

Introduction

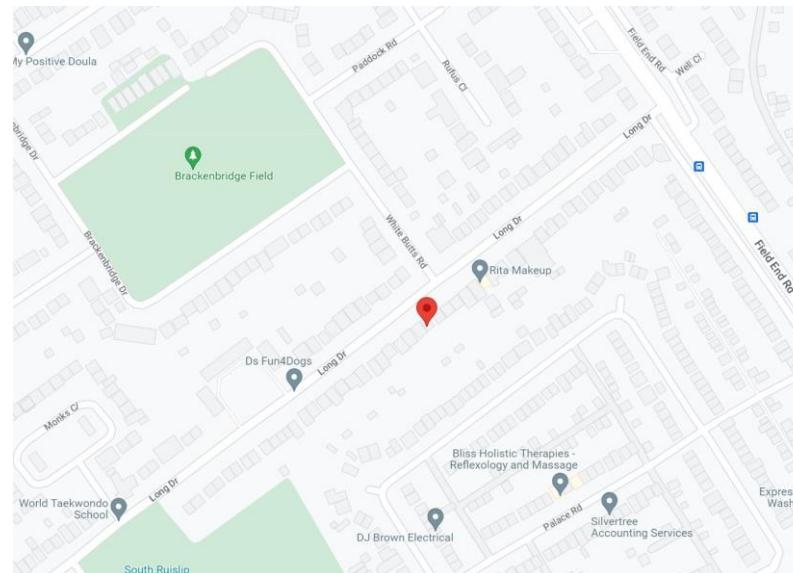
This design and access statement accompanies the application for the site 275 Long Drive, Ruislip HA4 0HT, regarding the proposal of a 6 meter ground floor rear extension.

The proposed ground floor extension will allow a habitable bedroom on the ground level as well as an open plan living layout for the applicant and his family to use for the future years to come. The proposed extension will allow a better use of the land whilst still allowing more than adequate garden space. The proposed extensions have been designed in accordance with the LPA's and the London Plan's policies.

Context:

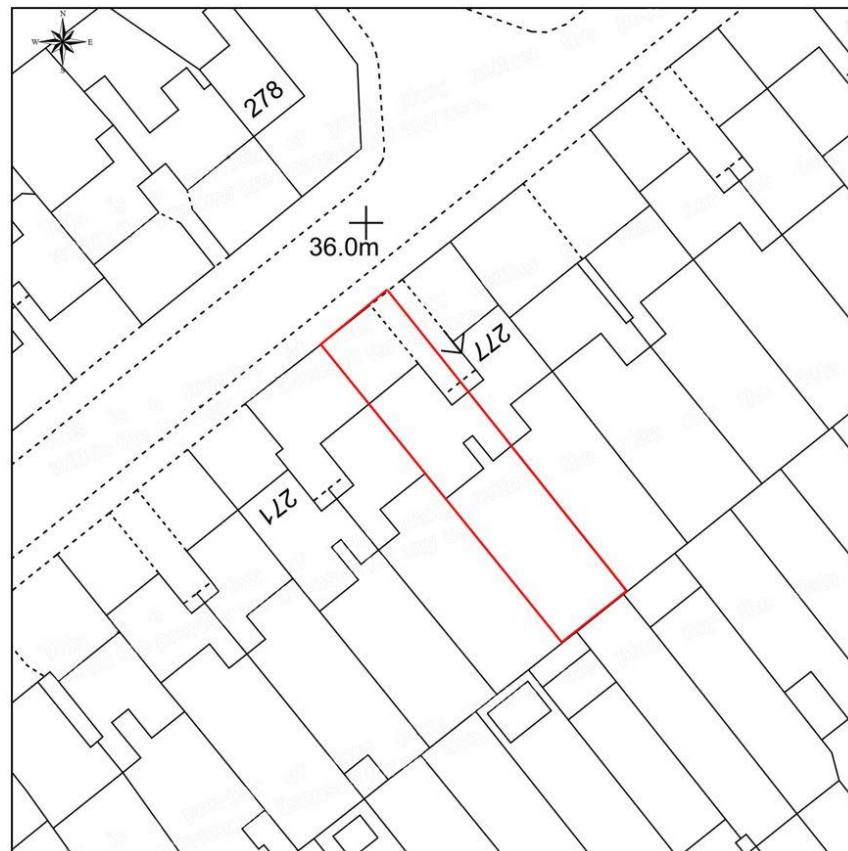
Site

The proposed site is located at 275 Long Drive, HA4 0HT and is within the London Borough of Hillingdon. The site is not located within a conservation area. Access to the proposed site is from Long Drive and is located to the front of the site.



