

DESIGN AND ACCESS STATEMENT

**PROPOSED REAR AND SIDE (WRAP-AROUND) EXTENSION
AT 63 WOODLANDS AVENUE
HA4 9RQ**

SBD STUDIO
SHINGINI BISWAS
sbdstudiolondon@gmail.com
07521505399

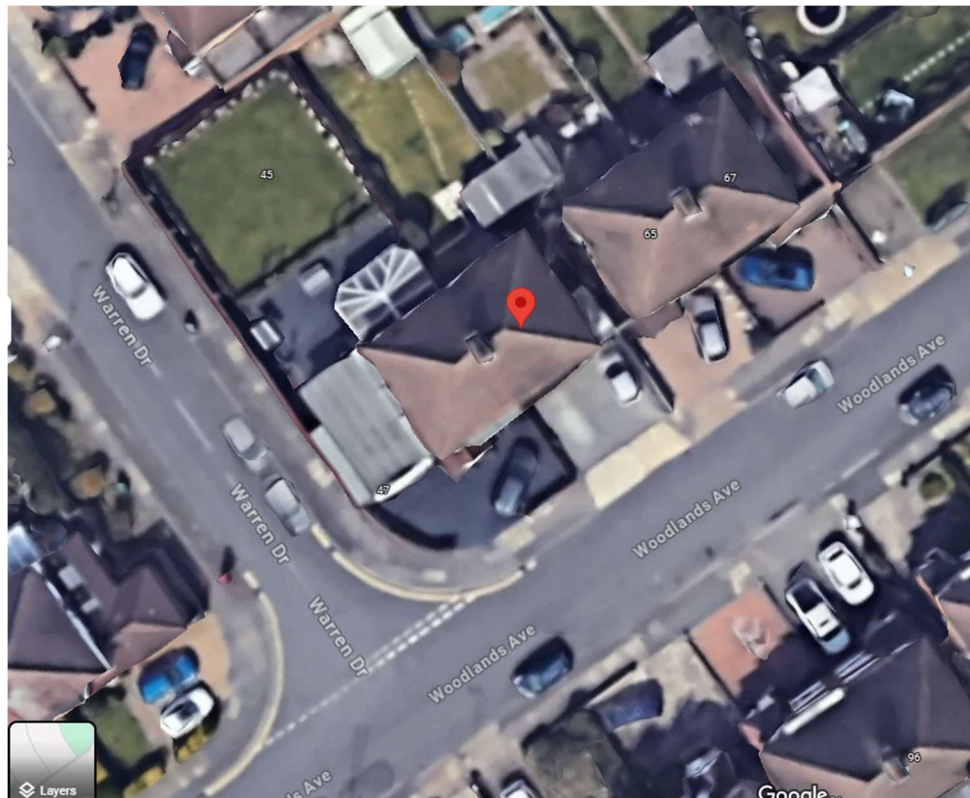
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1. Introduction

This Design and Access Statement supports a householder planning application submitted to Hillingdon Council for a proposed rear and side extension at the property. The homeowners are senior citizens, and the owner's wife has been formally diagnosed with Alzheimer's. She receives Personal Independence Payment (PIP) from the Department for Work and Pensions (supporting documentation included with the application). The proposed extension and modifications are designed to enhance her quality of life by improving accessibility and ease of movement within the home.

2. Local Area:



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The local area within which the site is located is in Ruislip in the borough of Hillingdon. The application site is situated at 63 Woodlands Avenue. The existing house is typical of dwellings within the immediate vicinity, being a two storey semi-detached domestic property constructed of brick externally, with a tiled hipped roof. As with many properties within the area the dwelling benefits from a large rear garden with parking to the front.

3. Site Photographs:



Front view from Woodlands Avenue



Rear view from the garden

4. Site Analysis:



The application site is located off Woodlands Avenue, specifically at No. 63, a two-story semi-detached dwelling. The property features red brickwork and a hipped roof with tiled finishes. Currently, the ground floor lacks a bedroom and ensuite, creating a need for this application.

The proposal seeks to extend the ground floor to the rear and side of No. 63 to accommodate an additional bedroom with an ensuite. Our clients wish to enhance and expand their home to ensure greater accessibility and ease of movement for the homeowner's wife, whose condition is expected to deteriorate over time. This extension is essential in adapting the property to meet her future mobility needs.

5. Design Principles:

The design has been based on the following principles:

A domestic extension to update and cater to the needs of the family.

