



STERLING DESIGN & MANAGEMENT LTD

PLANNING DESIGN ACCESS STATEMENT

**33A ICKENHAM ROAD
RUISLIP
MIDDX
HA4 7BZ**



**STERLING DESIGN & MANAGEMENT LTD
179 PINNER ROAD
BUSHEY
HERTS
WD19 4EP**

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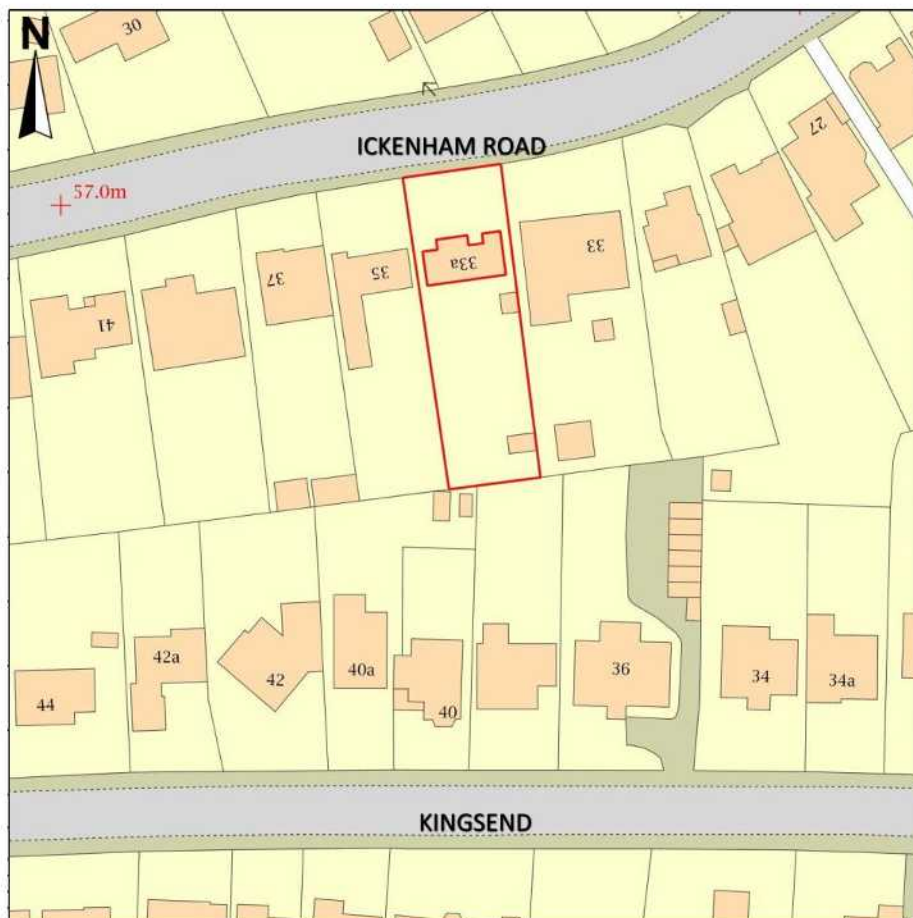
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1.1 Setting

The site is occupied by a detached house on the South West side of Ickenham Road. The house is styled with red brick and currently has a cat-slide roof with a side facing first floor dormer facing east. The area to the front of the property, within the curtilage of the dwelling, is covered in hard-standing which provides space to park approximately 4 vehicle.



The site is generally a sloping down from west to east and this is noted on the location map. The local area is a predominantly residential mix of detached and semi-detached housing.

The immediate street scene is residential in character and appearance comprising of predominately large detached properties with varying designs set within spacious elongated plots.



The neighbouring properties are all set in line with the elevation of the application property. The rear elevation of the property to the west is also in line with that of the application property but the rear elevation of the property to the east is set 1.6m behind that of the application property behind which there is a further GF extension of 6.6m.

