

Design and Access statement for

136 The Fairway, Ruislip, Harrow, HA4 0SH

The existing building is a freestanding brick building built in early 1900 with a rendered finish and mock leaded detail in the PVC replacement windows, The Street has a mixture of different styles and finishes. The houses are not in a direct line along the street and this house is set back further than most. It is noted that this is not in a conservation area.

Design

The house is in great need of updating and it is proposed to give it a modern look with new grey aluminium windows and to clad the outside of the walls with insulation and cover with a smooth white rendered finish. There are to be no changes to the main roof at this time. The new extensions are to have flat roofs with skylights behind a parapet wall.

The front porch will make a space for coats and shoes as well as making the front entrance taller and bigger, the new owner of this house is 2m high and finds the existing doorways very restrictive, In the design of the front porch and the rear we have made the ceilings higher than standard so that the client does not feel boxed in.

The new rear extension will create a family room with the kitchen, a downstairs WC and utility room can then be built in to the existing kitchen space. Access to the garden will be via large sliding doors across the rear of the building, there will also be flat skylights on a flat roof behind a parapet wall with a once weathered coping stones. The skylights will give extra light into the existing rear room.

The front porch is to come out 2m from the existing front door to match the one built next door in size although it will have a glass corner giving extra light into the front stairwell. It will give it a modern sleek look.

Access

There is no real change to the front or rear access, the front is off the front driveway and the rear is level with the rear garden both accesses are wheelchair friendly although the stairs to the first floor stay the same so it does not make the house fully accessible to wheelchairs

All sockets and switches are to be placed for easy access based on the new electrical regulations.