

DESIGN AND ACCESS STATEMENT

FOR

289 WEST END ROAD, RUISLIP, MIDDLESEX, HA4 6QS

The proposed erection of Conversion of single dwellinghouse into two single dwellings with rear, front and side extensions, with bin storage and cycle storage.

The proposed scheme is to keep the main house and add a rear extension, front extension and side extension, along with the conversion of the existing house into 2 self-contained flats.

The site measures 365 sq m and benefits from a very large garden.

DESIGN

USE

The existing use of the property is residential. The proposed use of the land will also be residential.

AMOUNT

The existing bungalow has a floor area of 193 sq m. The accommodation comprises of four bedrooms, a garage, store, lounge and kitchen dinner.

The proposal will be the conversion to 2 self-contained flats located on the ground floor as follows:-

Ground Floor

Flat-1, 2 bedroom, Living/Kitchen/Dining, bathroom and Hallway – 71.25 sq.mt Ammenity space – 86.6 sq.mt

Flat-2, 2 bedroom, Living/Kitchen/Dining, bathroom and Hallway – 66.53 sq.mt Ammenity space – 100.4sq.mt

There will be enough space to provide at least two off street car parking spaces in the rear garden. Bin storage area and cycle storage area has been provided for each flat. Garden area has been provided for flat 1 and 2.

LAYOUT

The layout and size of the proposed rooms will comply with the minimum requirements of the council's guidelines.

SCALE

The height of the proposed building will be similar to the adjacent properties.

LANDSCAPING

There will be soft and hard landscaping associate with the scheme.

APPEARANCE

The appearance of the proposed building has been designed to enhance the existing street scene with matching materials and design.

ACCESS

Access to site for cars will be from the existing vehicle crossover. Access for pedestrians will be via a path leading up to the front door.

Disabled access will be provided to the ground floor of the property with level access entry point.