
DESIGN & ACCESS STATEMENT



11 MANOR WAY RUISLIP HA4 8HE

Proposed demolition of side garage and single storey rear extension.
Construction of stepped two storey side extension and stepped two storey rear extension.

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DOCUMENTATION

This report is to be read in conjunction with drawings

HERITAGE STATEMENT

11 Manor Way, Ruislip (HA4 8HE) is a 1098 sq Ft semi-detached house located within the Ruislip Manor Way Conservation Area. Proposed works must preserve the area's architectural character, characterised by 1930s suburban design, in compliance with Hillingdon Council's policies, as detailed in reports from Hillingdon Council.

The property is estimated to have been constructed during the 1930s and enjoys some typical, but subtle art deco architecture detailing, including a projecting brick feature around the main entrance door, concrete porch canopy, smooth float white rendered walls and a stepped, brick-on-edge parapet detail to the attached garage, which appears to be part of the original construction. The parapet detail continues across the boundary, where there is a shared side access with the adjoining property.

The windows, are powder coated aluminium a more recent addition, have in part sought to replicate what would have originally been provided using metal Crittall frames in the art deco style. The horizontal glazing bars have been omitted.

The property has a small prefabricated single storey extension to the which sits awkwardly to the rear.

While the property forms part of a pair of attractive, semi-detached houses that mirror each other, they are in an area of residential properties of varying age and style, many of which having been significantly extended to both the side and rear towards the latter part of the 20th Century. The loss of the side garaging and the provision of side extensions for habitable use is not an uncommon feature on the street scene. Similarly, there are many properties in close proximity that have enjoyed two storey side and rear extensions of variable size, scale and design.

BACKGROUND AND OUTLINE PROPOSAL

The proposal seeks to demolish the existing garage and rear extensions and provide new extensions that provides new habitable accommodation to the side of the property on the ground floor, while extending at first-floor level to the side and rear to create an additional bedroom and improved bathroom accommodation. The new work will seek to replicate the key design features of the existing house, including the dado height brick plinth detail, the rendered finishes and the mock art deco style windows.

DESIGN

Reference is made to the London Borough of Hillingdon's Local Plan (Part 2) – Development Management Policies – Adopted 16th January 2020. This provides general design guidance for extensions, along with more specific guidance for work within Conservation Areas.

Policies DHMB 4 and DMHD 1 refer.

Paragraph 5.16 of Policy DHMB 4 requires that:

- **Extensions should not be out of scale with the original building, and should respect the property's original design**
- **side extensions should normally be set back from the original building line and retain gaps between buildings to avoid a terraced effect**
- **The original plan and form of the building should be respected, and there should be a relationship between new development and the roof form and proportions of the original structure.**
- **materials and detailing should match those of the existing property (e.g. existing features, window shapes and sizes, brick arches and eaves details) and features of interest should be retained**

In terms of scale and bulk, the single storey portion of the extension has been designed to replicate the height and scale of the garage that is to be demolished. The extension will project forward of the original garage slightly set back from the front wall of the main house similar to the neighbouring properties that have been built in recent times.

At first floor level, the extension will be set back by 1.0 m from the front of the house and set away from the side boundary as the neighbouring property number 13. In accordance with policy DMHD 1: C) iv, and v).

A similar extension has been provided to the adjacent property at No. 9 Manor Way. We note that the first-floor extension at No.9 is set away from the side boundary by approx 1.5 m, although the guidance given in The Local Plan (DMHD 1), states that the 1.5 m separation is only required in the Gatehill and Copsewood Estates. These areas have a much lower density, compared with Manor Way. I therefore believe the 1.0 m separation to be appropriate, while keeping the development both proportionate and sympathetic to the host property. Other properties in close proximity that are closer to the boundary than 1.5 m include No.3, 5 and 13.

Furthermore, the available width for the first floor extension at No.7 was greater, compared with No.9 and by allowing an extension up to 1.0 m of the boundary, it will result in a first-floor side extension that closely mirrors that of No. 7 in terms of both its depth and width and will harmonise the setting within the street-scene and will not be detrimental to the historic asset of the conservation area.

As mentioned previously, new work will seek to replicate the key design features of the existing house, including the dado height brick plinth detail, the rendered finishes, and the mock art deco style windows

Policy DHMD 1: Alterations and Extensions to Residential Dwellings also provides more specific additional planning guidance. The key requirements are detailed as follows:

Policy B) iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet

A parapet detail to match the neighbouring properties.

Policy B) vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres

The adjoining property number 9 already enjoys a two-storey side and rear extension of similar depth, width and proportions. In view of this, the 45-degree sight lines are not compromised. Similarly, the two-storey element of the extension is remote from the boundary of No.13, where it clearly falls comfortably outside of the 45-degree sight line.

Policy C) i) side extensions should not exceed half the width of the original property

This requirement is demonstrably achieved.

Policy C) iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary

The single-storey element of the extension is approximately 1000 mm away from the boundary with the two-storey element at 1800 mm. The shared access between the properties will ensure that a degree of visual separation between the adjoining buildings will always be maintained.

Policy C) v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation

This requirement is achieved.

Policy C) vii) in Conservation Areas, single storey side extensions may be required to be set back

The flush front side extension will match the adjoining neighbours extension at no 9 and 13 and is therefore considered appropriate and will not be harmful to the street scene, or it's setting within the Conservation Area.



Example of similar extension at number 9 Manor Way



Example of similar extension at number 13 Manor Way

MATERIALS TO BE USED IN THE CONSTRUCTION

As discussed previously, white painted rendered finishes will be applied at high level, with matching facing brickwork up to dado height, incorporating a corbeled plinth detail that will fully match the existing in terms of design and detail, with a parapet detail to the side extension. New windows will be provided in double glazing to match the art deco styling of the neighbouring properties.

The new pitched hip roof to the side and rear extension will be finished in tiles to match the existing with ridge lines set down below the main roofs by 600mm.

PARKING

The proposal shall not affect the off street parking for two cars which is currently at the front of the property.

AMENITY SPACE

There is ample garden and amity space to the rear of the property.

ACCESS.

Access shall be via Manor Way with no alterations to either pedestrian or vehicular access.

SUMMARY AND CONCLUSIONS

The design of the extensions have been approached in a way so as to complement the key design features of the host building. The size, scale and bulk of the extension has been kept proportionate, with the two-storey element reflecting that provided at No.9 and 13, keeping it both proportionate and subordinate to the host building.

Given the forgoing, we consider the design of the extension to be sympathetic to the historic context of it's setting and do not believe that the proposals will be harmful to the street scene or the historic setting of the Conservation Area.



Rear photo showing the adjoining property number 9 which has benefited from a two storey rear extension 3.6 m deep.



Rear photo showing the adjoining property number 13 which has also benefited from a two storey rear extension.