

63 LIME GROVE, RUISLIP HA4 8RL

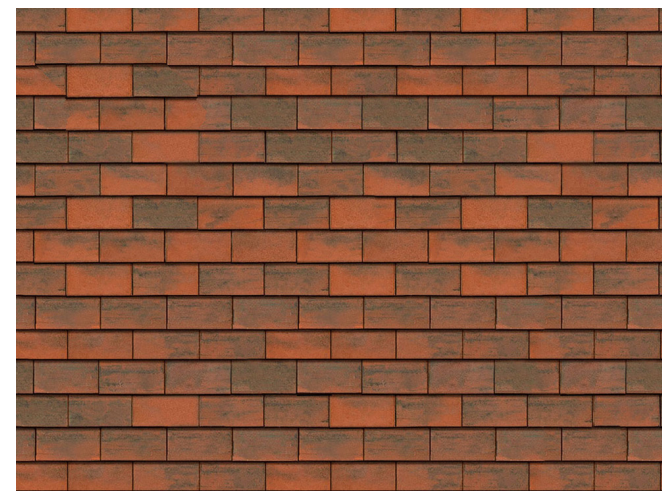
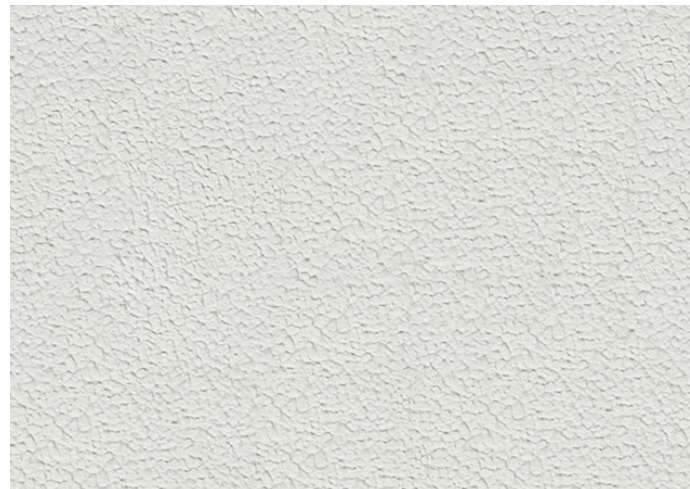
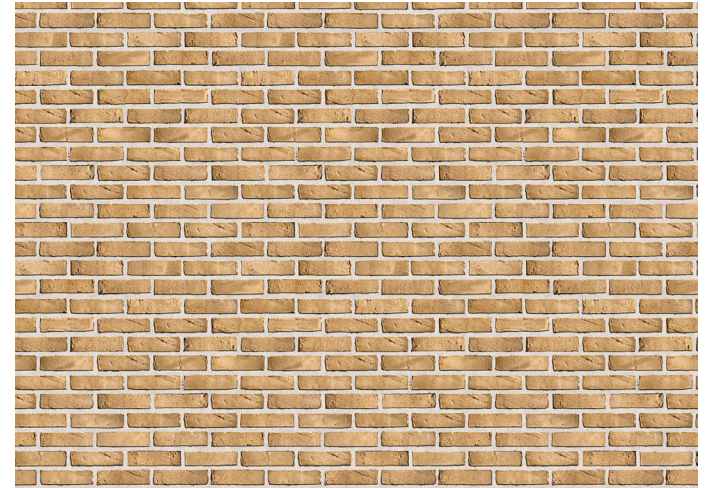
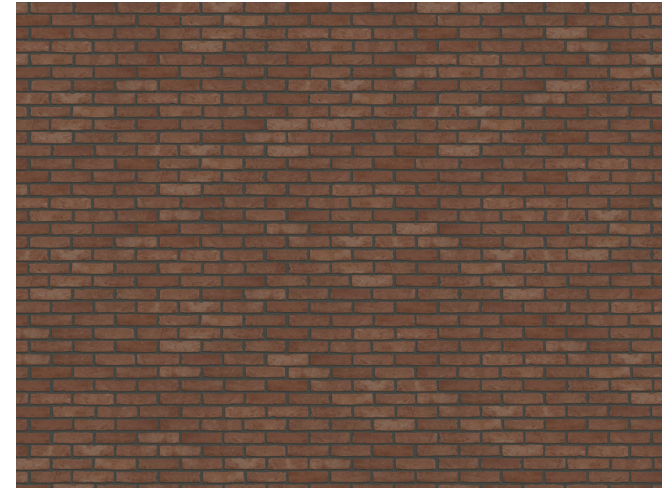
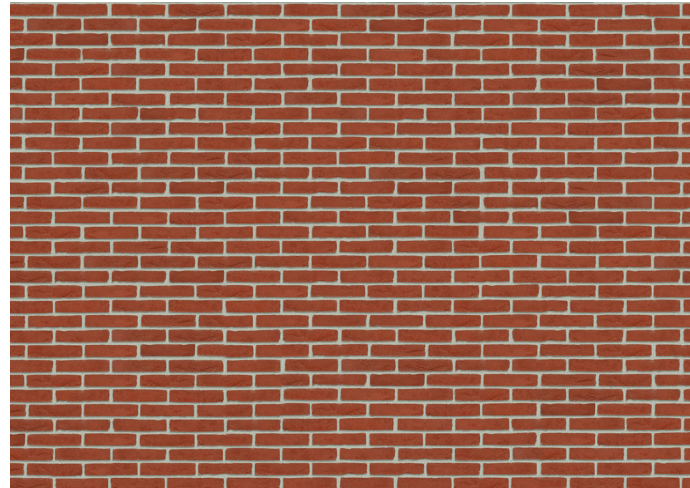
1.4 LOCAL MATERIALITY

