



# DESIGN & ACCESS STATEMENT

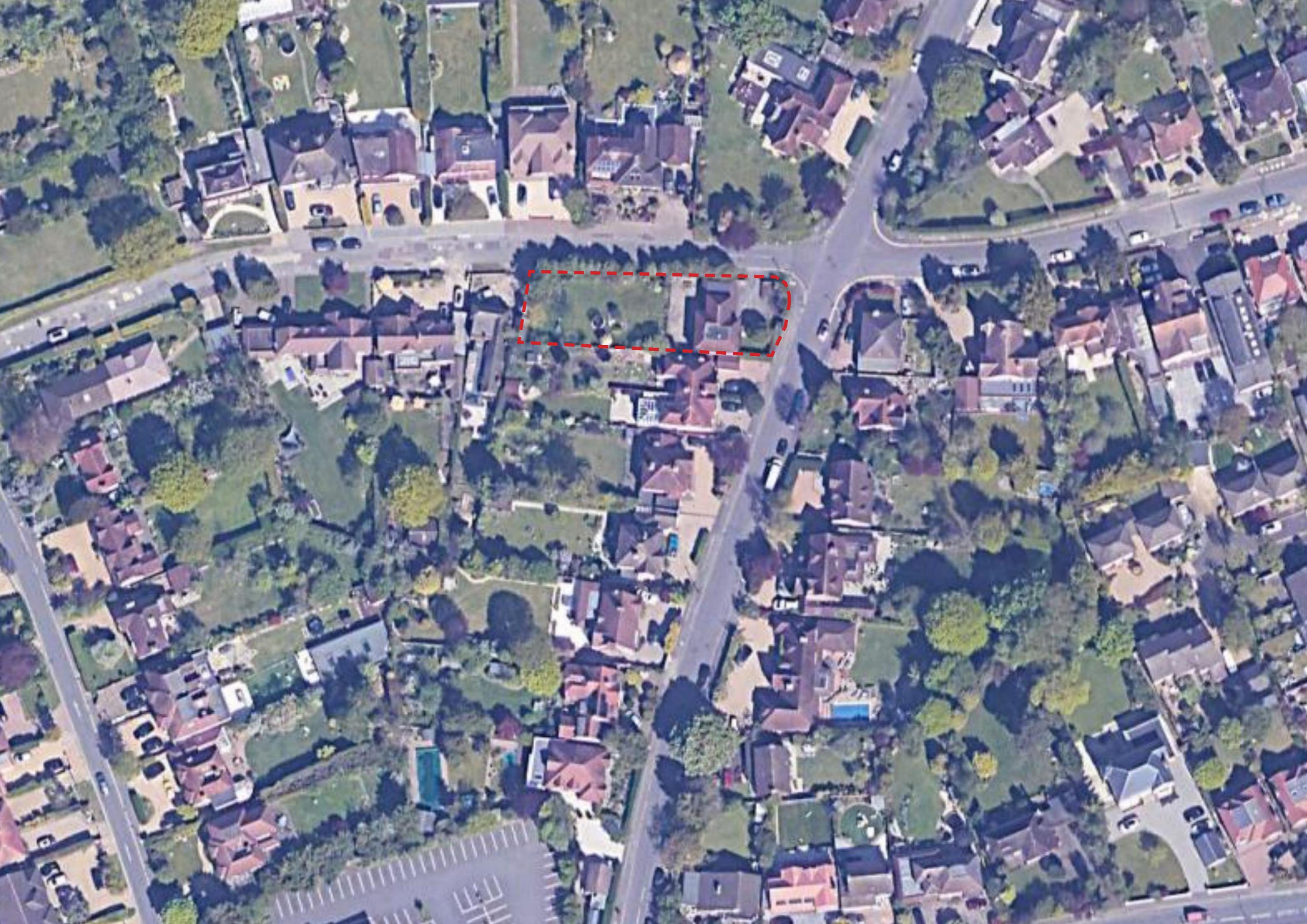
January 2023

## 15 CHURCH AVENUE

Ruislip HA4 7HX

Metashape Job Ref: 2022-036

**METASHAPE** | ARCHITECTS



# 15 CHURCH AVENUE, RUISLIP HA4 7HX

## SITE LOCATION

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This document has been prepared by Metashape Architects in support of a Planning Application submission to London Borough of Hillingdon. The application site is located at 15 Church Avenue, Ruislip HA4 7HX.

The proposed works to the existing building include the erection of a two storey rear extension, a first floor side extension, a single storey rear extension and alterations to the roof form including raising of the ridge and a proposed front entrance porch.

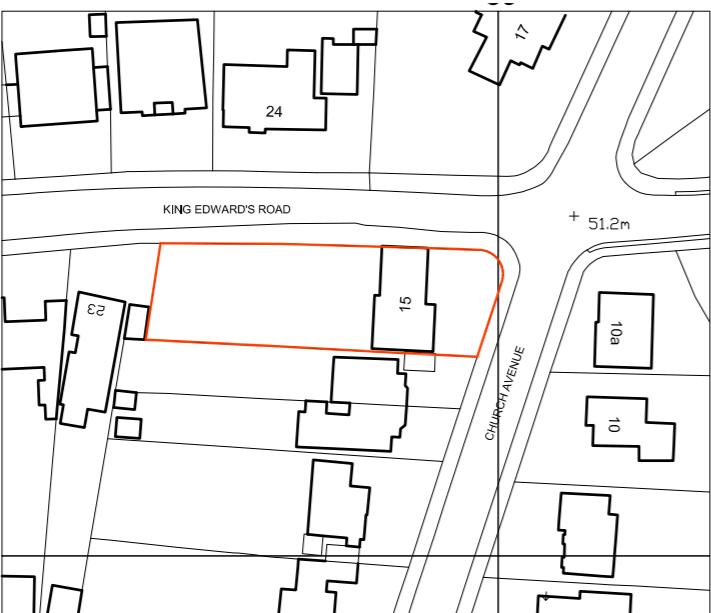
The site is located within the Ruislip Village Conservation area. The building is not Listed.

