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NON-MATERIAL AMENDMENTS
APPLICATION 73080/APP/2018/2707

Demolition of Existing Garages and Erection of 1x2-storey 3-bed Dwelling
in Garages Side between 15B & 17/17A Northdown Close
Ruislip HA4 6JZ



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Introduction

This report has been prepared in support of a Planning Application for non-material amendments for “1 x two-storey, 3-bed dwelling with associated parking and amenity space, refuse and bicycle storage, involving demolition of existing garages” in Garages Site between 15b & 17-17a Northdown Close, Ruislip HA4 6JZ.

This report shall demonstrate the following:

- The proposal is following the pattern which is already set within Northdown Close
- The proposal would not negatively impact neighbouring amenity or the amenity of the main house and would constitute high quality design
- The proposal is going to improve the quality of living of the future residents.

In determining the scheme, the following plans and drawings should be considered:

• A.01-Location Plan	1:1250 @ A3
• A.02-Block Plan	1:200 @ A3
• A.03-Approved After Appeal & Proposed Ground Floor Plans	1:100 @ A3
• A.04-Approved After Appeal & Proposed First Floor Plans	1:100 @ A3
• A.05-Approved After Appeal & Proposed Roof Plans	1:100 @ A3
• A.06-Approved After Appeal & Proposed Front & Rear Elevations	1:100 @ A3
• A.07-Approved After Appeal & Proposed Side (North & South) Elevations	1:100 @ A3
• A.08-Approved After Appeal & Proposed Sections	1:100 @ A3



Existing site with garages.

Description of Works

The form and layout of the scheme has been developed in accordance with the streetscene and the relationships with neighbouring properties and amenities.

The initial planning application involved the following:

Ground Floor

- The ground floor included an accessible en-suite bathroom and bedroom, a common WC, combined kitchen/living/dining area and sufficient storage.
- The residential entrance was in the front of the property
- Refuse was accessible from the front of the property located on the west side.
- Covered bike stores were located in the front of the property next to the refuse.
- Internal floor was raised +600mm from the street level to prevent flooding.
- Private garden and external amenity space of 85 m²

First Floor

- The first floor was comprised of two double bedrooms.
- One bathroom that was accessible for both bedrooms.

The proposal for non-material amendments includes:

- Addition of a 1:12 ramp with 1 m width in the front of the property in the west side, where the refuse and bicycle storage were previously located, to provide an accessible route to the main entrance of the building.
- Minor changes in the width of the external stairs leading to the main entrance in order to propose the adjacent ramp. The stairs remain big enough to be practical with 1.6 m width.
- Relocation of the refuse storage to the east of the property, where it will still be accessible from the front entrance.
- Relocation of the bicycle storage to the east of the property next to the refuse storage.
- Removal of the 4 rooflights as there is no proposed loft and there is no need for openings on the roof.
- Removal of the 4 windows on the front facade on the ground floor, where the kitchen is located. These windows are too tall and not practical for the use of the kitchen. The kitchen/living/dining area will receive enough light from the rest of the windows.
- Removal of the 4 windows on the ground floor and 4 windows on the first floor on the south side elevation. These windows are too tall to be practical. The rooms that they facilitate will receive enough light from the windows on the other sides.
- Changes in the layout of the common WC on the ground floor to improve its function.
- No major changes on the soft landscaping. The external amenity space remains the same and there are two types of trees (Cupressus, Prunus Cerasifera) and two types of bushes (Aucuba Japonica, Prunus Laurocerasus) introduced.

Conclusion

The building has been designed to be accessible and adaptable for wheelchair users. The proposed changes aim to improve the access to the property for wheelchair users and the function of the amenity space, to speed up the construction process and to reduce the cost of construction.

In terms of elevations, there are small changes in the window openings that do not disrupt the overall composition and quality of the architectural design. There are no changes on the proposed materials used in the façades and the neighbouring properties are not negatively impacted by the proposal.

In terms of landscaping, the introduction of an accessible ramp and the relocation of the refuse & bicycle storage will improve the quality of living of the future residents.

In conclusion, the proposed development follows the relevant planning policies, it is well designed and it respects amenity of adjoining properties.