1.4.1 The majority of the houses in the local area are traditional brick construction, with a variety of brick colours ranging from terracotta, to brown, to a small number of buff bricks.

1.4.2 Other houses in the area have coated or rendered the brickwork with traditional materials such as white or off-white render, pebbledash, or rough coat in other cases.

1.4.3 There are a number of houses with exposed timber structures that mimic classic Tudor construction.

1.4.4 The roofs are uniformly clay tiles of various types and colourations.



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1.5 SITE PHOTOGRAPHS

1.5.1 The existing building is a two storey detached house with a gabled roof, typical of the local area. The house is built from brick with a white render/plaster. The gabled roof has an exposed timber structure which is a feature found elsewhere along Lime Grove.

1.5.2 There is a detached garage on the site, with a similar materiality and form to the main house.

1.5.3 The site also contains a large garden that backs on to the allotments to the rear of the property.



1.6.1 The site is accessed off of Lime Grove, a residential road. Lime Grove is not an arterial road and therefore provides minimal noise.

1.6.2 The site is situated within a row of detached and semi detached houses, providing aspect out of the front and back. Any windows on the sides of the house will overlook the adjacent houses, requiring obscure glazing if any windows at all.

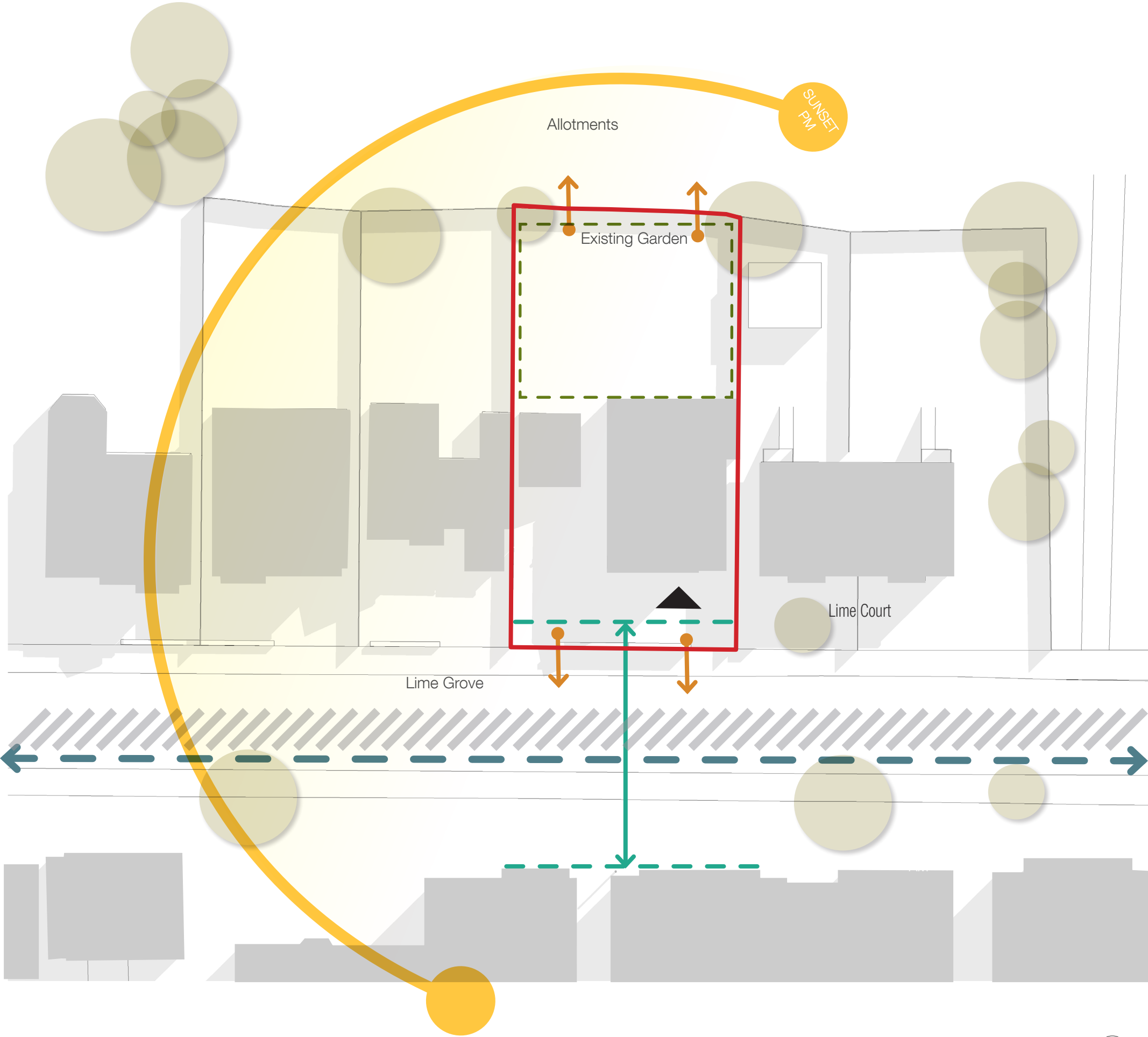
1.6.3 There are a number of small trees to the rear of the site. They are located at the bottom of the garden and therefore will not impact the proposal.