The site lies within Ruislip Village Conservation Area after it was extended to cover this section of Ickenham Road in 2009. The area is known for its Arts and Crafts design though the application property generally does not appear to have any significant architectural features that would be of particular relevance.

1.2 Evaluation

The proposal refers to pre-application advice received from Mr Richard Buxton via emails on 25th and 31st March 2020, The National Planning Policy Framework (NPPF), Ruislip Village Conservation Area Appraisal, The Local Plan, and the UDP such that the proposal will:

- Improve the local environment;
- Bring about better design and layout;
- Improve living conditions;
- Improve the character and appearance of the surrounding area;

This proposal is viable and is described as the demolition of a side east facing first floor dormer and catslide-roof, and erection of a first floor east facing side extension with a 750mm set-in from the side and a 1000mm set-in from the front. There is a double storey rear extension incorporating a 1m set-back on the first floor level. The first floor extension side also has a 750mm set-in at the first floor on the west side.

The existing building is a single domestic detached residence with neighbour to the east and west sides.

For the purpose of the Design & Access Statement the site is considered a suburban site with the potential for overlooking and loss of amenity to surrounding properties.

The proposal looks to provide good living accommodation, and provide a building which sits well on the site.

The proposal is of a form which is in-keeping with the original building, and takes into account pre-application advice and the limitations on the realistic extent of development to reduce the potential to encroach on the amenity of adjoining properties.

The proposal is in accordance with supplementary guidance as set out during pre-application discussions with the Local Planning Authority.

In addition to the promotion of high quality design which will bring improved design standard to the locality, the proposal will ensure the existing street scene is enhanced in accordance with planning policy.

The proposal will help to enhance important amenity and design character, which has been assessed as critically important to the proposed design, character and setting.

2.1 Justification within planning context

The Core Strategy, Supplementary Guidance, Ruislip Village Conservation Area Appraisal, and The National Planning Policy Framework sets out the vision and objectives for the area, and explains how development should be progressed.

The site sits within the Ruislip Village Conservation Area and the building is not considered a Building of Townscape Merit. No buildings on the site, or in the immediate vicinity, are Listed.

As a result, the proposals are assessed in terms of the quality of design, and the character and setting.

Relevant planning history:

32347/APP/2017/414	26A Ickenham Road	APPROVED
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Planning approved for demolition of a cat-slide roof and first floor side extension with a crown roof

74917/APP/2019	26 Ickenham Road	APPROVED
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Planning approved for demolition of a cat-slide roof and first floor side extension with a crown roof

Both of the aforementioned properties had new build planning approval in 2001 and built with crown roofs of approx. 14sq.m. These approvals were obtained prior to the Ruislip Village Conservation Area extension in 2009. However, the subsequent planning approvals for the first floor extensions approved in 2017 and 2019 were granted well after the conservation area extension. Both approved designs included additional second crown roofs of approx. 11sq.m. Bringing the overall crown roof area at each property roof top to approx. 25sq.m. Neither property has any side set-in at first floor level.



No.26A Ickenham Road, directly opposite application property.

It was confirmed at the pre-application exchanges on 25th and 31st March 2020 that in consideration the principle of extending the property at ground and first floors would be acceptable. Though the properties have considerable space between each other it was suggested by at pre-app stage that a set-in of 750mm on the east side should suffice to counter any terracing affect after the removal of the existing dormer protrusion. The set-in has been repeated on the west side too on the first floor therefore reducing the overall rear extension width.

2.2 Justification within physical context

The surrounding context is predominantly residential with a mixture of architectural styles. The application site is a detached house which has an individual design yet in keeping with general style of the immediate vicinity.

The site slopes and there is a significant fall between the property and its neighbor to the east side (No.33) of approx. 700mm. Despite that the roof ridge of No.33 and the application house are of similar height.

The roof of No.35 on the west side is significantly higher than that of the application property.

