

**Planning Application Submission
58, St. Margaret's Road
Ruislip
HA47PA**

**DESIGN & ACCESS STATEMENT
1848 Doc – PL 01**

Proposal: First Floor Side Extension and Two Roof Extensions .

Design:

No. 58 St. Margaret's Road is a three bedroom semi-detached house located on the west side of the road at its southern end. It is the last house on that side of the road and benefits from views over the Bishop Winnington Ingram School Field through which courses the River Pinn and the Celandine Route. The latter is a 12 mile walk that connects the River Pinn with the Grand Union Canal. The property was probably built between the late 1920's and the mid-1930's and is typical of the suburban, speculative developments of the time. The architectural style is very much that of the period and could be described as 'Metroland' with its hipped roofs, semi-circular front bays and, bracketed front porches and elevations a mixture of render, facing brick and tile hanging.

The proposed first floor and roof extensions follow the existing architectural style. The new roof areas will see the tiles off the existing side elevation used to weather the extended front slope. The roof to the new first floor extension will be weathered with new tiles of the same type as the existing. The walls will be cavity work rendered as are the existing. Windows will be uPVC. The original timber windows were replaced some time ago.

Landscape:

There is extensive and dense existing soft landscaping, consisting mainly of hedges and shrubs, along the southern boundary of the site. See Photograph 3. No trees or hedges will be affected by the proposals.

Area:

The existing gross habitable internal floor area is approximately 142m² on two floors. The proposed works will result in an additional 60m² of accommodation resulting in a total area over three floors of approximately 202m². It is submitted the extensions will retain the character of the original house and will have no adverse effect on the visual and residential amenity of the location.

Access:

There will be no change in the access arrangements.