

DESIGN AND ACCESS STATEMENT

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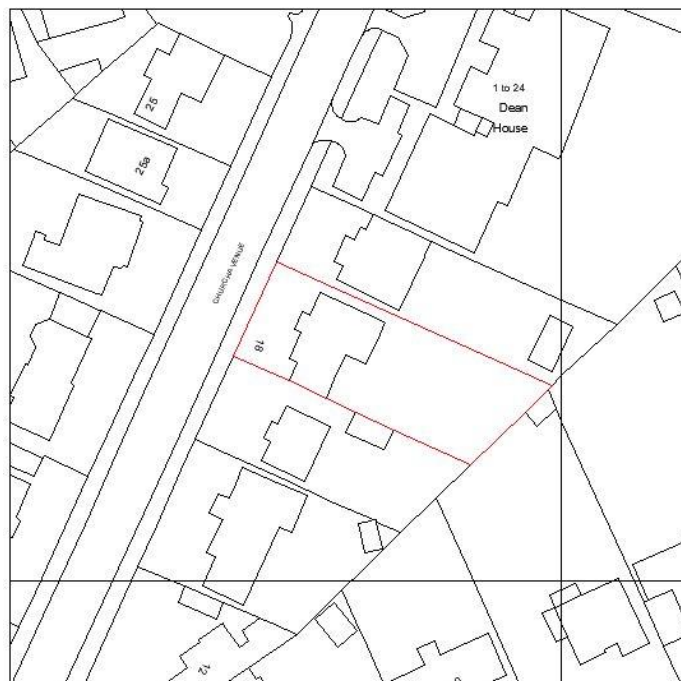
ADDRESS: 18 CHURCH STREET, RUISLIP

1. Introduction.

- 1.1 The statement related to the proposed rear single/double storey extension and loft conversion together with proposed hipped roof, rear dormer window and front conservation type roof light to the front of the existing dwelling 18 church Avenue, Ruislip.
- 1.2 The document has been prepared by Master Design Studio for Mr. N Magon. This D&A should be read in conjunction with the supporting drawing and documents.

2. The Site

- 2.1 The site is located in northwest London around west Ruislip area in the London Borough of Hillingdon. The site is located in the conservation area.



- 2.2 The site comprises of a two-storey detached dwelling located on Church Avenue in a conservation area. The conservation appraisal highlights that the houses date to the 1920's-1930's. The host property is not the distinctive property, on Ruislip but its sit comfortability in the street scene. The area to the front of the property, with the curtilage of the site, is covered in hardstanding and provides an additional car parking space.
- 2.3 The site is located in the predominantly residential area, the site is walking distance from nearest tube station, high street, primary and secondary schools well as recreational area such as Church field Gardens.
- 2.4 The Site served by an established road network providing vehicular and pedestrian access and close approximately to the A5 into central London and M1.

3. Planning History.

- 3.1 There have four applications on site and the application which was similar scale to the proposed was granted in March 2016.
- 3.2 The last application on this site was similar to approved in March 2016, but was refused and further appeal was dismissed. Main reason for the refusal was proposed gable ends with large glazing the rear proposed extension.

4. Ruislip Village Conservation area.

- 4.1 The Ruislip village Conservation Area was designed in 1969 and contained the medieval core of the village. The conservation area was extended in 1973, and 2008, to include High Street and part of the surrounding residential area.
- 4.2 The High Street and the surrounding residential areas to the southwest were later added to the conservation area, were developed following the introduction of the railways. In response to the rapid and often haphazard urban expansion of the area in 1980 Kings college held competition, which was won by A&J Souter to develop a plan for a garden Suburb and more changed since.
- 4.3 The Ruislip High Street forms a commercial hub of the area, with parades of shops on both sides. The area has been developed which can be seen by the change of the building Architectural style and character of the local area.
- 4.4 The proposal is for the mainly rear extension which will not be visible from the street and the scale of the extension is very much in keeping with eth surrounding. The proposal will have no impact on the Architectural character of the existing building and the surrounding. The proposal will enhance the area and create better living space to eth end users.

5. Proposal.

- 5.1 The proposal has been designed, considering, and taking on board the reason for the refusal of the previous application and dismissed appeal.
- 5.2 The proposal is still for the demolition of the existing rear single storey extension and erection for single and double storey rear extension with loft conversion and internal alterations together with installation of conversation type roof windows facing the main church Avenue.

5.3 The ground floor extension comprises of creating a large kitchen and dining area together with utility, pantry and downstairs shower room which would be location in the existing dining room. The rear wall has large bi-folding doors and the corner fixed glazing to give a contemporary look and merge into the garden. All the proposed schemes will not be visible to public except the front conservation type roof windows.



5.4 The first floor comprises of merging existing bedroom 1 and 2 to one single room which accommodate bedroom with en-suite and walking wardrobe. The other existing front room has been enlarged and accommodation en-suite. The new rear extension will accommodate a large Master Bedroom on two floors. The first floor would be used as bedroom and the second floor (area in part of the loft) would be used for dressing and entertainment area.



5.5 The existing front shower room would be taken out and replaced with a new staircase leading to the loft bedroom 4. The bedroom 4 would comprise of en-suite and study area.

5.6 The external material to rear extension to be off white k render with Grey Aluminium bi-folding doors together with Aluminium corner window. The proposed front roof windows to be Conservation type roof windows in grey to match the roof covering.

The proposed roof covering to match the existing together with fascia and rainwater goods.

6. Privacy.

6.1 The proposal meets all the required separation distance from the surrounding properties and will not affect any of the adjoining adjacent properties.

7. Environmental Concern.

7.1 From the previous application and the reported submitted shows no risk to the property or have any impact from the proposal which we believe should be sufficient and should you require any further details, please do advise.

8. Access.

8.1 The access to the site is walking distance from the local amenities and local tube station and shopping area (High Street). The site is easily to A5, M1 and the existing access to the premises would be as it is in existence off Church Road.

9. Conclusion.

9.1 The proposal has been designed in keeping with the surrounding in terms of scale and Aesthetics as well as the Architectural Character of the area. (The rear proposed gable end roof as per the previous application has been amended to hipped roof)

9.2 The proposal does increase the footprint and will make a better place for living as a family home. The Proposal does not result in loss of the Amenity and the remaining amenity space is more than the minimum required by the council.