

STERLING DESIGN & MANAGEMENT LTD

PLANNING DESIGN ACCESS STATEMENT [P6]

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



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

1.0 Introduction

1.1 Setting

1.2 Evaluation

2.0 Use

2.1 Justification within planning context

2.2 Justification within physical context

2.3 Existing layouts

2.4 Proposed layouts

3.0 Scale

3.1 Massing and height

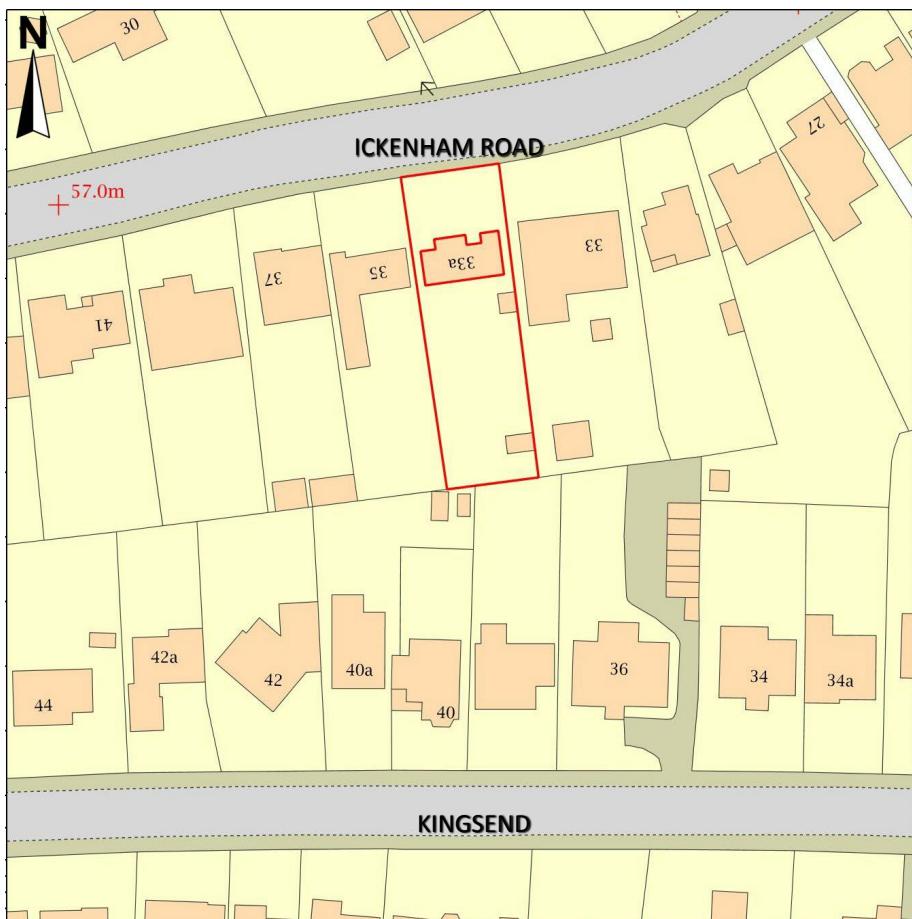
4.0 Access

4.1 Accessibility

5.0 Conclusion

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 and Planning History

Pre-application advice was sought from Mr Richard Buxton prior to the first planning submission (16501/APP/2020/1271) for a scheme in which the proposed FF extension was substantially greater in width and a crown roof. It also proposed the removal of the 'cat-slide roof' and to replace it with a set-in conventional flank wall with hipped roof detail. This scheme was refused by the planners sighting size, bulk and roof design being "overly-dominant". Furthermore, the design was deemed to fail to either preserve or enhance the character of the house and the surrounding Ruislip Village Conservation Area". The planning officer also commented the loss of the cat-slide roof and dormer would be of detriment to the design and character of the property.

A subsequent 2nd application was then submitted (16501/APP/2020/2497) This scheme maintained the cat-slide roof and side facing dormer feature and was proposed with a reduced crown roof and rear FF extension width limited to approx. 2/3rd of GF width. This application was first refused on the grounds that 'the proposed extension's size, scale and bulk and roof design would be overly dominant and incongruous development'. This application was subsequently appealed and the appeal was upheld on 22nd Feb 2021.

Whilst the 2nd application was being appealed, a 3rd application was submitted (16501/APP/2020/3849) This proposal had a revised roof design with dual hips over the rear FF extension. The crown roof had been omitted and the cat-slide roof and side facing dormer was kept.

This application was approved on 22nd Feb 2020. The approval contained comments from the heritage officer stating her disappointment that an opportunity was missed to remove the unsightly cat-slide roof.

