

19/03/2018

Design Statement

Proposed single storey rear extension at 135 High Street, Ruislip, London

1.0 Introduction

- 1.1 This design statement accompanies a planning application for a single storey rear extension to the above property, namely 135 High Street, Ruislip, which is located within Ruislip Village Conservation Area.
This is a re-submission of a previous expired application - Ref 20611/APP2011/1745
- 1.2 This application is for the proposed rear extension that will provide A1 storage/office space to the rear of the current shop space.
- 1.3 As this is a proposal for 'external' alterations, aspects such as the social and economic contexts are of limited applicability.
- 1.4 The current property is located to the eastern end of the high street and requires expansion to its retail and office storage space.

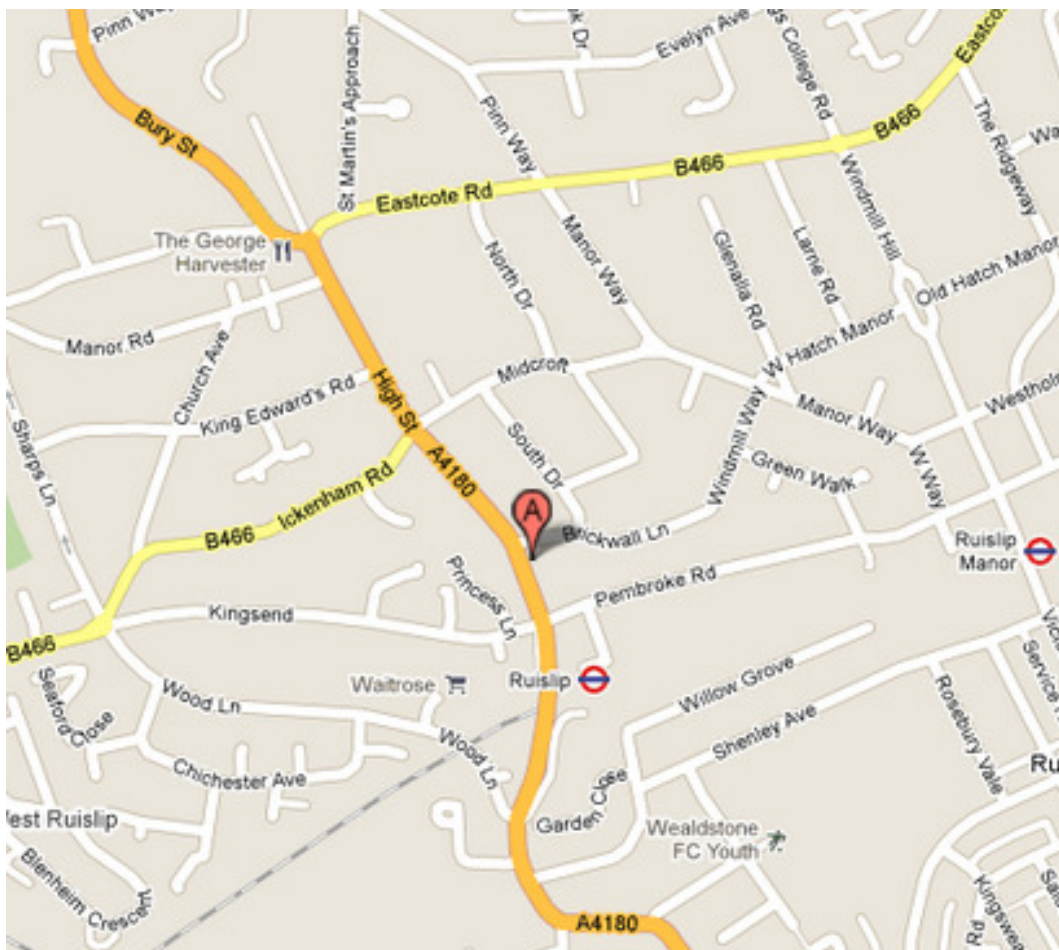


Figure 1 - Map of Ruislip with red pointer indicating our property. (Source: Google Maps)

