

## Design & Access Statement for 289 West End Road, Ruislip HA4 6QS

The proposal is to demolish the existing three bedroom bungalow, which is in a poor state of repair and construct a new two storey property consisting of two three bedroom flats.

Pre-application advice was sought for 1 No 3 bed flat, 1 No 2 bed flat and 1 No studio and following a Teams call with the planning officer it was deemed preferable to provide 2 No three bedroom family sized dwellings along with some other amendments to the proposed design, all of which have been taken on board for this submission.

The pre-application advice stated that a two storey property would be acceptable on the basis of the development on the opposite side of Edward's Avenue at 287 West End Road.

Both proposed flats are three bed four person units with open plan living/dining/kitchen areas. The ground floor flat is compliant with Part M of the Building Regulations with a ramped access to the front door and a level entry patio to the rear, internal door widths of 838mm and a 1.2m wide hallway and a wheelchair accessible shower room.

The GIA of the ground floor flat is 74m<sup>2</sup> and the GIA of the first floor flat is 87.7m<sup>2</sup> both of which comply with the requirements of the London Plan. Both flats have built in storage cupboards.

Both flats have private garden space, the ground floor flat has a garden area of 98m<sup>2</sup> and the first floor flat has a garden area of 54m<sup>2</sup>. The gardens will be enclosed with 1.8m high close boarded timber fencing with concrete posts and framed, ledged and braced timber gates provided to each rear garden.

The front and rear gardens will be laid mainly to lawn with planted borders and a fruit tree is proposed for each rear garden.

Following concerns in the pre-application advice about the street trees an Arboricultural Impact Assessment was commissioned from Arboricultural Solutions and is included with the application confirming protection to trees where necessary and the removal of other trees. The recommendations within the Assessment will be implemented as part of the development.

All the paving indicated on the drawings will be permeable, laid in accordance with the manufacturers recommendations for permeable surfacing.

The existing fence to the boundary with 46 Mahlon Avenue will remain in place and the parking spaces will be open to the roadway to allow for good visibility for both pedestrians and motorists

The pre-application advice raised concerns about the impact of the two storey proposal on the bungalow to the rear of the site. The proposed new building was moved further away from the bungalow and a site section is included with the application documents showing the 25 degree line from the rear fenestration is not breached by the new two storey property.

The flats are laid out so that living areas are over living areas and bedrooms over bedrooms, however there will be fully soundproofed separation between the flats as required by Building Control.

The new construction will be fully compliant with the Building Regulations and will therefore provide a high level of insulation, creating an energy efficient building and benefitting the environment.

Asgard secure covered cycle storage for 4 bikes is provided for each property, positioned in the rear gardens.

Bin stores are proposed to the front of the property, facing West End Road.

The pre-application advice acknowledged the requirements to extend the existing rear crossover for access to the parking area, which would also involve repositioning the lamp post.

The parking area will be laid with permeable paving

Electric vehicle charging points are provided for each parking space

The secondary crossover in Edward's Avenue towards the front of the property will no longer be required.