The current scheme has been revised in view of been redesigned with particularly the heritage officer's remarks in mind and the cat slide has been removed as the key revision between this application and the previous ones and the 2nd application and also reintroduced a modest crown roof section.

If the Heritage officer and Pre-App officer's comments are heeded, this design revision should remove the planners' concerns vis-à-vis any possible negative impact on the architectural design and features of the property itself or the surrounding Ruislip Village Conservation Area. The proposed design has been evaluated within 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 construction of a full width GF extension and with substantial 1m set-ins at FF extension level with a small crown roof comparable to the recently constructed extension crown roofs to the two properties opposite to No.33A.

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 comments of the subsequent planners' comments as stated in the planning refusal issued by the Local Planning Authority.

The design with it's reduced bulk and deep set-in from both flank walls (1000mm from both right and flank left flank wall) further limits impact on both adjoining neighbours' amenities.

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

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

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. The set-in from the sides at the FF rear has been increased on both sides to 1000mm.

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.

There is no change to the proposed street-scene. The proposed front elevation will remain unchanged.

The existing side elevations will also remain unchanged at FF level.

The proposed FF rear extension is in the main not visible from Ickenham Road.



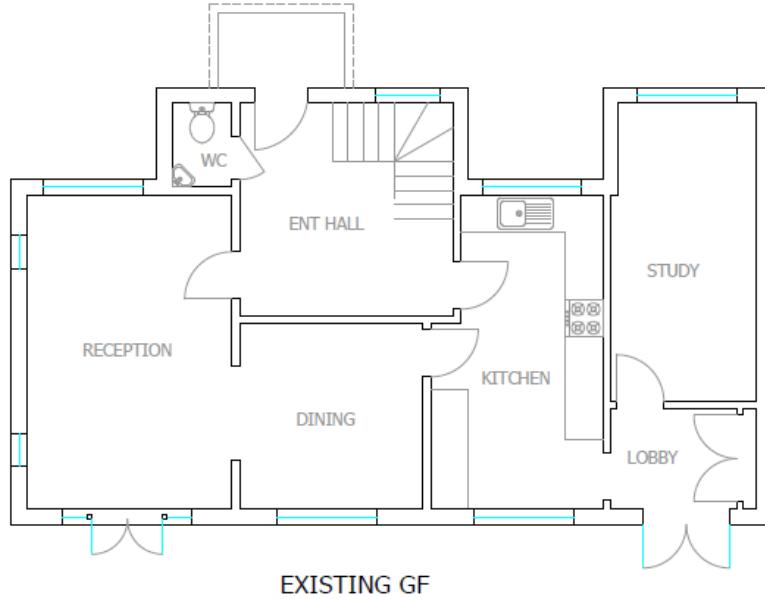
Ref DMHD 1-B (ix) A set-in at first floor level on both sides would mitigate in keeping with the said policy, NOT to incorporate a full width first floor rear extension. The incorporation of a first floor set-in of 1000mm on the east and side and 1000mm on the west facing elevations ensures a roof design, though with a crown roof (13sq.m), but considerably 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.

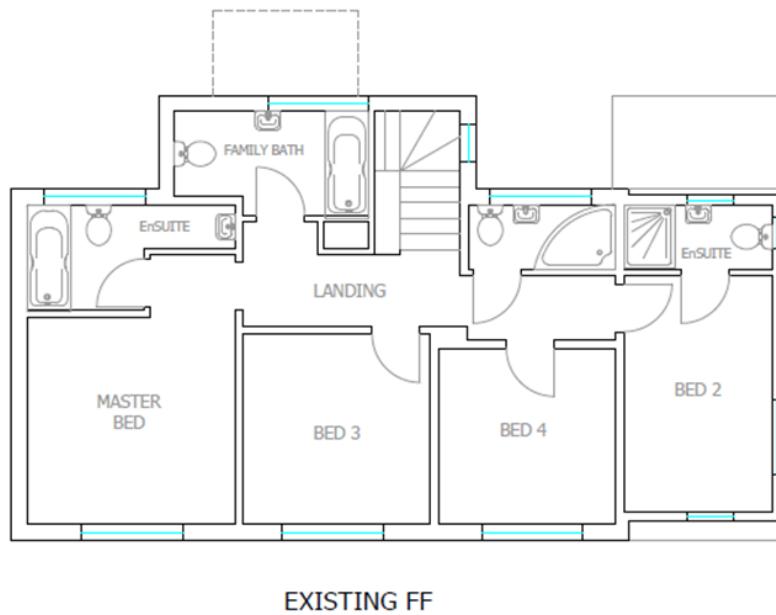
2.3 Existing layouts

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.

