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The White House Design Ltd.

Structural Engineers & Planning Consultants
4 Denziloe Avenue Hillingdon Middlesex UB10 0ED

Planning and Service Department
London Borough of Hillingdon
The Civic Centre
Uxbridge
Middlesex
UB8 1UW

14/02/2011

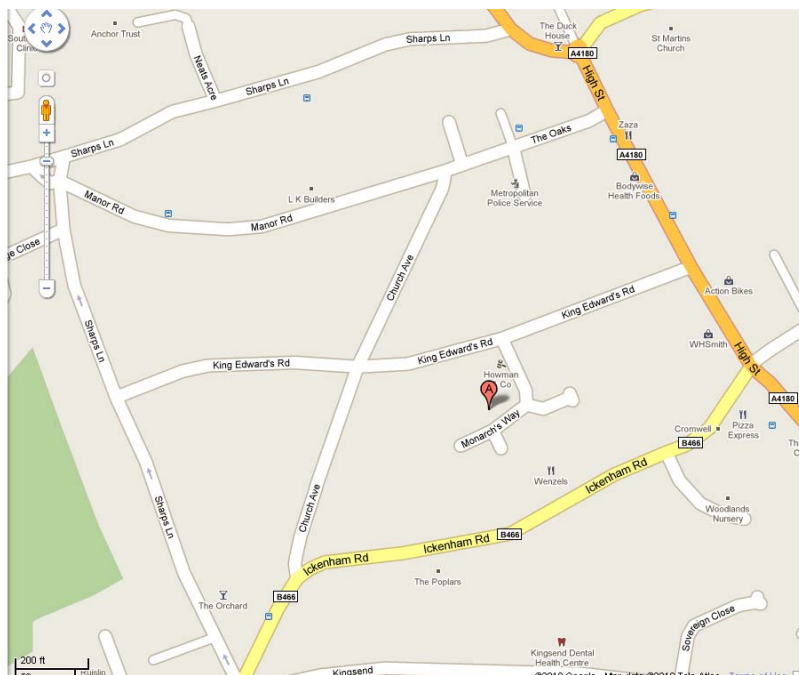
Dear Sir/Madam,

Re: Planning application Woodstock Monarchs Way Ruislip HA4 7BP

Please find below a design and access statement for the above site.

Location

Wood Stock Monarchs Way is in the West Ruislip ward of Ruislip Village, Northwood & Pinner constituency.



A vast area, including Kingsend, Church Avenue, Manor Road, King Edward's Road, Monarchs Way, parts of Sharps Lane, Ickenham Road, Wood Lane, and all of High Street have been added to the conservation area.

The Ruislip Village Conservation area is centred on Manor Farm and St Martins Parish Church. The Village has retained its distinctive historic character and atmosphere.

Many of the houses have an individual quality; they are constructed with interesting materials and incorporate a range of designs.

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Use

The existing site currently comprises of a detached single-family dwelling. The current dwelling spans over two floors. On the Ground floor the existing dwelling has a living area, dining area kitchen, utility room, a study and a conservatory to the rear and a detached garage to the side of the dwelling. The first floor has 4 bedrooms the master bedroom has an ensuite, a further study room and 1 family bathroom. It is proposed to demolish the existing garage and construct a single storey side and front extension with a new attached garage.

Amount

The site is roughly rectangular in shape. The floor areas of the existing and proposed are as followed: -

Site Area:	792.63m²
Existing Ground Floor:	151.20m²
Proposed Ground Floor:	212.9m²

Layout

In terms of layout this is shown on the accompanying drawings.

Scale

In terms of scale this is shown on the accompanying drawings.

Landscaping

There is ample space both to the front, side and rear of the site for hard and soft landscaping. We would request that any approval should be subject to a condition that a suitable scheme be submitted and approved to the satisfaction of the local authority prior to occupation of the dwellings.

Appearance

The proposed dwelling is pleasant in appearance, which complements the character of the street scene and blend in. The designs of the property within the immediate vicinity are similar in size and design therefore the proposed dwelling would fit comfortably within its surroundings. In particular detail of attention has been given to the proposed fenestration so that it is keeping with the main house. We enclose for you information photographs of the existing building.

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Front View



Rear View

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Existing Garage to be Demolished



Location of the new garage

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Vehicular and transport links

There is vehicular access to site via the front and the site currently accommodates 3 parking spaces which will be unchanged. The pedestrian access is via the front of the premises. The local transport infrastructure provides local buses services within a minutes walk to Ickenham Road. The local tube station (West Ruislip) is approximately 0.5 miles away providing network links to London and surrounding areas

Inclusive access

The proposed development is designed to incorporate easy access for wheelchair users and also provides access to a w/c on the ground floor level. The proposed layout is designed to allow all persons free movement regardless of age, disability, ethnicity or social grouping.

We trust this design and access statement meets your requirements. Should you require any further information please feel free to call us.

Yours faithfully

For and On Behalf Of
The White House Design Ltd