To ensure that facing materials in colour and form respect the local surrounding development, using brickwork, with a new flat roof covering and new glazing to match the existing glazings.

6. Proposal

The proposal is to construct a domestic rear and side extension, the proposal has been designed to respect the form of the existing building. The size of the rear extension has been kept to aligned to the existing sheds (existing shed of the neighbour at 65 aligns to the shed of number 63) to ensure that it causes no adverse effects on the amenity of neighbouring properties.

7. Access

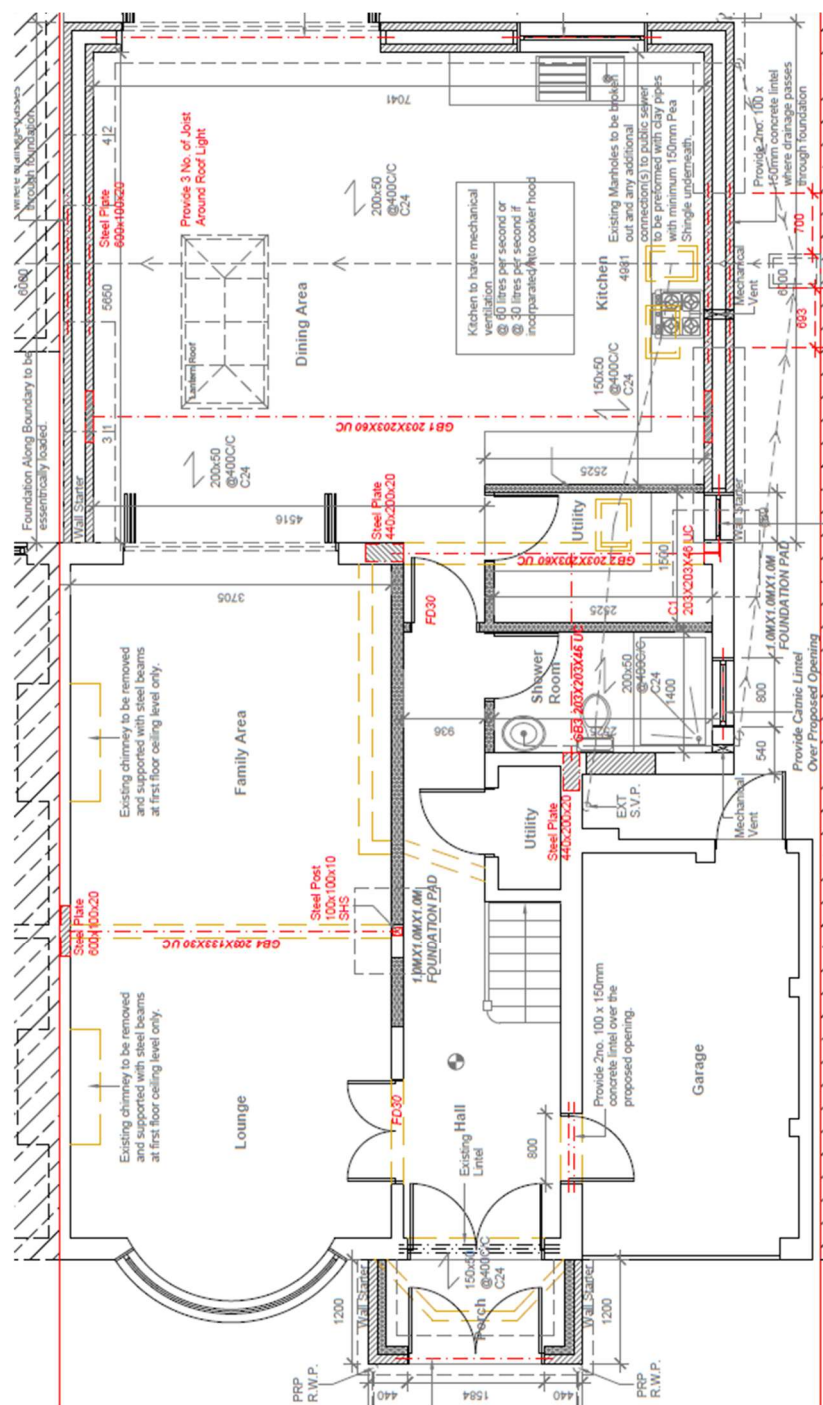
The access to the property shall remain the same as existing. The proposal has been designed to conform to part M of the building regulations.

