

# Design and Access Statement

*33 Midcroft, Ruislip, HA4 8EP*

## **Use**

Residential : no change

## **Amount**

The overall extension measures 15.5m<sup>2</sup> (3.6m x 4.3m). 50% of existing width of the house and set at least 250mm from the boundary.

## **Layout**

The new extension will be used as an annex room with wheel-chair accessible shower room in the existing garage location. The new annex room will be accessed from the reception room.

## **Design**

The proposed ground floor level side extension has been designed as a sympathetic element to complement the existing building using similar materials as the existing. The design has been finalized by pre-application consultation with the planning officer Nurgul Kinli.

## **Scale**

The 3.6m side extension

## **Landscaping**

No change.

## **Appearance**

The proposal is subservient to the main house and follows traditional detailing principles. Retaining wall-brick and white uPVC double glazed windows.

## **Access**

No change

## **Conclusion**

It is therefore considered that the proposed alternations would not have an adverse impact on the character or appearance of the area and is consistent with the 4/5 neighboring houses in the conservation area.