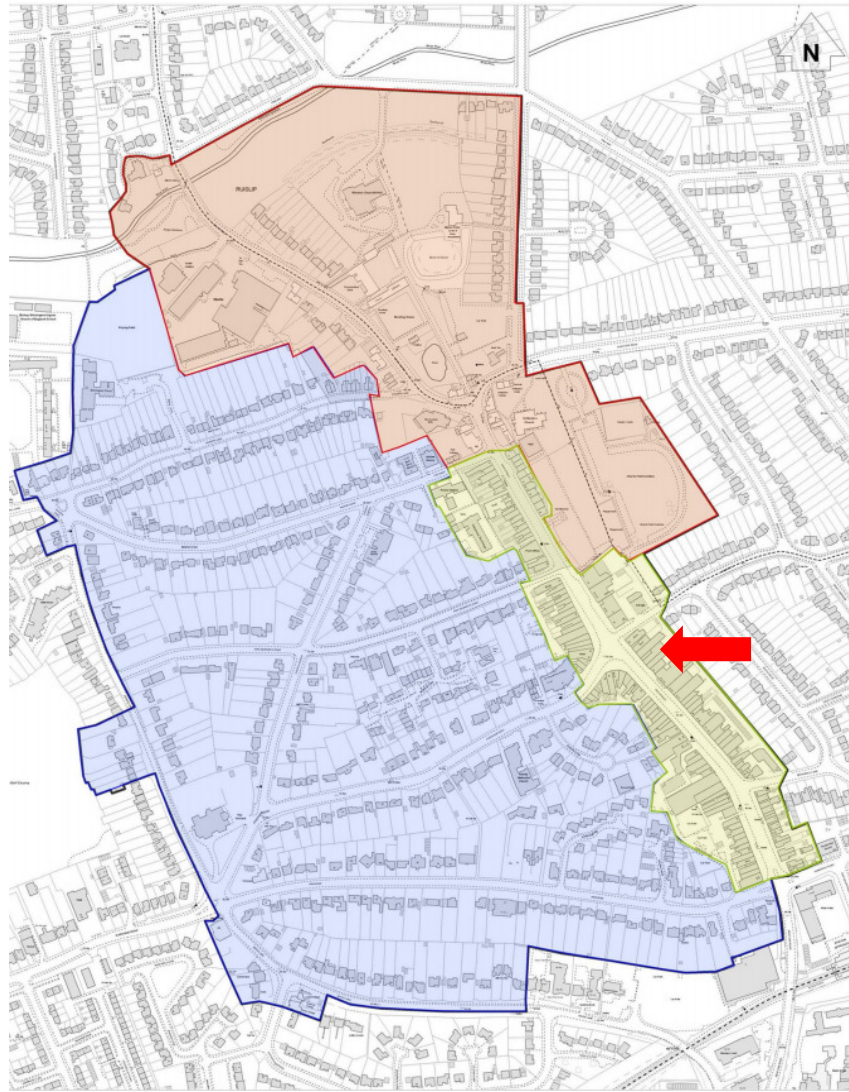


Figure 2 - Map of Ruislip showing the village conservation area (Source: <http://www.hillingdon.gov.uk>)

2.0 Design Principles

- 2.1 The design principles follow guidelines by the Ruislip Village Conservation Area Design Guide, published in December 2008.
- 2.2 The design guide principles we have followed are to ensure the rear extension is in keeping with the current building and neighbouring properties which are all commercial units. The application proposal will provide additional storage and office space which will result with increased retail space. It should be noted that other properties to this part of the High Street already have full depth rear extensions.
- 2.3 The rear extension will be built to match the existing rear elevation, in order to maintain some sympathy with the existing character of the site and not detract from the existing finishes of the property.
- 2.4 We have provided to the rear of the extension a pitched roof to soften the appearance of the extension. The current use of the property is a jewellers shop so for security reasons there shall be no windows on the rear elevation. There is rear access behind the site where commercial units are located. There are residential properties close by that may be affected by our proposals.

3.0 Conclusion

- 3.1 In conclusion, we feel that the proposed rear extension will generally enhance the property and will not be overbearing or detrimental to neighbouring properties.
- 3.2 We feel our proposal will also enhance the property and with the addition of the sensitive use of materials to match existing, we feel our proposal will have minimal effect to the rear elevation and design objectives of the Ruislip Village Conservation Area guidelines. The front elevation will not be affected at all by this proposal.
- 3.3 We therefore feel this application should be considered for approval based on the above and accompanying drawings and other supporting documents, which we feel will and generally increase storage, retail and office space within the property.

4.0 Photos



Figure 3 - Rear of 135 High Street



Figure 4 - Neighbouring properties showing similar extensions



Figure 5 - Rear access to the property

Cubic Building Surveying Ltd
9 West Hill, London SW15 3SR
T: 020 8877 7300 F: 020 8871 0234
E: scoles@cubicbs.co.uk W: www.cubicbs.co.uk