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Planning Service
London Borough of Ealing
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London W5 2HL

4th December 2023
JC/mmw1 (3.1) 01.wpd

Dear Sirs,

43 Rusthall Avenue, W4 1BN - Re-Conversion into a single family dwelling with extensions & alterations - Planning Application

On behalf of our clients, Mr & Mrs Wust, we have submitted a planning application, through the Planning Portal, for the works to the above property. In support of our application the following information should be attached to the submission:

1. The planning application forms, duly completed.
2. PDF copies of the following drawings:

JCA - MMW/1/X1	Floor plans - existing
JCA - MMW/1/X2	Elevations & section - existing
JCA - MMW/1/OD1	Floor plans - proposed
JCA - MMW/1/OD2	Elevations & section - proposed
JCA - MMW/1/LOC	Location plan - existing
JCA - MMW/1/BLK	Block plan - proposed
3. CIL questions.
4. Fire Safety Statement.
5. Payment to the value of £270.00 to cover the application fee £206.00 and planning portal service charge £64.00.

We are proposing to re-convert the property from current use of two flats, back into a single family dwelling, build a single storey rear side extension, convert the existing garage into a utility room with bike / bin store, add an outrigger dormer extension to the loft above the existing rear addition and add external insulation with white render finish and black mock Tudor panelling to the first floor exterior walls.

The property was recently sold through probate and is in dire need of repairs, maintenance and general refurbishment. The services are all very dated, have been split for the two flats and will need to be replaced for the family dwelling, which will include a new air source heat pump as well as major improvements to the insulation to ensure the energy savings are maximised. We have proposed a timber cladding to reduce the stark appearance of the external insulation & render; very much in the style of the suburban properties in the area. (NB we believe the pebble dash render was applied post war to cover structural defects, more than likely through local bomb damage.)

NB existing EPC rating for property is 52 E - therefore considerable scope for improvement.

The existing garage is both of very poor construction and was built over the original garden wall which has caused damp problems to both the garage and main property. Thus the proposals are to move the rebuilt garage towards the rear to ensure a parking space is maintained for an electric car charging point. At the same time, the bike and bins store will be created. Naturally the garden wall and the extension will be rebuilt & repaired as necessary with the existing and second hand stock bricks to match the original brickwork.

To maintain as much of the useable garden area as possible, the side addition is incorporated within the corner between the garage and rear addition. This mirrors the side extension and details of the property on the opposite corner of Wadhurst Road (52 St Albans Avenue) thus in keeping with the road and general appearance of the area.

The small additional loft extension is again identical to the extension at No.45 Rusthall Ave and will balance the symmetry of these adjoining properties. The new room itself is to provide a home office space as both the applicants tend to work from home for most of the week.

If you require any further information regarding the proposals or would like to arrange a site visit, please be in touch. However we trust the proposals are in order and look forward to an approval in due course.

Yours faithfully,

[Redacted signature]

[Redacted name]

enc. cc: Clients Mr & Mrs Wust

APPENDIX for PHOTOGRAPHS



The Street View Opposite Corner with Wadhurst Road



The Street View 43 - 45 Rusthall Avenue



The Corner View of Damp Problems with Existing Garage



Front Garden View with Dual Meters & Dual Refuse / Recycling Bins



The Rear Street View from Wadhurst Road



The Rear Garden View



The Adjacent Side Extension on Wadhurst Road to No.52 St Albans Av.



The Rear View of Neighbouring Loft Extension & numerous St Albans Avenue Loft Extensions.



The GF Kitchen to Flat 2

The 1st Floor Kitchen to Flat 1