1.6.4 Properties along Lime Grove include off-street parking to the front of each house, as well as on-road parking being prevalent. These street-front areas also include front gardens and planting.

1.6.5 The building scale and mass should respect that of the adjacent properties to maintain the existing street scape. To do so, the proposal will be limited to two storeys, and reflect the general massing and scale of the houses along Lime Grove.

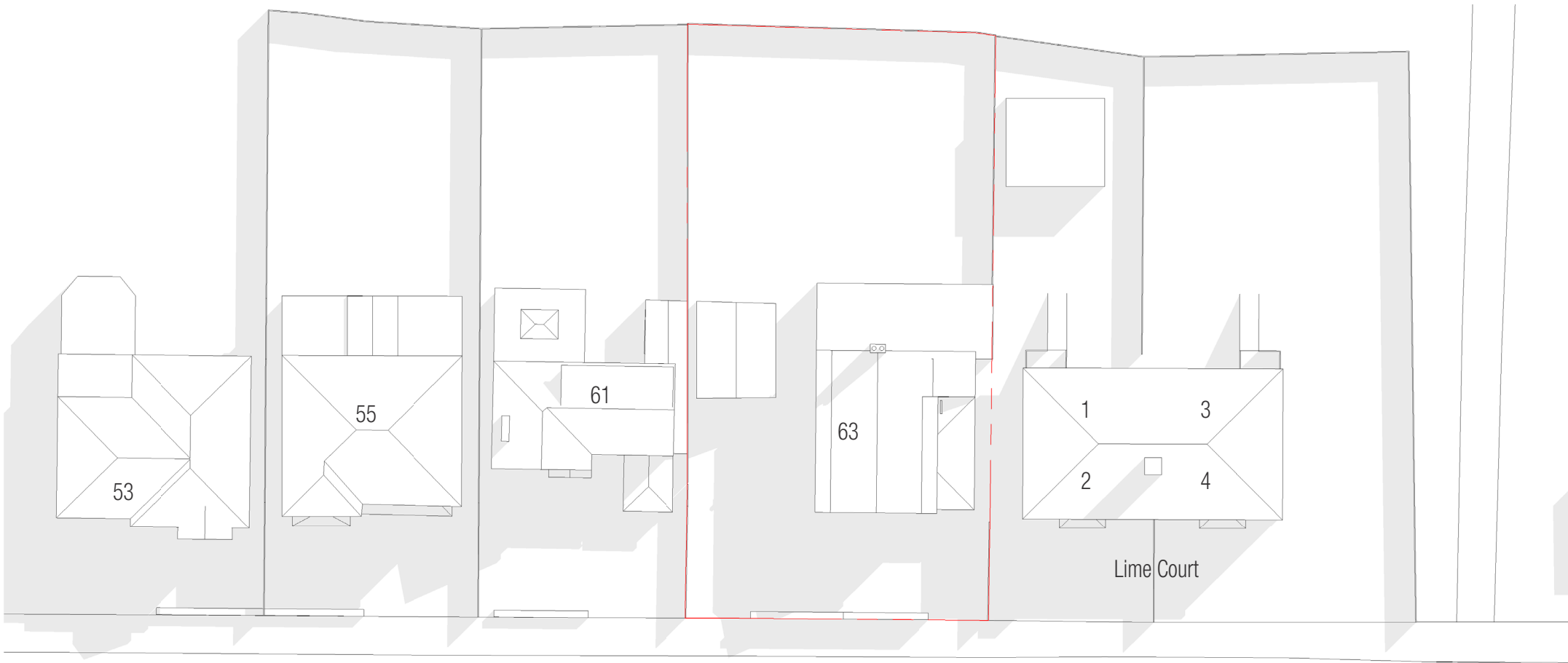
1.6.6 The property is served by Lime Grove, with the nearest bus stop being on North View to the south-east, an 800m walk away. The site has a PTAL rating of 2.

