

DESIGN AND ACCESS STATEMENT

New Semi-Detached Houses at 140 Linden Avenue Ruislip HA4 8UB

DESCRIPTION OF DEVELOPMENT

The existing property is a two bedroom, 4-person bungalow with an attached garage on the right and a detached garage structure adjacent the left rear corner. The property has generous amenity area. The proposal is to demolish the existing bungalow and detached garage and provide two new semi-detached single family dwelling houses. The scale of the proposed development is similar proposed development to that approved for two detached houses on the adjacent site at 138 Linden Avenue (application reference 11121/APP/2012/1922 approved on 11 November 2013).

The adjacent houses are numbered 138 and 138A. 140 Linden Avenue is situated next to 138A at the end of the dead-end section of Linden Avenue. For ease of reference the proposed new houses are hereby referred to as 140 and 142 Linden Avenue (numbering to be officially authorised after approval).

DESIGN

The two proposed semi-detached houses are designed to have traditional aesthetic in keeping with surrounding properties. The houses broadly mirror on the central line of the party wall. When viewed from the front the principal feature of both houses is a projecting two-storey square bay finished with a roof gable. The main pitched roof of the houses has a central ridge extending the full width to gable ends.

At the rear of the houses tile-faced dormers puncture the rear roof slope. The dormers are to be centrally positioned in both, being set in from both sides of the party wall and the two flank walls. The rear walls of the dormers are also set back from the principal rear walls at first floor level. At ground floor level the houses are finished with a single storey rear projection capped with a GRP-covered flat roof.

The short T-junction section of Linden Avenue on which the site is located is populated by a mix of houses and bungalows, with differing architectural styles and features, built at various times (numerous within the last 20 years). The proposed street scene will broadly mirror the opposite side of the road which has two gable-end style houses, only separated from each other by 1m wide path, situated next to a detached house with a hipped roof.

Two semi-detached houses are proposed (as opposed to two detached houses akin to 138 and 138A Linden Avenue) to minimise the combined width. As advised by the consulting arboriculturalist, this will mitigate the potential impact on the identified Root Protection Areas of the mature trees in the adjacent Columbia Avenue Field that line the boundary with the site. The flank wall of the proposed development only exceeds the width of the existing bungalow by 1.15m. To further lessen the potential impact on these root protection areas the houses are designed to be built off pile foundations topped with an engineered non-ground bearing floor slab. The basement of House 140 is outside the root protection area.

LAYOUT

Both houses have very similar layouts that are broadly mirrored and designed to meet the minimum requirements of the dwelling space standards. Taking the form of traditional houses, they are efficiently laid out with all rooms, apart from the kitchens, being accessed off the entrance halls and landings.

House 140 is a 4-bedroom, 7-person dwelling. House 142 is a 3-bedroom, 6-person property. House 140 differs from House 142 in that it is 715mm wider and benefits from a basement. The basement will be used as hobby room and/or gymnasium.

At ground floor both houses have well-proportioned reception rooms at the front, centrally located separate shower and utility rooms and open-plan living-kitchen-dining rooms at the rear opening onto the rear gardens.

At first floor House 140 has one single bedroom and one double bedroom facing the front and the rear facing rooms are a second double bedroom with ensuite and the family bathroom. The only differences in House 142 at first floor level are a front facing study (no single bedroom), and the rear double bedroom does not have an ensuite.

Both houses at second floor level have dual aspect double-bedrooms with ensuites situated at the rear.

SCALE

The houses are well proportioned, having the appearance of two storey houses with rooms in the roof spaces (evidenced by roof windows on the front elevation and the dormer roof projections to the rear). Floor to ceiling heights will be 2.5m at ground and first floor, 2.2m to the dormer flat roofs at second floor, and 2.5m to the basement of house no.140. The new houses are slightly taller than the adjacent houses of 138 and 138A Linden Avenue which do not have rooms in the roof spaces.

LANDSCAPING

For both houses the landscaping is a combination of hard and soft landscaped areas. All the hardstand areas (patio, paths etc.) are to be permeable block paving. The soft landscaped areas are a combination of grass and flower beds. The hardstands at the front provide parking space for one car to each dwelling with comfortable access to the front entrances. To achieve private garden space 1.8m tall fencing will be formed around the perimeter of the rear gardens. Covered bin stores and secure cycle stores for three bicycles each are to be provided in the private rear gardens adjacent the rear of the houses to the side of the patios.

7. ACCESS

The front entrance doors are accessed off paved areas leading from the pavement. The private rear gardens can be accessed via side gates situated near the front opening to paths that travel adjacent the flank walls. The rear gardens are also directly accessed from the kitchen-dining-living rooms. Off-street parking for one car to each house is provided in the front gardens. Public transport links are excellent with the properties being situated very close to both Eastcote Station and Ruislip Manor and the numerous busses that serve these stations.