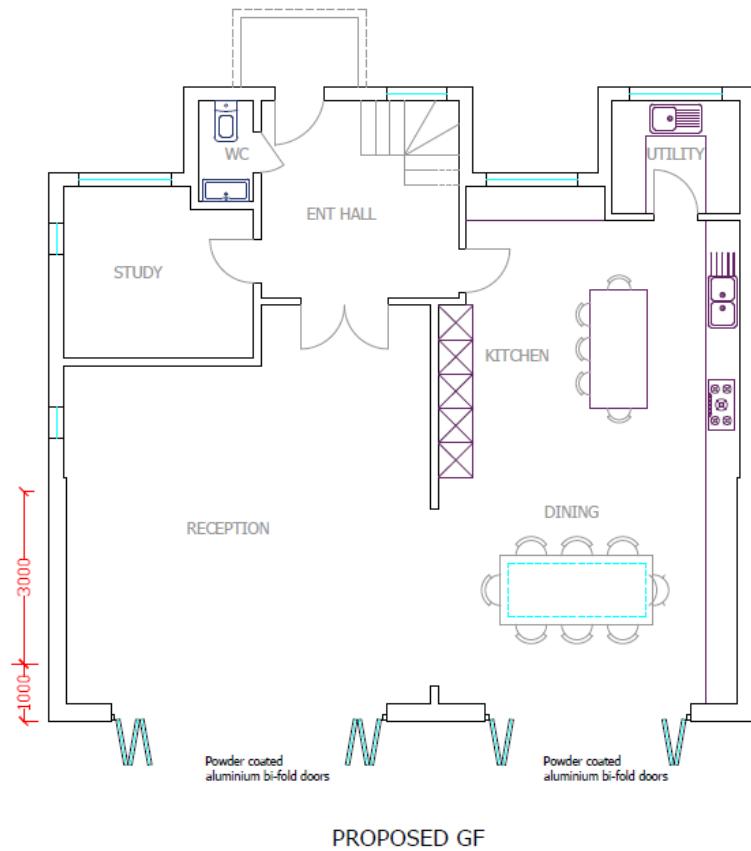


The existing first floor accommodates four bedrooms and a 4 bathrooms, with two being ensuites.



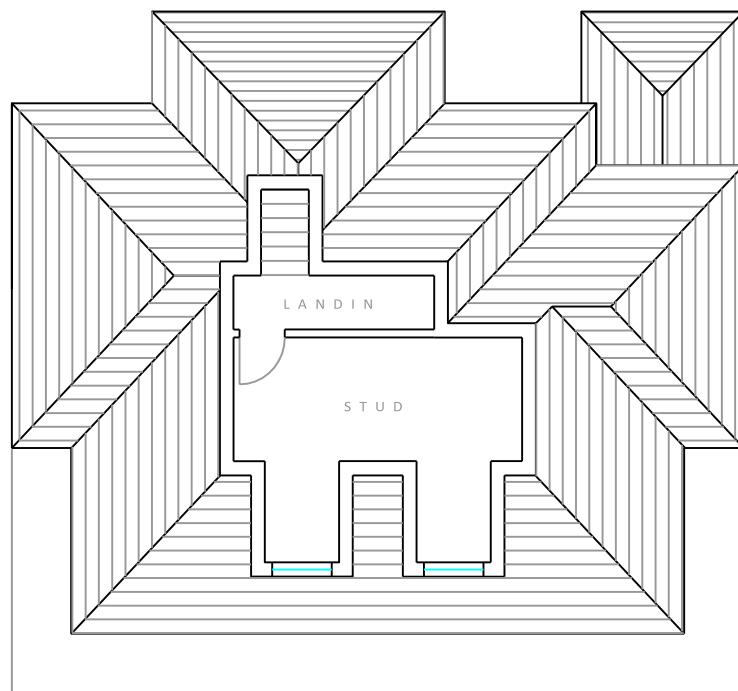
2.4 Proposed layouts

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



The proposed first floor accommodates four bedrooms with ensuite bathrooms.

There is also a loft floor with 2no. rear facing dormer windows.



PROPOSED LOFT

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.

The GF extension is full width and has a depth of 4m and a maximum height of 3m.

The rear set-in of the extension at FF level is 1000mm.

The east side set-in at FF level is 1000mm

The west side set-in at FF level is 1000mm.

The crown roof is approx 13sq.m. It is well set in from both sides and sits level with the existing roof ridge. The set-ins keep the extension subservient to the main house and its roof structure. The set-ins also hide the FF extension from the road side vision.

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 with the Pre-App officer Richard Buxton and then redesigned in light of the Heritage officer's comments 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 still significant set-ins at both sides, as well as the front which keeps the extension subservient to the main roof structure.

The extension does 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 crown roof aggregate is substantially less than those at No.26 and No.26A Ickenham Road, directly opposite.

The streets scene remains unchanged thus removing grounds for any design objections from the planners. 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.