- Site Boundary
- Existing access
- Main roads
- Existing building set back from street
- Min. 18m distance to prevent overlooking
- View aspects
- Noise
- Existing Garden
- Sun path
- Existing trees

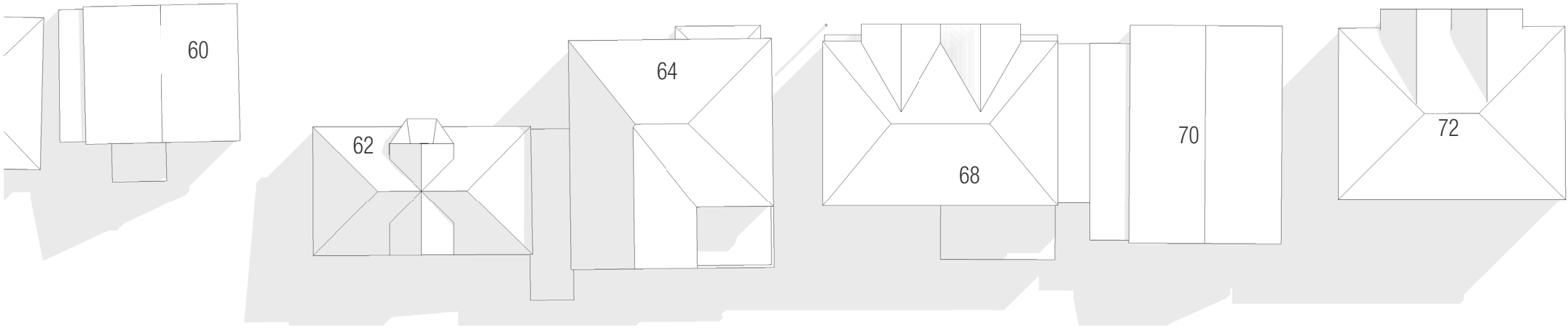


2 EXISTING BUILDING

- 2.1 Existing Site Plan
- 2.2 Existing Ground Floor Plan
- 2.3 Existing First Floor Plan
- 2.4 Existing North East Elevation
- 2.5 Existing North West Elevation
- 2.6 Existing South West Elevation
- 2.7 Existing South East Elevation
- 2.8 Existing Section AA
- 2.9 Existing Section BB
- 2.10 Existing Views



Lime Grove



Existing Site Plan

- All areas are **approximate** and subject to change. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches and Assessment by a Structural Engineer.
- Site boundary is subject to Title Plan.

