

DESIGN AND ACCESS STATEMENT

Property Address: 158-160 HIGH STREET,
RUISLIP HA4 8LJ

Proposal: Proposed outbuilding associated use with retail units.

Context: The property is located on High Street Ruislip, sits in block between Kingsend and Ickenham Road and forms part of a series of similar scale shops which make up the parade of shops in this area. The shop is restaurant. The property and surrounding is within Ruislip Village Conservation Area.

Description of Existing: The ground floor unit occupies number 158-160 High Street, above there are two floors and similar to both property, provides residential units.



The property provides rear service road access via Princess Lane from Kingsend. Adjoining properties have various extensions at ground floor and outbuilding across the service road.

Proposal:

The application proposed outbuilding to use as car parking and storage associated with ground floor restaurant. Proposed outbuilding will be 6.3m wide x 5.45m deep x max 2.5m high. Externally finishes with render finish. Unobstructed 6.0m wide access rear provided. Further 4.8m deep car parking space will be retained. Proposed outbuilding will be erected on remaining space at rear.

Summary:

The proposed building will have no impact on the amenity of the adjacent residential and retail properties. The proposed outbuilding will have no material impact on the amenities of the adjoining properties