

DESIGN & ACCESS STATEMENT – 27 STANBOROUGH CLOSE

ADDRESS OF DEVELOPMENT:

32 Breakspear Road, Ruislip, HA4 7QZ

DESCRIPTION OF WORK:

Proposed single storey rear extension and ground floor internal alterations.

INTRODUCTION:

This document has been provided to support the planning application made for a rear extension at 32 Breakspear Road.

Reference has been made to the CABE (Commission for Architecture in the Built-in Environment) document 'Design and Access Statements' and the Hillingdon Council's 'Local Plan'.

The family who reside here have a child who presents with ASD. The child currently shares a bedroom with their sibling which is impacting on their routine and behaviour. The purpose of this extension is to improve their quality of life providing them with a safe and calm bedroom where they are able to follow their routine and attend learning tasks.

The extension has been proposed and is funded by Hillingdon Council.

DESIGN BRIEF:

The proposed rear extension is designed with the aim of improving the child's quality of life as a top priority. The current layout of the property is impractical with the children currently having to share a room together.

The proposed scheme includes the addition of a bedroom on the ground floor of the home, the extension is to be used as a living room.

SITE CHARACTERISTICS AND PLANNING BACKGROUND:

This is a semi-detached property situated on Breakspear Road with vehicle access to the front of the property.

Breakspear Road is predominantly residential on one side of the road with farmland on the other side.

We have made an effort to follow the guidance of the local area with a focus on good quality consistent housing, a neighbourhood feel, and the use of characteristic materials.

Over the last couple of years, multiple properties along the road have constructed or received permission for a single storey extension.

LANDSCAPING AND APPEARANCE:

The proposal has no effect on the front elevation of the property, and no change will be seen from the pedestrian path.

To the rear of the property, the only change is the addition of the rear extension, all existing windows not enclosed by the extension are to remain. The proposed door and window to the rear of the extension are designed to compliment the existing windows on the rear elevation.

LAYOUT AND SCALE:

The extension projects 4.2m from the existing back wall of the property and has a width of 3.0m, adding an area of 12.48m² to the GIA. The design provides enough space to relocate the living room to the extension and create an additional bedroom on the ground floor for the mother.

NECESSITY AND BENEFITS:

The extension will provide the following benefits:

1. Essential to meet identified care needs: The proposal is required to reconfigure the internal layout, ensuring the day-to-day living needs of the family can be safely and appropriately accommodated.
2. Improved living conditions: The development allows the child with ASD to have their own private space. This will significantly improve their wellbeing and comfort.

3. Long-term adaptability: The proposal allows the property to function more effectively for the family's current and future needs, supporting a more suitable living arrangement without the need for relocation.

TRANSPORT:

There are no changes proposed to vehicular access to the site, the existing driveway is to remain as it is.

ACCESS:

There is no proposed change to access to the property.

COMPLIANCE WITH REGULATIONS:

We are committed to ensuring that the proposed extension complies with all relevant building regulations and standards.

CONSULTATION AND COMMUNITY SUPPORT:

We believe that the extension will not adversely affect the local community and is in line with the principles of inclusivity and accessibility.

The drawings have been shared with Richard Easy, surveyor at Hillingdon Council, overseeing the development.

SUMMARY:

The proposed development is necessary to meet the identified needs of the household by enabling a more suitable internal layout. The rear extension will allow for the creation of a living room, while also freeing up existing space to provide a separate bedroom, significantly improving their living conditions and wellbeing.

Overall, the proposal will create a more functional, adaptable, and sustainable home environment for the family. In light of the information in this statement, we respectfully request that permission is granted.