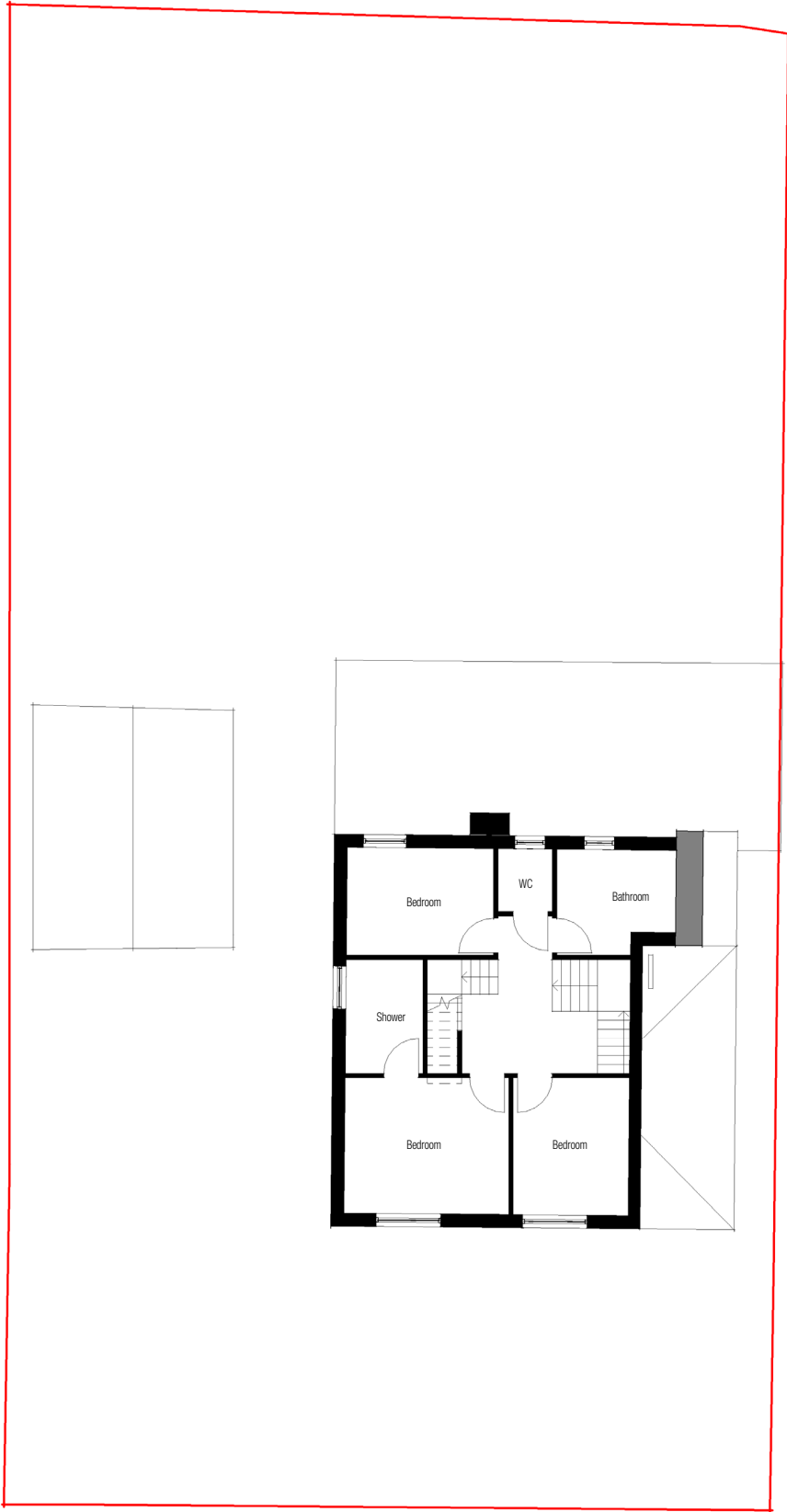




Existing Ground Floor Plan

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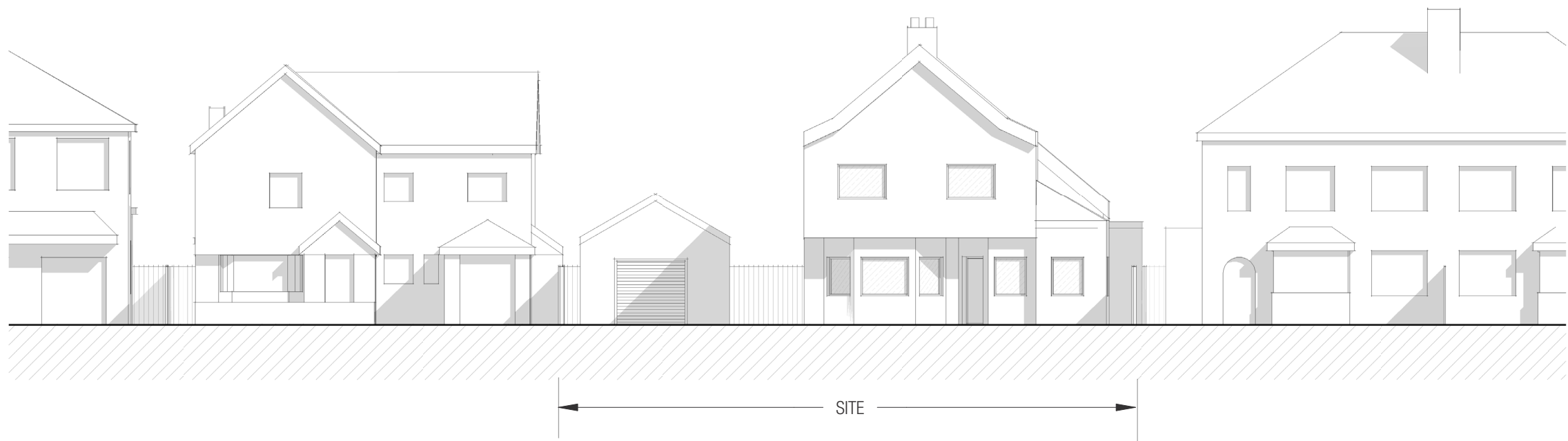




