

# *J & E Architectural Design Ltd*

Architectural and Structural Design Consultants  
1 Lytton Close, Northolt Village, Northolt, Middlesex UB5 5BU  
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## **DESIGN & ACCESS STATEMENT**

34 Kingsend  
Ruislip  
HA4 7DA

August 2022

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## **Introduction**

This Design & Access Statement supports a planning application for a construction of an outbuilding for a laboratory and storage purpose.



## **Existing Front view**

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The application property is a two-storey detached dwellinghouse, located on the North side of Kingsend, Ruislip. The site is located within the Ruislip Village Conservation area. The property is not a listed building.

The proposal has been carefully considered to ensure the new proposed building is in keeping with the road and matching constraints set within the Ruislip Village Design Guide, Supplementary planning guidance and Hillingdon Development Management policy whilst minimal impact to the front elevation as viewed along Kingsend.



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**Existing Rear view**



**Existing Side view**



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**Existing Rear view**

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**Existing Roof view**

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## **The Proposal**

- **Construction of an outbuilding for a laboratory use and storage purpose**

The proposed building is for a laboratory and storage purpose. It has a pitched roof to match the adjoining neighbour's garage and an external wall to match the neighbour's garage wall. The length and the height of the proposed building is the same as the neighbour's garage. No TPO on this site.

- **Use.**

The proposed building is to have a laboratory use area at the front for convenience and the store area and the staff W.C at the rear. The lab will be used mostly for to decontaminate the Dental equipment. The outbuilding will only be used during opening hours between 08.00 and 18.00 Monday to Friday.

There will be enough windows for natural lights and ventilation. There will not be any heavy machinery use or any noise created by the machine.

- **Access.**

The main access will be from the side of the main building. No alteration to existing access is proposed and no alteration to the character of the area.

The main entrance of the proposed building is from the side, facing the rear garden. Paving slabs will be provided for the safe walkway from the main building to the laboratory.

- **Design**

The proposed building is to have a laboratory at the front, for convenience and the store area and the staff W.C, at the rear. It has pitched roof to match the adjoining neighbour's garage. The length and the height of the proposed building is the same as the neighbour's garage.

The outbuilding has been designed to complement the original building and not to impact the amenity, light and outlook of the immediate

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neighbours. The design includes measures to avoid overlooking into neighbouring gardens from the proposed outbuilding.

All habitable rooms are provided with natural light & ventilation. The doors and windows will be secured and alarmed for safety reason.

The Layout of the proposal is strongly influenced by the form of the existing property, the shape of the site, the position of adjacent properties and the requirements of Supplementary Planning Guidance.

The design and detail of outbuilding complies with SPG and Ruislip village guidance.

- **Refuse arrangement**

All the refuse will be stored as per the proposed ground floor plan drawing. The laboratory waste will be minimal and will be sealed and collected by the laboratory material supplier. All the other waste will be stored as per the drawing provided and will be collected once a week.

- **Access**

The main access will be from the side of the main building. No alteration to the existing access is proposed and no alteration to the character of the area. All the delivery vehicles will be parked at the front of the proposed building for unloading.

- **Parking**

Properties within the area benefit from large front and rear gardens. The front garden is paved and has sufficient off-street parking for delivery, main building use and the laboratory staffs.

- **Conclusion**

The proposal will provide a laboratory space and a storage area for the existing dental practice.

In addition to its excellent location close to transport links and other public amenities, the existing dental practice will benefit the use of the facilities.

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This is therefore considered within the SPG and Ruislip village guidance recommendation to keep such buildings with important features in constant use.

In conclusion the overall impact of the proposed outbuilding is very minimal and the benefit it offers far outweighs the perceived distractions to the importance of the Ruislip village Conservation area. Moreover, the essential building features along the façade of the property will remain unaltered and well-maintained keeping the rhythm and character similar to that of the other residential properties typical in the area.

Internal floor area in accordance with SPD17.

Ground floor will have windows and simple locks to doors.

Smoke alarms and heat detectors throughout.

The design will incorporate adequate parameters to comply with Part E, L, P & M, as well as other mandatory Building Regulation Standards.

During the build, Health & Safety requirements will be strictly adhered to.

All materials used will match the materials of the surrounding buildings; there will be no detriment to the light and facilities of neighbouring properties.

Solid waste storage will be addressed and placed with easy access for refuse collectors. Gas, electric and water meters will be sited to the outside of the building.

The design has sought to encompass all Council requirements.