

**13 RUSKIN AVENUE KEW RICHMOND TW9 4DR:  
Design and Access Statement / Heritage Statement:**

**PROPOSED TWO STOREY REAR EXTENSION:**



**Introduction:**

This Statement has been prepared in support of the application for the loft conversion at the above property. The property is a two-storey single family dwelling located on the north-western side of Ruskin Avenue. The property is finished in finished in stock bricks with stucco surrounds. The property has a prominent bay windows window gabled roof. The property falls within the Ruskin Avenue & Defoe Avenue Conservation Area.

**Existing:**

The existing property is a mid-terrace property located to the north-western side of Ruskin Avenue. The property is in Ruskin Avenue and Defoe Avenue Conservation Area. The property is two-storey house and has a two-storey outrigger. The loft has not yet been converted. A single storey rear extension has been built.

**Proposal:**

1. It is proposed to convert the existing loft space into habitable space with two conservation style roof lights in the front roof slope.
2. It is also proposed to convert half the roof of the rear outrigger to habitable space.

The loft and roof conversions aim to bring the property to the present growing needs of the client and family. The conversion will be finished to the highest standard. There are numerous examples of this type of conversion in the proximity of the property.

**Materials and Appearance:**

The proposed conversions will be constructed of material that match or like the existing materials of the host property.

**Access:**

There are no modifications to the existing access into the building from the street level as the conversions is to a single-family dwelling and will remain so after the extension

**Use:**

The existing use is residential for a single family and will remain as such.

**Waste Disposal and Recycling:**

The existing arrangements and storage will remain unaffected by these proposals.