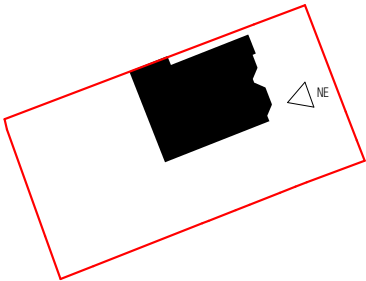
Existing First Floor Plan

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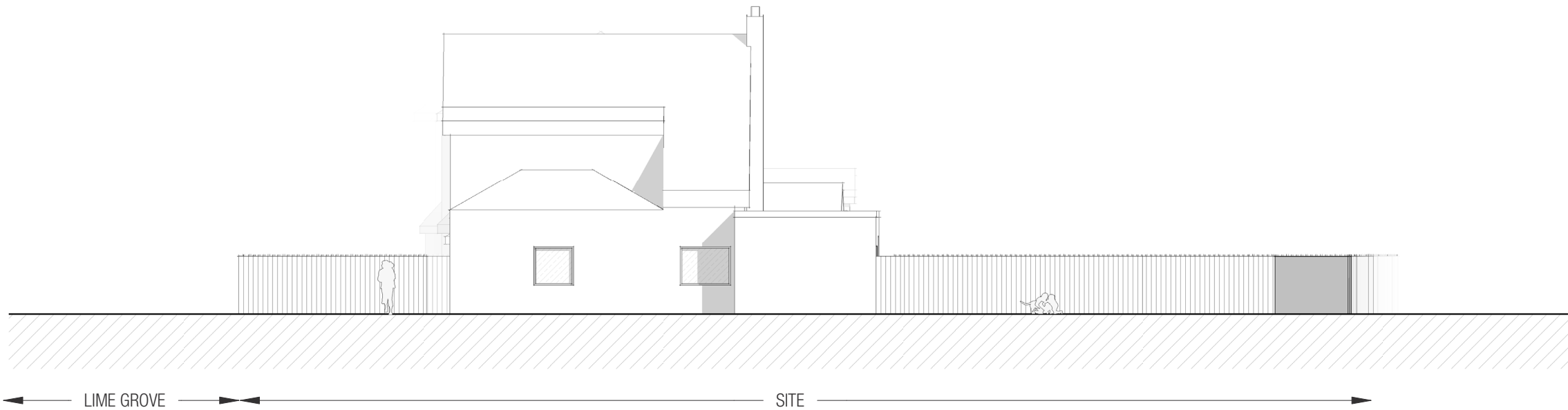




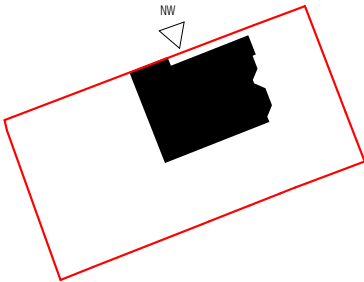
Existing North East Elevation



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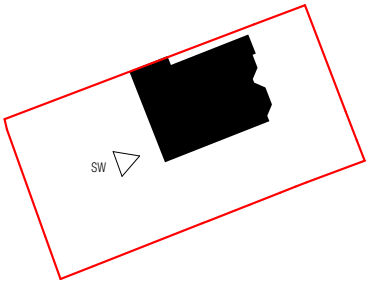
Existing North West Elevation



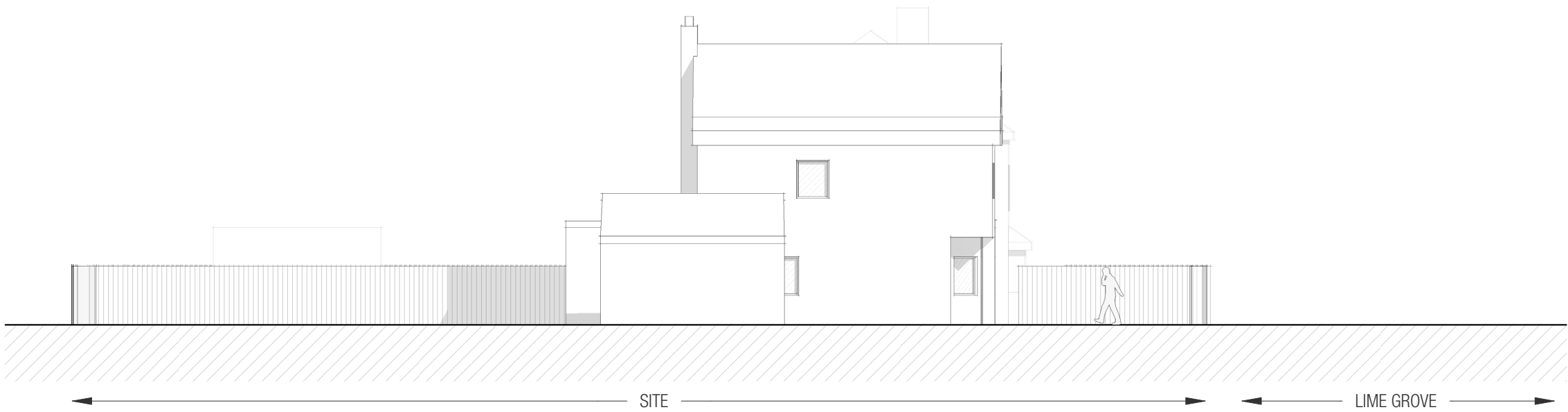
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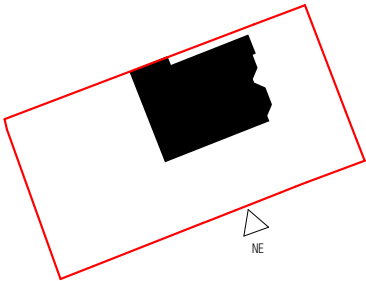
Existing South West Elevation



