property are on Coombe Drive. It is considered that this is the principle elevation. The principle of the design of the pair of semis is to give the impression of three attached terraced properties of differing designs. This is typical of all the houses on this particular development. This property has ample amenity space to the rear, side and front gardens.

### **Property Location and orientation**

16 Coombe Drive is situated in a high density residential area. It is within close proximity of both Ruislip Manor and Eastcote shopping areas and amenities. Bessingby Park is close by. There is ample public transport with busses running a few minutes' walk away and the underground at both Ruislip Manor and Eastcote Station.

### **Proposed Design**

This Proposal is to build a single storey Side and rear Extension with a rear to side infill extension and changes to fenestration. It is proposed to move the front door from the side elevation to the front elevation and construct a porch. A Side and rear wrap around extension will be constructed with a mono pitch roof. All the materials used will be carefully chosen to match the bricks and roof tiles of the existing house. The extension to the side is just over half the width of the existing house on the site. This will allow to be retained 3.1 meters of garden between the side extension and the boundary with the street on Langley Drive. This property has ample amenity space to the rear, side and front gardens leaving 211m<sup>2</sup> to the rear and side gardens and 97m<sup>2</sup> to the front garden after the proposed development.

The internal design of the proposed development will allow for increased bedroom and living space bringing the house up to date with the current requirements of a modern family.

The Impact on the street scene has been a major consideration for this development which is why the design is for a single storey extension to minimise on the bulk of the project and to maintain a design that is subordinate to the existing house. The homeowner is intending on keeping and maintaining the existing hedging for aesthetic, privacy and security reasons.

There is an existing brick built structure to the rear of the property. This was built at the same time as the existing house. It is situated approximately 2m forward of the front building line of the house of the adjacent road, Langley Drive. It also extends 4.6 meters out from the rear of the property. The proposal is to demolish this along with the existing rear conservatory and the Existing side extension.

**Landscaping:** As existing

**Access:** New pedestrian entrance to the front of the property

**Parking:** There is ample parking in the rear garden of the property. Parking on the streets around the property is not considered to be an issue. Should the need for parking were to increase in the future there will still be ample scope to increase parking within the curtilage of the property without effecting the amenity space within the site.

