



DESIGN & ACCESS STATEMENT

7 THAMES DRIVE, RUISLIP, HA4 7AY

THE EXISTING SITE AND NEIGHBOURHOOD CONTEXT

7 Thames Drive is a detached home in Ruislip, situated within the Borough of Hillingdon. The property is located on a residential street amongst other detached double storey homes and is on the corner of two roads, on a generously sized plot. The property benefits from a front drive and a rear garden with additional land to the side.





EXISTING SITE

The property plot includes an original garage outbuilding to the side which extends beyond the rear of the house and the later addition of a conservatory.

There is also a tall side garden brick wall which will remain in place and conceals the garden from street view



Front Elevation



Side Elevation



Rear Elevation



THE PROPOSAL

The proposed submission can be Summarised as:

- Demolition of existing side garage and conservatory to the rear.
- New single storey side and rear wrap around extension.

The rear extension will be 3m deep

The side extension will match the line of the existing side garage

Reason for application:

To improve the functionality and social needs of a modern family. This includes a welcoming entrance hall with storage, a shower room and utility, office/ play room and a social family kitchen/ dining space.

The homeowners also seek to improve the energy efficiency of the home both in terms of its thermal efficiency and generating own energy through solar panels which we understand falls under permitted development. This is subject to specialist design.

Building footprint and impact on Neighbours

The existing garage width has been used as an established built line which we are matching for the side extension and connecting it to the main house.

Although the side width will be slightly wider than half the original house width, the combination of largely replacing the massing of the existing garage and ensuring it is significantly set back from the main elevation means its appearance remains subservient to the main house with little impact on the street scene and original appearance.

The proposed side development line remains sufficiently set in from the side boundary line and will therefore retain the existing openness of the corner.

The rear elevation across the original back and side is extended 3m to facilitate the internal room function. This is less than the furthermost point of the existing conservatory.

The property has one non attached neighbour to the right side which is approx 2m from our property. Their building footprint extends further than our proposed extension and so it is not felt that our scheme would have a negative impact on their dwelling or enjoyment of the garden.

External materials and height

The shape of the footprint, ground levels and technical good practice has informed the roof shape and design. The height of the eaves will be no more than 3m and the height of the top of flat roof is proposed to be 3.49m along the front elevation with a parapet design.

The overall height of the extension as seen from the rear is similar to the highest part of the neighbours extension.

Existing materials consist of brick and ship lapped cladding. The proposed materials will be a brick to match existing.



Energy efficiency and thermal performance

The homeowners would like to make their home more sustainable and are proposing to introduce solar panels to the main roof (subject to specialist input).

Amenity Space & Access

The rear garden area is in excess of 100m2. In addition to this, additional land exists on the front drive and also to the side.

Parking

The forecourt currently has space to park between 2 cars which will remain.