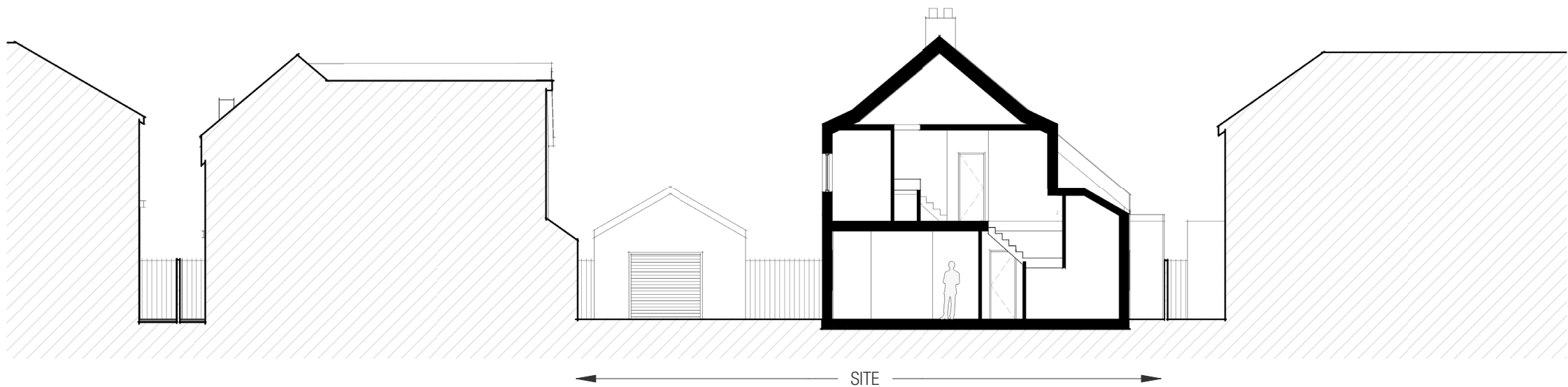
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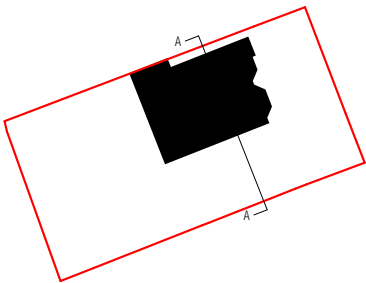
Existing South East Elevation



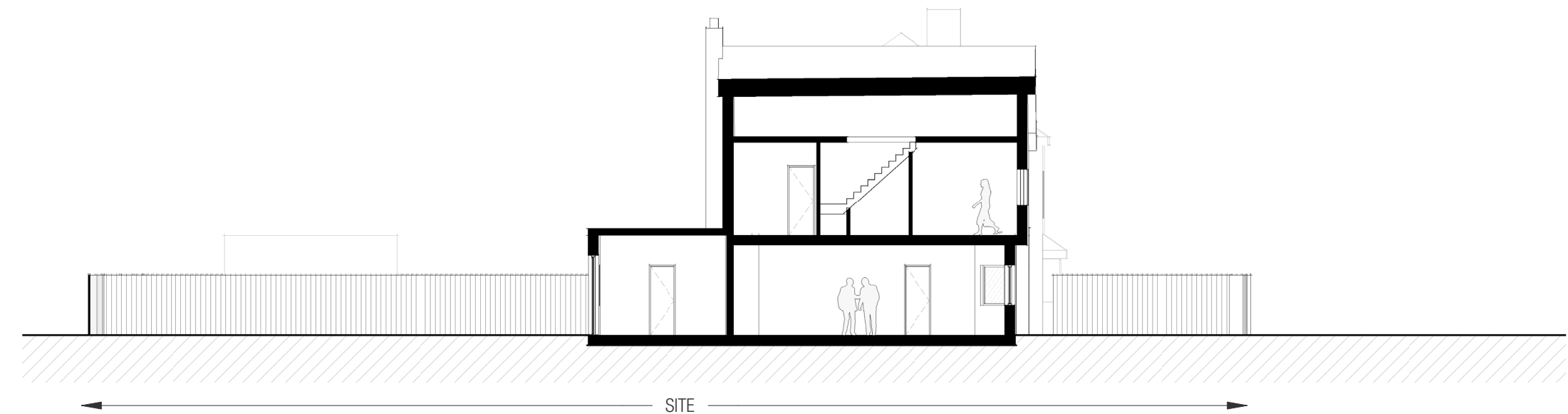
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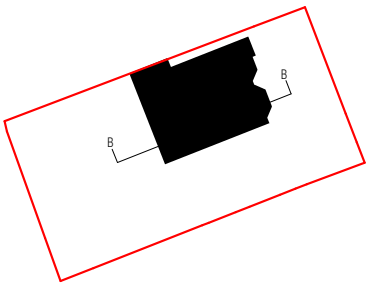
Existing Section AA