8. Context and Case Histories:

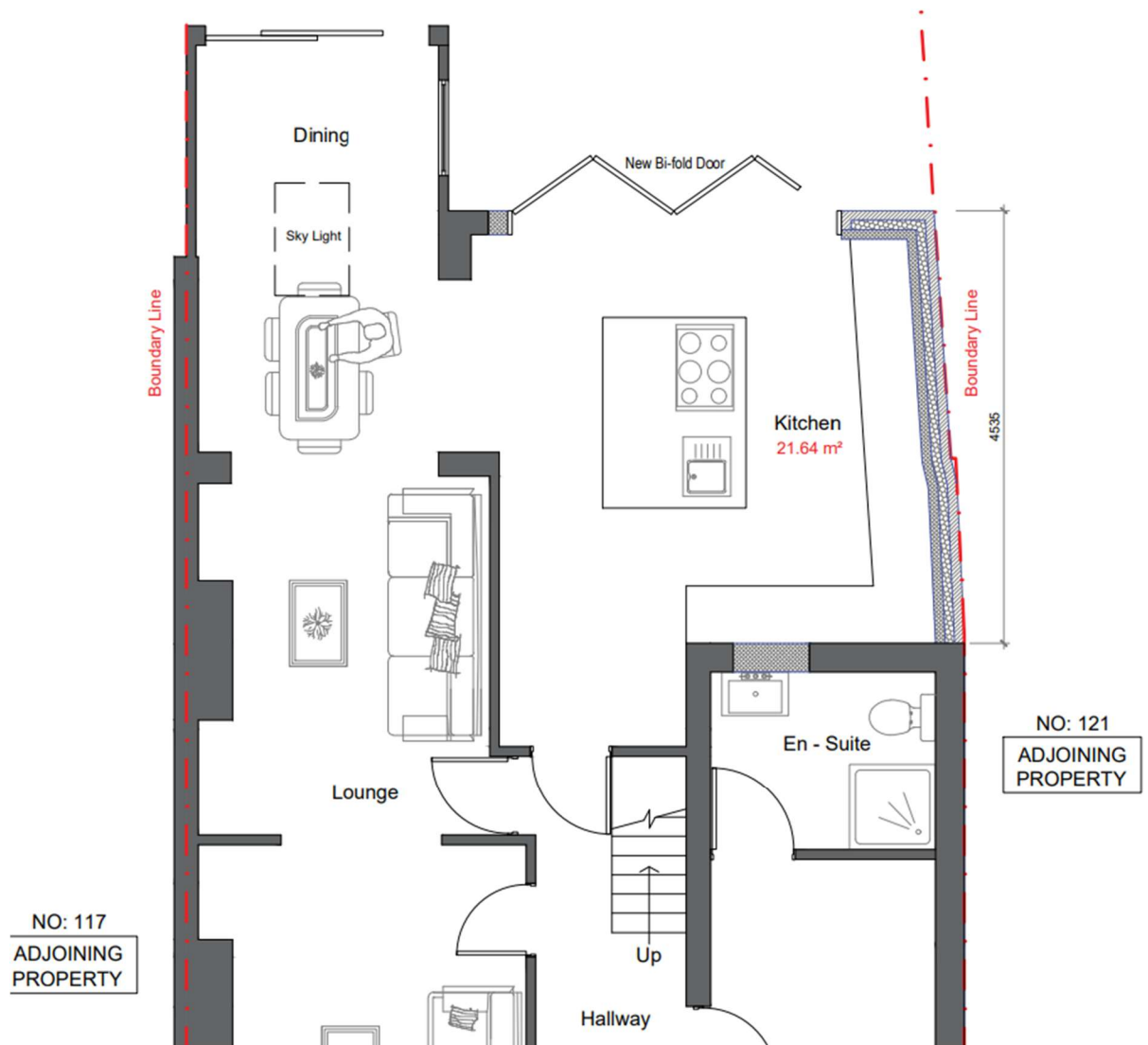
The Property is on a street with varying architectural styles.

Given below are references of similar planning applications which have been approved in recent past on Woodlands Avenue and Newham Avenue.

1. 16265/APP/2024/3169 - 11 NEWNHAM AVENUE RUISLIP– Erection of a single storey rear extension.



2. 35282/APP/2023/3483- 119 WOODLANDS AVENUE RUISLIP- Erection of single storey rear/side infill extensions.



9. Conclusion

It is hoped that with the use of this Design and Access Statement and the other supporting documentation, the acceptability of the proposed development is acknowledged.