



DESIGN and ACCESS STATEMENT

**14 Kingsend,
Ruislip,
London,
HA4 7DA**

London Borough of Hillingdon

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Introduction

Outline of project

The purpose of this document is to accompany the planning application submitted by OraHaus on behalf of the property owner. The Clients (of 14 Kingsend, Ruislip, London, HA4 7DA) would like to extend small portion of the rear to accommodate extra space for a playroom. The current storage area would be an inadequate size for intended plan.

The submitted application is to;

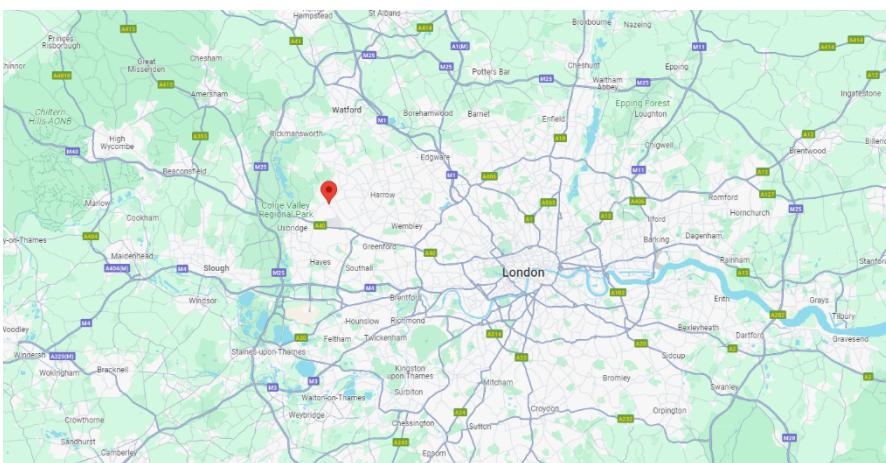
- Convert the existing garage to a study/office, to infill the garage door and add a window.

Policies Used

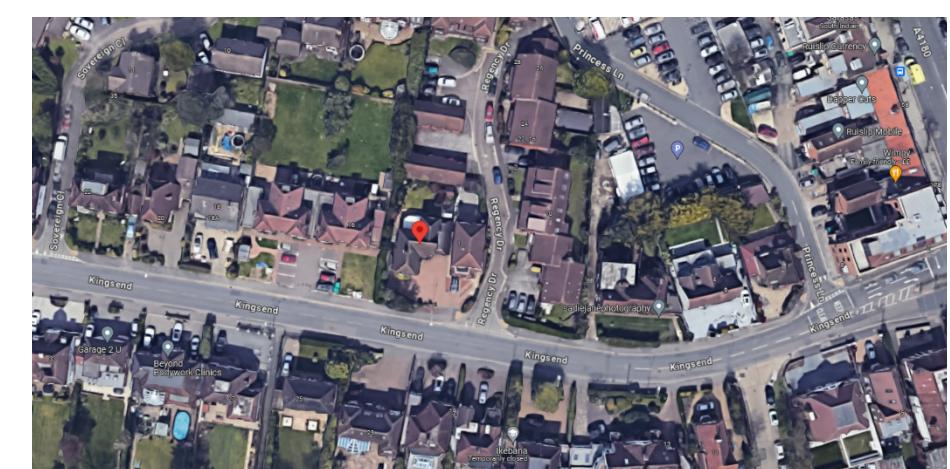
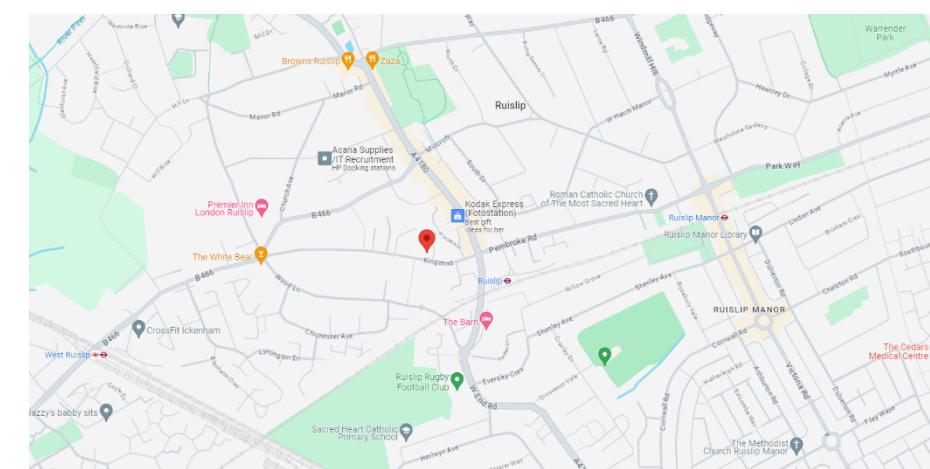
- The property sits in character area 3 in Ruislip Village conservation area in the Hillingdon borough, its Conservation area advisory panel (CAAP) is Ruislip Conservation Area Advisory panel.
- Ruislip Village Conservation Area Appraisal document was used throughout the design of the project.
- Links to Town and Country Planning (Listed Buildings and Conservation areas) Act 1990, Planning Policy Statement 5: Planning for the Historic Environment (March 2010), The London Plan: Spatial Development Strategy for Greater London 2004 and Hillingdon Unitary Development Plan Saved Policies 2007 were also used throughout the design of the project.

Location

14 Kingsend is located in a mainly residential neighbourhood of Hillingdon with Ruislip Woods and Lido to the North, Newyears Green and Denham to the West, RAF Station Northolt to the South, and Ruislip Manor, Eastcote and Harrow to the East. 14 Kingsend is well connected to transport links, the closest transport routes being buses 278, 331, E7, H13, U1, and U10 located around the corner on High Street (Brickwall Lane (Stop C)). Ruislip Station (Metropolitan and Piccadilly lines) located 0.2 miles (4-minute walk), Ruislip Manor Station (Metropolitan and Piccadilly lines) located 0.5 miles (12-minute walk), and West Ruislip Station (Central Line and Chiltern Railways) located 0.6 miles (14-minute walk) away.



(Source Google maps)



Existing Building and Site

The property is a 4-bedroom detached house with a side garage/storage area, and a good-sized garden to the rear. Styling draws upon the Arts and Crafts house styles with wooden panels and large overhanging eaves. An erection of a two-storey side and rear extension and single-storey front extension was approved and constructed in the late 20th century increasing the number of bedrooms and for a larger living space to meet contemporary style of living.

The total site area covers approximately 450m² with, front parking places and a side access to the rear garden, the grounds are generally level.

The Proposal

The Proposal is to convert the existing garage to a study/office, to infill the garage door and add a window.

Finishes

Externally, it is proposed to use high quality materials and finishes to match existing building's character. To keep with the buildings character, the infill of the garage door will use bricks to match the existing and the window will match the style and proportions of the existing windows on the front elevation.

Conclusion

We feel that the proposal as drawn will provide a well thought out design that enhances the use of the building and giving the owners a better quality of living, utilising the space they have. The design is as such that the proposed conversion will have minimal impact on streetscapes and adjoining neighbours.