



CHARTERED
BUILDING SURVEYORS

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PLANNING AND HERITAGE STATEMENT



Existing Front Elevation

ADDRESS:

29 MANOR ROAD, RUISLIP, MIDDLESEX. HA4 7LA

PROJECT:

TWO STOREY SIDE AND REAR EXTENSION

CLIENT:

TESSA DUNLOP

DATE:

9TH JUNE, 2020



Principal: STUART BOWEN BSc, MRICS, MBErg.
Consultant: JASON SINCLAIR BSc, MRICS

1. INTRODUCTION

The application property is located on the southern side of Manor Road. It is an unaltered detached house dating from the inter-war period. The property is located within the Ruislip Village Conservation Area.

The Ruislip Village Conservation Area was designated in 1969. It was one of the first such areas to be agreed within the London Borough of Hillingdon. It is located in the north of the Borough, to the northeast of Uxbridge town centre and to the south of Northwood. On 14th January 2009, the Conservation Area, which originally included only the medieval village centre, was extended to include the later residential suburbs to the west and south, and all of the High Street.

Manor Way is architecturally and socially important because it has the earliest cottages built by the Ruislip Manor Cottage Society, founded in 1911, to provide attractive and decent housing for working people.

My client, Tessa Dunlop, approached me with a view to obtaining planning permission for enlarging the existing house to provide a more generously proportioned single family dwelling reflecting the requirements of modern day living and providing additional living accommodation. Importantly, the objective is also to provide disabled access facilities so that she will be able to remain in residence in the longer term when her existing medical condition reduces her mobility and wheelchair access may become a necessity.

Other houses within Manor Way have been significantly extended in recent years so that their original footprints are significantly different now to also reflect modern family living requirements.

2. PROJECT DESCRIPTION

The proposed building project will remove the existing detached garage to provide a two storey side extension which extends to the rear, incorporating a single storey rear projection/extension enabling enlargement of the existing (and original) modest sized kitchen.

The proposed extension will be built in materials which match those of the existing house and with architectural detailing also faithful to the original design. The proposed side extension has been set back from the front main wall and its roof ridge line set down significantly lower than the main roof so that it is subservient to the original form.

3. PLANNING ISSUES

The proposed scheme was submitted as a pre-application in November, 2019 (your ref: 17788/PRC/2019/246).

The design details provided with this planning application have taken into consideration the advice/comments received from the Case Officer, Liz Arnold. Therefore, the previously submitted pre-application drawings have been revised accordingly. In line with the written feedback and discussions with Liz Arnold at the pre-application meeting, the side extension has been set back further from the main front wall so that the set back dimension is now 1.4 metres.

Therefore, as viewed from the north-east side of the street, the side extension appears subservient to the main house and sits comfortably within the plot. Furthermore, the side extension complies with the 45 degree line of sight rule, as shown on the proposed site plan to drawing no. 673.05(R2). On this basis, the side extension will not unduly affect the outlook from the adjoining property (no.27) or have an overbearing impact thereon.

4. SUSTAINABILITY

The proposed extension will be constructed to comply with current Building Regulations so that the building envelope will be thermally efficient.

All new elements of the building will be insulated to current standards.

A new A rated gas fired condensing boiler will be installed.

Energy efficient lighting will be utilised.

5. USE

The existing plot is used for residential purposes, as a single family dwelling and this planning application seeks to maintain this use.

6. AMOUNT

The existing property is a two storey detached house. This planning application seeks permission for a two storey side extension with a single storey rear projection/extension.

7. ACCESS

Access to the property from the highway will remain unchanged by the proposed works. The existing left-hand access will be for pedestrian use and the existing right-hand access will be for vehicular usage with provision for at least three off-road parking bays.

8. PLANNING CONSIDERATIONS

This design and access statement relates to the proposed two storey side and rear extension to 29 Manor Road, Ruislip, Middlesex. HA4 7LA.

The proposals do not adversely impact upon the neighbouring dwellings and the spacious plot is maintained to both the front and rear.

The proposals seek to promote good sustainable development whilst preserving the integrity and character of the locality within the conservation area.