The principle of a two storey side extension and single storey rear extension was agreed at the pre-application exchanges on 25th and 31st March 2020, the principle of the two-storey side extension being located with a 750mm set-in from the GF existing side elevation was accepted.

Key dimensions were agreed at the meeting being:

The height of GF extension at the rear to be no more than 3m

The GF rear extension depth to be no more than 4m and depth on the first floor to be 3m.



It was agreed that the cat-slide roof and dormer structure is NOT an aesthetically pleasing design and removal of it in any proposed scheme would not meet any objection as long as the proposed structure improves the present outlook of the street scene.



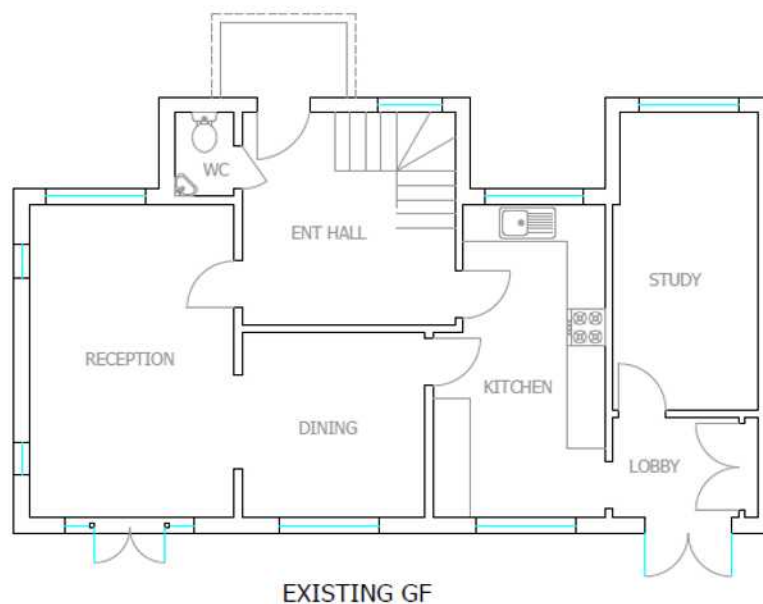
Ref DMHD 1-B (ix) A set-in at first floor level on both sides would mitigate in keeping with the said policy, NOT to incorporate a full width first floor rear extension. The incorporation of a first floor set-in of 750mm on both east and west facing elevations ensures a roof design, though with a crown roof, but subordinate to the main roof and extension subservient to the mass of the original house.

The above dimensions have been adhered to in the application.

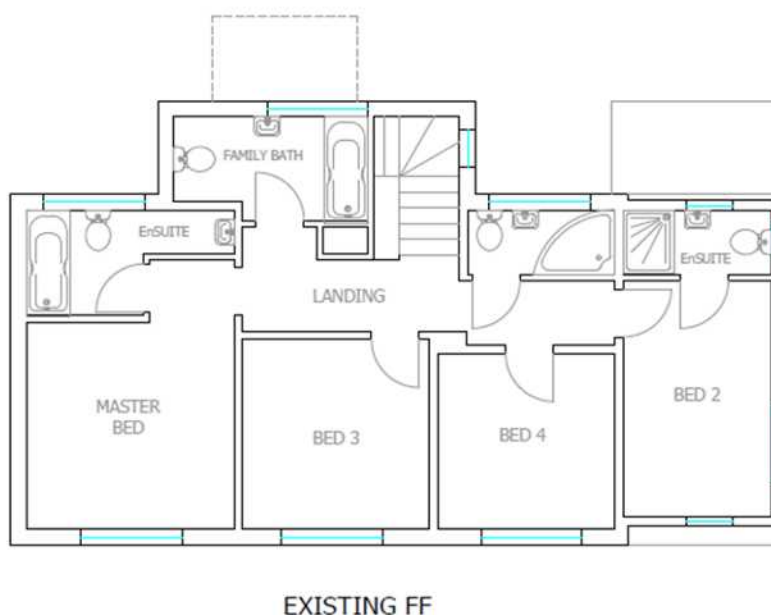
2.3 Existing layouts

The existing house though having a broad frontage, is in fact relatively extremely shallow considering the significant space available afforded by the plot.