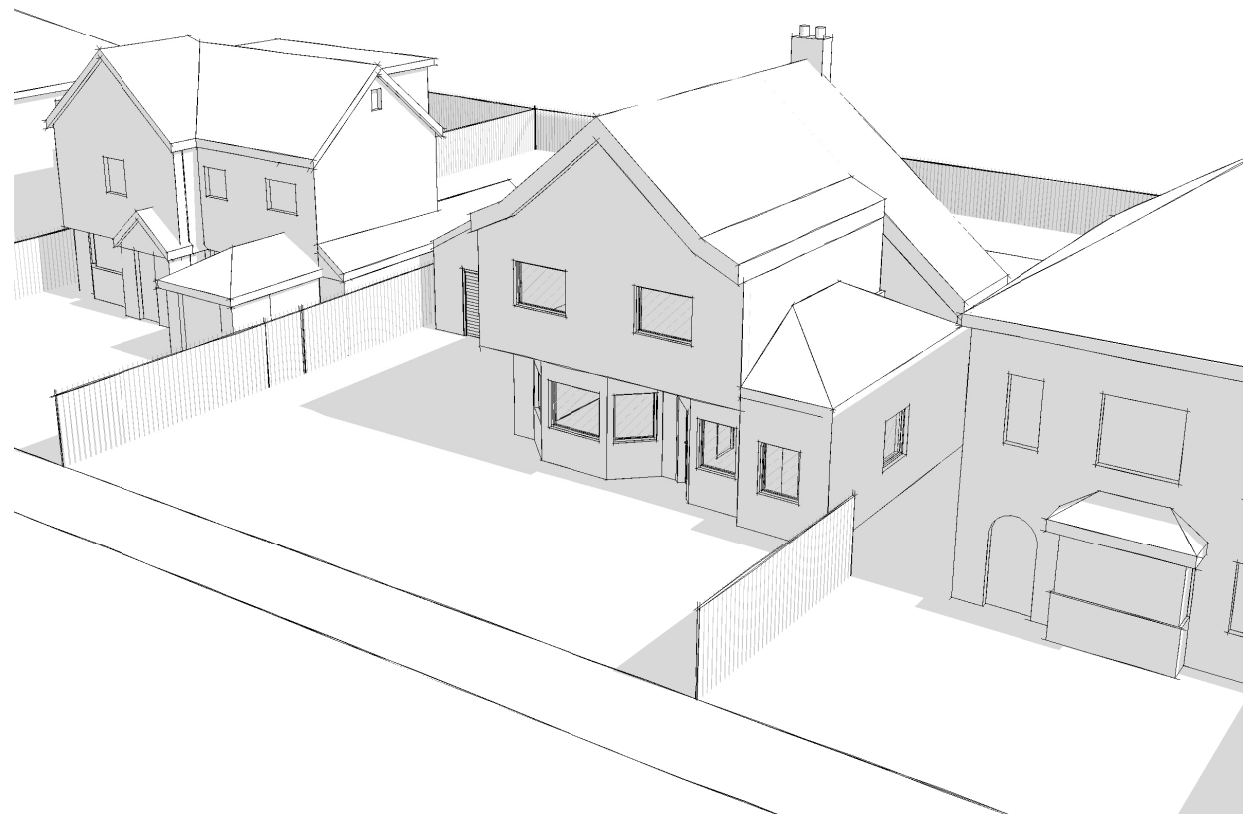
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Existing Section BB



0 1 2 5 10 m



Existing Aerial View from North of Site



Existing Aerial View from South of Site

3 PROPOSED BUILDING

- 3.1 Proposed Site Plan
- 3.2 Proposed Ground Floor Plan
- 3.3 Proposed First Floor Plan
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- 3.8 Proposed Section AA
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- 3.10 Proposed Views
- 3.11 Proposed Materiality



Proposed Site Plan

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