

Design and Access Statement

293 West End Road, Ruislip, HA4 6QS

Date: 27/05/2026

Site:

The site is located about a 10 minute walk directly south from South Ruislip train station, and 3 minutes walk north of the A40 on West End Road. The area is occupied by a mixture of residential properties, some terraced, some detached and some bungalows.

Existing:

The existing property is a fairly large bungalow containing 3 bedrooms, a living room, separate kitchen, bathroom and WC. There is a large loft space above used for storage.

There is an attached side garage with external access from the front and rear. There is a front drive that currently is in use by one car, and to the rear of the property is a fairly large garden with shed.

The neighbouring properties are both two-storeys high with loft conversions and have tall garden walls and garages which are built directly on the boundary.

The existing property is considered to be of low architectural merit, in poor condition and in need of updating.

Proposal:

Optimise the land use to provide much needed high density family housing for the local area.

A number of schemes had been considered with the site. One being to develop the existing structure by adding a further storey on top of the existing walls. After uncovering the existing foundations, we found the depth was not sufficient to do so, and therefore this option was not viable. Thus it is deemed more sensible to demolish and start again with a modern property that achieves all the latest building regulations and design requirements.

The proposal is for two semi-detached dwellings – two storeys high with a room in the roof space.

To each property, the ground floor will accommodate an attractive open plan Kitchen / Living / Diner with bifold doors allowing access to the rear garden. A WC will be installed beneath the staircase making use of all space efficiently.

The first floor will accommodate two large bedrooms and a bathroom.

The second floor will include a further large bedroom with an en-suite bathroom. Roof lights will draw natural daylight above the stair and into the loft bedroom. The rear dormer will allow sufficient head height maximising the usable space.

The application is a resubmission with revisions to an application approved in 2020 (74799/APP/2019/3933). Due to delays caused by the Covid pandemic that scheme was not commenced timely and the permission has expired.

The proposal achieves amenity space to the rear of 60m² and this amenity space can be extended once bifold doors are open. There is also ample internal space which is in excess of the minimum requirement of 99m² for a three bed property.

The proposed is considerate to the neighbouring properties, being set back 1.5 meters from the boundaries at first floor level. The side extensions are built to the boundary with external walls not being any higher than the existing wall heights. These are set back from the main facade which adds a bit of character and breaks up the elevation with an alternate material / finish. The infilling between the neighbouring two-storey buildings will harmonise with the street scene.

Timber bin stores will accommodate general waste and recycling from the front. These fit neatly where the side extension are set back from the main facade.

Cycle stores are proposed to the rear garden to accommodate up to 4 bikes to each property.

The layout is considered well organised / efficient with all spaces carefully considered. All rooms will enjoy large windows to fill the spaces with natural daylight. The proposed works will comply with the latest building regulation requirements, most importantly providing excellent acoustic and fire rated properties. The internal spaces are in excess of the minimum size requirements indicated in the London Housing Design guidelines.

Appearance / Materials:

All materials used will be as indicated on the proposed elevation drawings provided.

The roofs will be in slate. The two storey block will be in render with brick plinth, and the side extensions will be in brick to match existing. The new windows will be either UPVC, Timber or aluminium.

Access:

Access to the site will be via the existing main entrance. Macadam will be laid to the front drive with parking spots outlined for all 3 potential cars. The drive is wide enough to allow a sufficient turning circle in order to drive onto the main road without reversing.

Flood Risk:

The Environmental Agency advises that the site is not subject to Flood Risk.

Conclusion:

The proposed works are thought to improve the character of the street scape whilst providing an 'in-demand' additional dwelling.

The design is considered well proportioned, spacious with rooms filled with natural daylight. A big improvement on the existing property which is in a tired state of repair. The volume and impact of the proposed works is considered to be negligible.