

DESIGN ACCESS STATEMENT FOR LONDON BOROUGH OF HILLINGDON COUNCIL

Proposal to build new rear extension, loft conversion and garage conversion to No. 184, Herlwyn Avenue, London Middlesex HA4 6HJ

This property is existing an un-modernized semi detached bungalow with front yard and a deep garden, a detached garage is at the rear of the bungalow accessible through a communal drive way, this area is situated in Ruislip's non conservation area.

The owners of the bungalow wish to build a new rear extension to accommodate an open plan kitchen, living and dining to the ground floor area with new structural beams to structural engineer's details and instructions. This area will be fitted with smoke detector, heat detector and fire rated sprinkler system, all new and old partitions, ceilings and structural beams to be cladded with half hour fire rated plasterboards, all doors to be half hour fire door FD30.

The existing loft to be converted with a dormer window to accommodate a master bedroom with en-suite bathroom, a study and storage area, part of the existing chimney has to be removed to give way to a new timber staircase with structural engineer's instruction. The existing garage will be upgraded and insulated to become a study with window, a doorway to be connected to the main house area.

New double glazed windows and french doors will be fitted to the rear extension, dormer window and new converted study (garage) with white colour frames to match the existing windows.

In order to improve security, the owners also wish to remove the existing glazed front porch and glazed door and build new plastered brick wall with solid oak entrance door, wall finishes and colour to match existing stucco wall of the bungalow.

Solar panels will be fitted to the flat roof area above the new extension and converted study (garage).

All existing roof tiles to be replaced with new roof tiles to match existing.