The application site, is approximately 0.095 hectares (0.24 acres) and comprises a detached dwelling with front garden and forecourt car parking, and large rear garden (614m<sup>2</sup>).

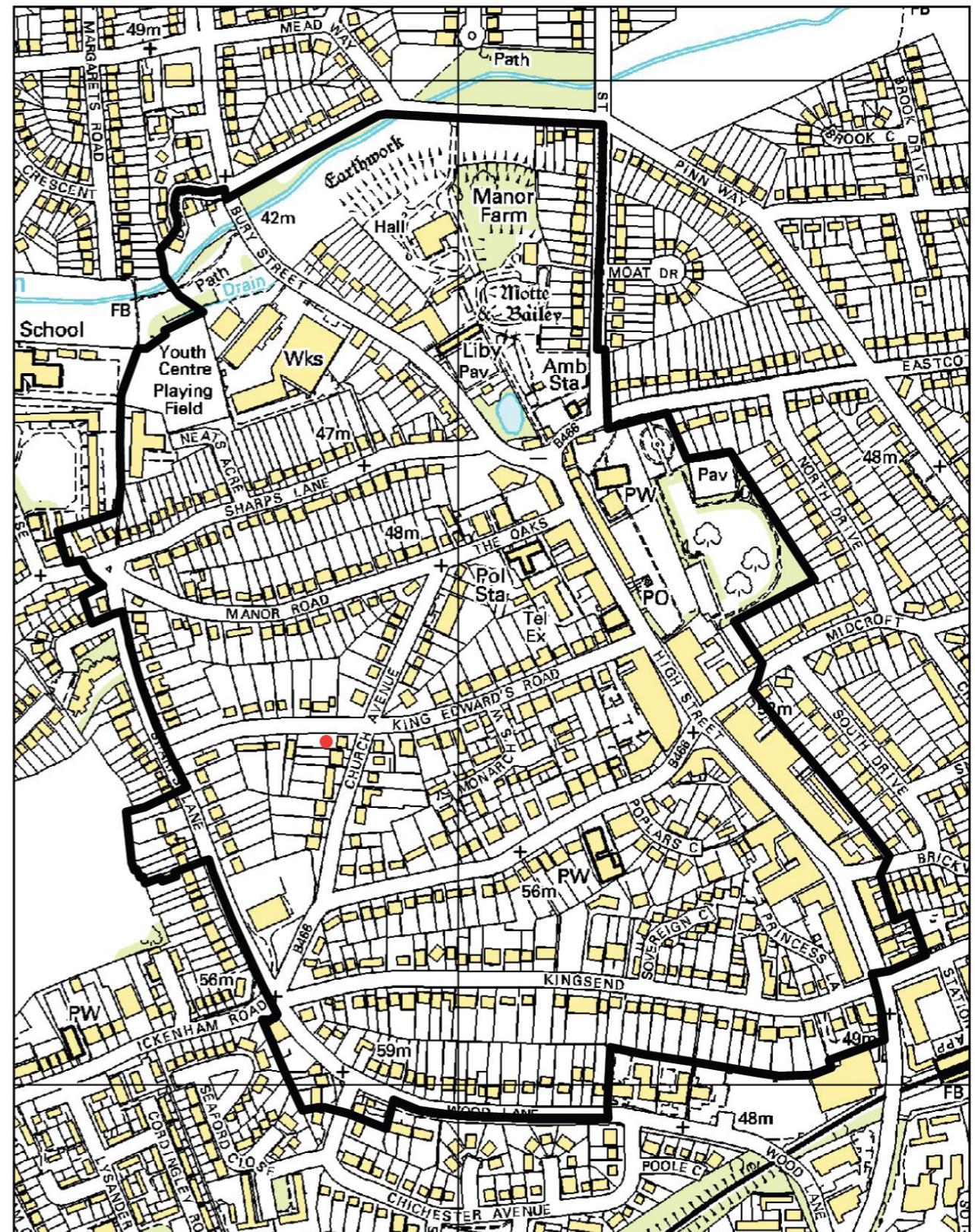
The site can be accessed by vehicles and pedestrians from King Edward's Road which is a private road. Pedestrian access is from Church Avenue located on the eastern boundary of the site.

The site is within close proximity to Ruislip High Street which includes many shops and amenities.

The site as a Public Transport Accessibility Level of 3. West Ruislip Rail and the London Underground Station West Ruislip served by the Central line is a 9 minute walk from the property. Bus stops are located on the Ickenham Road in close proximity to the site (2 minute walk) and served by bus no. 331, H13, U1 and U10.



Site Location Plan (Scale 1:1250@A3)



Ruislip Village Conservation Area (Source : London Borough Of Hillingdon)

● Site Location



Photograph looking west showing the front of 15 Church Avenue





Photograph looking east showing the rear of 15 Church Avenue