The existing ground floor accommodates an entrance hall with WC, living/dining room, kitchen, and study/store.

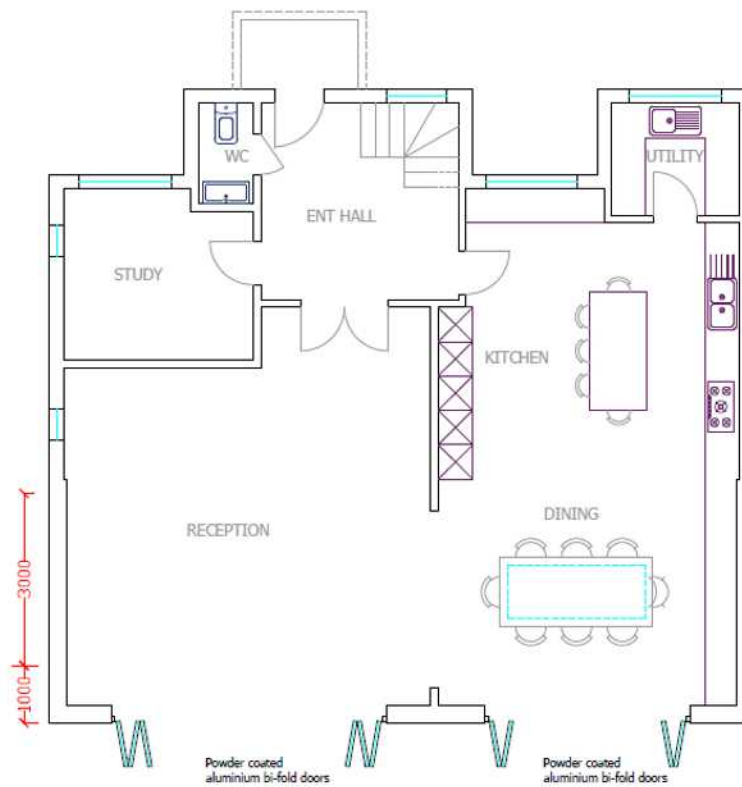


The existing first floor accommodates four bedrooms and a 4 bathrooms, with two being ensuites.



