OraHaus
architectural design

DESIGN and ACCESS STATEMENT

14 Kingsend,

***Ruislip**,*

London,

HA4 7DA

London Borough of Hillingdon

OraHaus
architectural design

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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 construct a side extension to increase the size of the existing utility room on the ground floor level and create an additional bedroom on the first floor level. The proposed extension will create a more practical internal accommodation, meeting the needs of the household.

The submitted application is to;

- Construct a two-storey side extension, enlarging the existing utility room space and creating an additional bedroom.

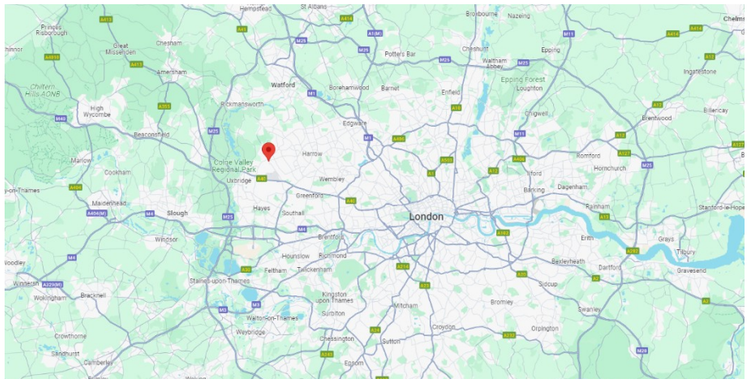
Policies Used

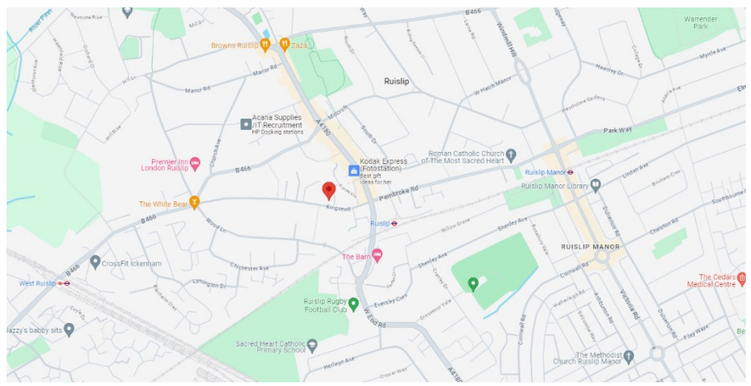
- The property sits in character area 3 in Ruislip Village conservation area in the Hillingdon borough, its Conservation area advisory panel (CAAP) is Ruislip Conservation Area Advisory panel.
- Ruislip Village Conservation Area Appraisal document was used throughout the design of the project.
- Links 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 0.2miles (4-minute walk), Ruislip Manor Station (Metropolitan and Piccadilly lines) located 0.5miles (12-minute walk), and West Ruislip Station (Central Line and Chiltern Railways) located 0.6miles (14-minute walk) away.

(Source Google maps)







Existing Building and Site

The property is a 4-bedroom detached house with a side study/office area, and a good-sized garden to the rear. Styling draws upon the Arts and Crafts house styles with wooden panels and large overhanging eves. A conversion of the existing garage into a study/office area and the erection of a one-storey rear extension to create a playroom was approved and constructed in 2024, increasing the number of common living spaces to meet the household style of living.

The total site area covers approximately 450m^2 with, front parking places and a side access to the rear garden, the grounds are generally level.

The Proposal

The Proposal is to add a two-storey side extension to allow for a bigger utility room on the ground floor and create a new bedroom on the first floor.

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 extension will use bricks, timber and roof tiles to match the existing and the windows and door will match the style and proportions of the existing windows and doors.

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.