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**DESIGN AND ACCESS STATEMENT AS SUPPORTING DOCUMENT FOR
CREATION OF FRONT/SIDE AND REAR EXTENSION AT
16 WOOD LANE, RUISLIP, HA4 6EX**

Introduction

This statement is to support our planning proposal for single storey side/front extension following demolition of existing carport and single storey rear extension. Original proposal has also included 1st floor rear extension but it was advised that the upper floor design will not be supported in this planning application.

The Site and Area

16 Wood Lane Ruislip, HA4 6EX belongs to Hillingdon London Council and lies within Ruislip Village Conservation Area. The area was designated in 1969 and is one of the earliest agreed within London Borough of Hillingdon. Wood Lane consists of grade II listed buildings Laurel Cottage, Tudor Cottage including Primrose Cottage and two locally listed buildings 14-16 Wood Lane buildings. The site is a part of King's College's Garden Suburb Plan.

The Building

Property 16 Wood Lane (along with property number 14) was built at around 1915 and is a locally listed building proposed in 2009.

The building is a two-storey detached residential property with tiled front gable end and cat slide roof on one side. Two storey external walls are built up of bricks.

The property is set in a large plot and is set back from the road.

Design

Front and Side Extension

The front/side proposal is designed in a way to be in keeping with other property number 14 and to complement well with original front elevation.

The extension doesn't project more than original front bay window and consists of flat roof with a small front dummy pitch to match garage extension of property number 14.

Rear Extension

Existing rear of the house includes an old extension with bi-folding door and brickwork which doesn't match existing. Also, original rear elevation on the ground floor includes UPVC double door and small UPVC window.

The proposal is to accommodate new kitchen, living and dining space including office for working from home family.

Rear extension to be extended by no more than 4m from original building line and to receive flat roof with parapets. Proposed brick to be similar in colour and appearance to the existing house.

Scale and Massing

At the principal elevation, the proposal is designed in a way to not bring an overbearing and dominant appearance and to complement well with neighbouring property number 14.

Access

The access to the building is located on the ground floor at the front of the property and no changes there to be made.