Location

The proposed site is located on Long Drive and is predominantly a residential road. The site is close proximity to Victoria Road and surrounding roads, which includes a selection of shopping facilities, banks and public amenities. The site is located around numerous train stations and are approximately a 10-15 minute walk to the site. The site is walking distance to main transport links, shopping amenities and super markets. The site is not far from the A40 allowing easier car access as well as a driving commute to and from London. Within close proximity to the proposed site, there are public schools and nurseries, and is also very close to Parks offering beautiful scenery and Historical Landmarks.



Appearance and landscaping

Long Drive is predominantly a residential street that consists of mostly double storey semi-detached houses with a mixture of gable end and hip Roofs.



Front elevation



Side extension



Rear elevation



Rear garden

Aims:

Here are some of the aims of the proposal/s:

- To design and propose a ground floor 6 meter rear extension.
- To design the proposed ground floor extension with respect to neighbouring buildings, in regards to intrusiveness, obstruction of light and existing character.
- To be in line with the planning policies by following the **London Borough of Hilingdon HDAS – Residential extensions**.
- To provide an aesthetically pleasing build for the view of neighbours and pedestrians around the site, with a high quality design and use of materials that will match or complement the existing site and prevent any negative impact to the neighbouring sites.

Design:

Proposed Development

This project involves the design and build of a 6 meter ground floor rear extension. The proposed extension will consist of an open plan kitchen and dining area with direct access into the rear garden. The proposal will also involve the addition of a habitable bedroom with an en-suite for the applicants elderly parents to stay when they visit.

The proposed extension has been designed with a flat roof roof design that doesn't exceed the 3 meters total height at the eaves. This will avoid impact to the neighbouring properties, in regards to overbearing scale as well as daylight impact.

The proposed finish will be a white render to complement the existing house and not overpower the existing character by not matching it with the same brick finish.

Impact on surroundings

The development has been designed with conscious consideration of the neighbouring buildings. The proposed extension has been designed with a smart and considerate thought process to the neighbours, in regards to privacy, intrusiveness and character within the area.

The proposed shape, form and scale of the extensions will prevent any intrusiveness and overlooking whilst still allowing a practical and more resourceful use of the site for the future occupants to make full use in the future years to come.

Sustainability

The proposed development will make use of underused site and provide a much better living standard in a popular and accessible location. The existing site layout is dated and does not make full use to allow the best practical and useful use for future applicants. The proposed layout will allow the family to live and enjoy the space in a criteria that fits all there every day needs. It will be built to modern sustainability standards. The materials used will also be sustainable. Glazing will be double glazed, and all fixtures and fittings will comply with current energy efficiency policies.

Fire Access & Refuse/Recycle Collection

The proposed development is on Long Drive, with easy access for both Fire vehicles and Refuse vehicles. Refuse/recycling area is at the front of the site to aid easy access.

Conclusion

The intention of this proposal is to provide the Family of the existing dwelling with a proposed extension that will not only maximise the potential of the site but also as provide a well-designed living space for future years to come. The proposal will not harm the amenity space and still allow plenty of space for a garden use. The proposed extension build will be used to accommodate the need for the growing family's housing needs and requirements. The design will be enjoyed and appreciated for future years to come, whilst considering the surrounding site and neighbours and complying with the London borough of Hillingdon's planning guidance SPD.

We believe the above description of the proposed design has addressed the key issues of Design and Access. Should there be any additional information or clarification required in order to progress this planning application, please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yazen.