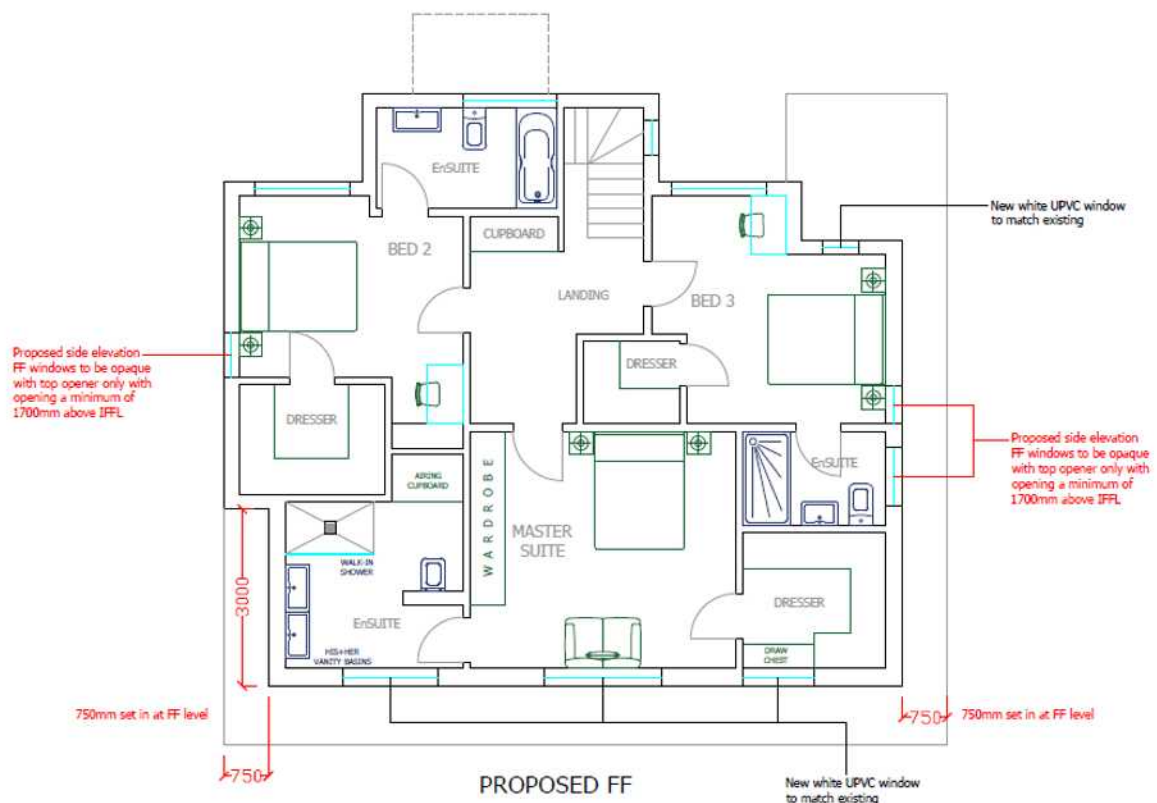
2.4 Proposed layouts

The proposed ground floor accommodates an entrance hall and WC, living room, dining room, kitchen, utility room and study.



PROPOSED GF

The proposed first floor accommodates four bedrooms with ensuite bathrooms.



PROPOSED FF

3.1 Massing and Height

The massing of the proposed extensions has been studied with relation to the neighbouring houses/developments to the east and west sides of the site.

It was agreed at the pre-application meeting that the east side extension should be set back from the front elevation by 1000mm and 750mm from the side of the existing house and that it would ensure the proposed new roof section to be subordinate to the main roof structure. It was also agreed, having a set-in at the first floor on the west side will ensure the mass of the proposed new roof over the proposed new first floor rear extension will ensure that the new roof section will be subordinate to the structure of main roof.

It was also agreed that a maximum height for the rear extension would be set at 3m at the boundary with no.1 The Glen, to the south.

The massing of the proposals is in-keeping with that of the house and of other developments at neighbouring properties.

4.1 Accessibility

The application site is sloping and there is no proposal to alter the existing access arrangements to the front of the house.

The proposal will include level-access to and from the interior spaces at ground level with level thresholds, where possible, throughout the scheme.

The internal layout will comply with Part M of the Building Regulations for works to existing dwellings.

5.1 Conclusion

The proposed design has been discussed and amended to Richard Buxton, the Pre-App planning officer's recommendations in accordance with Hillingdon's relevant design policies and guidelines.

The proposed ridge height does not exceed that of the existing ridge.

Measures have been taken to mitigate against terracing.

Although the rear FF extension exceeds the 2/3rd rule there is set-ins at both sides, as well as the front which keeps the extension subservient to the main roof structure.

The extensions do not impede the line of sight of either adjacent property from the key vantage points and given the orientation of the garden being predominantly south and the spacing between the properties being maintained, the extensions on ground and first floor levels has minimum impact.

The crown roof has been kept to a minimum in order to keep the added mass to reasonable levels so as not to impact on to the street scene.

The streets scene would be improved following removal of the cat-slide roof and unsightly dormer.

The design features of the existing house defining the character of the property and the properties in the immediate vicinity have been sympathetically maintained throughout the design in order to create a characterful balanced outlook on all elevations without imposition to adjacent properties and along with high quality choice of materials and detailing, such as brick matching, clay roof tiles with bonnet tile hips, etc should result in a desirable property which enhances the area.