

## **Design and Access Statement**

63 Kingsend  
Ruislip  
HA4 7DD

Number 63 Kingsend is an attractive 1920s house within the Ruislip Village Conservation area. The property is characterised by a projecting gable to the front with an oriel window on the first floor. It has a painted white render finish with a tiled pitch gable roof.

It is one of two houses almost identical neighbouring houses, the other being 61a Kingsend. 61a has been substantially enhanced through development since the extension of the Ruislip Village Conservation area in 2009, including the conversion of the loftspace in 2016 (planning ref: 61745/APP/2016/2953). The view from the street scene would be altered by the conversion of an integral garage to a habitable room with a window to match the height of the existing hallway window. The garage currently benefits from an original window to the east elevation. The driveway will retain parking for 3 cars.

The addition of 3 gabled dormer windows in the same style as 61a Kingsend will enhance the appearance to the rear of the property. The loft space already benefits from an original window to the east elevation. The addition of a rooflight to the front of the property will also harmonise the view from the street scene, so as to match the appearance of the roof of 61a. The loftspace will be accessed via a new staircase above the existing staircase. The original clay tiles will be replaced to match the existing tiles and the walls of the dormer windows will be rendered white to match the existing walls.