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Part 1

1.0 Design Statement.

1.1 Outline

This Design and Access Statement has been prepared in response to the statutory requirements to support a Householder Planning Application for Proposed ground floor front (porch), side and rear extension and internal alterations to a single-family dwelling house at 1 Crescent Gardens, Ruislip, Middlesex UB4 8SZ.

The proposed works will increase living space of the property by adding new Shower Room, Utility Room and Family Room. In addition, the existing kitchen will be replaced with a new larger kitchen located in the new addition. The original kitchen area will be used to create ample space for storage areas.

Due to the area layout, the proposal should not create any nuisance for the local residents. Moreover, it will not restrict access to sun light to any of the neighbouring properties.

1.2 Existing Building Assessment

The subject property, 1 Crescent Gardens, Ruislip, Middlesex UB4 8SZ is a two story, semi-detached, single family, three-bedroom dwelling house.

The property appears to be built in traditional construction in the 1930's. The walls are single skin 215mm facing brick to all sides. The original dwelling's pitched roof is covered with clay tiles overlying timber framing. All flooring is suspended timber joists.

In addition, the dwelling also includes an attached to its side elevation garage for one vehicle. We believe that the garage was built at the same time as the dwelling and forms its integral part. The garage's construction consists of a single pitched roof (covered with bituminous felt on timber framing), 215mm solid brickwork walls and concrete floor slab.

The property might be considered as possessing sufficient amount of sleeping accommodation. However, the living space at ground floor level can be considered as lacking modern family standards. This is especially in relation to the limited and impractical layout of the kitchen as well as the entrance hall.

To improve family wellbeing and eliminate property deficiency, Ms Kowalczuk and Mr Zivic wish to advance their living space by developing the existing property.

1.3 Proposed Works Assessment

The main portion of the proposal for the works is to construct a single-story rear and side infill (beyond the existing garage only) extension as well as a front porch. The new addition will include a shower room, utility room and family room. Additionally, the extension will allow for relocation of the existing kitchen into a new, larger area, increase of the area of the current dining room as well as creation of a considerable area of storage (divided among several cupboards).

Moreover, introduction of a bi-folding door in the new rear elevation as well as several roof lights will allow for a substantial increase of sunlight entering the property interior.

This portion of the development will be constructed in such manner to match appearance of the existing dwelling. This will be valid for all new, external walls' finishes, windows, guttering rain water pipe and so on. All forementioned elements will be matching existing finishes / elements.

The average height of the rear and side portion of the extension will not exceed 3.0m when measured from the original external ground level. However, due to the current fire regulations there will also be fire walls extending approx. 225mm above the roof level at both sides (facing neighbouring properties).

Another portion of the works will include erection of a front porch. This extension will provide wind catchment which should significantly improve heat loss from the property during colder weather.

Architecturally, this addition will match the front of the existing garage. It is, therefore, requested that the overall height of the porch will be greater than typical in such situation 3.0m above the original external ground level. Due to this it is not possible to request this addition under Permitted Development rights but it forms a portion of this, Householders Planning Permission Application.

The third part of this application is added with relation to increase of the roof level of the existing garage. These works are required to allow for removal of the rain water from the roof area. It should be noted, however, that this portion of works will be rather hidden from the general public (similarly like the infill side and rear extension).

As the property is not located within a Conservation Area nor it is not a Listed Building the internal alterations do not require any form of planning consent. Additionally, the portion of the rear extension located directly beyond the main dwelling as well as the construction of the front porch may be requested in a form of another type of planning applications. However, due to the previously mentioned restrictions (height of the porch) as well as need to obtain a clean and tidy appearance of the extensions all proposed works were grouped and submitted as one, common application.

It should also be noted that the proposal is based on the relatively recent, application for similar alterations to one of the neighbouring properties at No 19 Meadow Way (Application No 74438/APP/2019/2069). The construction of the additions will not require removal nor considerable alterations to any vegetation. Moreover, location of all new window and door openings strictly in the rear or front elevation will not create any risk of overlooking of any of the neighbouring houses.

1.4 Design Considerations

The main elements considered during preparation of the proposal are shown below:

- A/ The proposal has been prepared to provide modern living standards to the property owners.
- B/ In architectural terms, the design of the new rear and side extension as well as the porch will be matching existing building.
- C/ All new doors, windows, fascia boards, gutters and rain water down pipes will be matching existing elements in appearance and texture.
- D/ There will be no impact on the landscaping of surrounding or on the open space of the property.
- E/ One of the most important design considerations was to limit any risk of disturbance to the neighbouring properties by new additions. We believe, the proposal will not have any adverse influence on the neighbours and it will not restrict access to sunlight for anybody.
- F/ The construction of the extensions will not require removal of any established vegetation.
- G / The new additions have been designed inasmuch way to assure maximum sustainability for such projects. It is proposed that the new insulation will exceed minimum requirements of the current Building Regulations to assure minimum heat loss. Moreover, all new lighting will be energy efficient.
- H/ The overbuild area will be much smaller than allowed 50% of original garden area to comply with current regulations.

1.5 Amenity Considerations

A/ The new side / rear extension as well as the porch will not detract from the amenity and ambience enjoyed by the general public. We consider there are no negatives in this application.

B/ The new side / rear extension as well as increase of roof level over the existing garage will be very little noticeable from any road or footpath. It will, therefore, be unlikely that these additions cause any adverse comments from the public.

C/ Due to the site layout, the view of new porch will be obstructed / covered by the existing bay window and, therefore, it will not cause any nuisance to the neighbours.

D/ Materials used externally for the proposed additions will be matching existing materials used on the external envelope of the building.

E/ As far as we were able to confirm there has never been any previous planning application submitted for this property. This means that there is no risk of over developing of this building.

F/ The surrounding area is mostly high density suburban traditional housing with mostly privately owned, two storey houses. The subject property after extension will not differ significantly from this type of buildings.

Part 2

2.0 Access Statement.

2.1 The house is located in Crescent Gardens, Ruislip, which is relatively minor road in this area. As there will be no changes of access to the front of the building the access to the site will not change.

2.2 Consideration for the disabled was made in this design but, for this application, the fact that this is a private dwelling house, and no steps are needed in this direction was accepted. It is worth to notice however that there is no steps at the ground floor level within the dwelling.

2.3 There will be no change to the access for the emergency services after erection of the proposed extensions.

2.4 The Vehicular and Public Transport provisions for this area are very good. There are buses available in number of locations nearby as well as the Eastcote London Underground Station is within a short walking distance (approx. 10 minutes) from the house. The Property Owners have also provided their own provision for personal transport.

2.5 The Removal of Rubbish and servicing of the property for supplies utilities etc. will not change as a result of the granting of this planning application.

2.6 Parking arrangements will not change as a result of the granting of this planning application. It should be noted that there is a garage as well as a private hard standing in front of the building. For this reason, no additional bicycle store is proposed for this property.