



## Design & Access Statement

### Site Address:

**61a Kingsend, Ruislip, Middlesex, HA4 7DD**

### Site Description

The application relates to a two storey detached dwelling located to the South of Kingsend. The render and tile dwelling is set back from the road by over 7 metres by an area of hardstanding that provides space to park at least two cars within the curtilage of the site. To the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the property. The application property shares side boundaries with Nos.61 and 63 to the East and West respectively. To the rear lies No.42 Wood Lane.

The application site lies within Ruislip Village Conservation Area.

### Scope of works

Planning permission is being sought for the erection of a small single storey rear extension (conservatory)

The scope of the development is to provide a larger dining/living area to the homeowners.

### Proposed Works

The property is already benefited by a single storey rear extension which is an original feature of the dwelling. The new extension will be linked to the existing extension at gutter level only.

The proposed extension is of a very small scale and set away from both boundaries. It will be finished mostly in glass and therefore won't add to the bulkiness or outlook. It will also be significantly shorter to the existing extension and won't be seen by any of the adjacent neighbours.

Lastly, the access to the property is through the existing front entrance which will be preserved while all new materials will match the existing.

## Conclusion

It is considered that the overall size and design of the extension is in keeping with the character of the host dwelling and the area and in accordance to Hillingdon Council's Planning Design Policies. The extension is kept to a sympathetic size and is designed in such a way so as there is no overbearing effect to any of the neighbouring properties.

The finish materials will be matching the existing ones in order to blend nicely and respect the conservation character of the area.

Lastly, the property lies within Flood Zone 1 and is liable to low risk of flooding (please refer to Flood Map submitted)

## Satellite View – Google Maps.....

