

Design & Access Statement

15 SHARPS LANE, RUISLIP

The above property is a semi-detached dwelling set within the Ruislip Village Conservation area.

Our previously submitted planning application (ref no. 23160/APP/2019/3333) was refused, assumingly based on the Conservation / Design Officers comments as it would appear from the Officer Report that its design, in terms of impact & subordination was in accordance with the objectives of the Hillingdon local plan.

We have considered the comments of the Conservation Officer indicating that our original proposal was of substantial built mass, creating a box dormer, its scale and size not being an established feature within conservation areas and would need to be a more subservient feature.

We feel that this amended application has gone some way to addressing these issues as follows:-

We have reduced the main bulk elevation, matching the window of 1st floor level and losing the front facing tiled cheek, thus filling the entire elevation in glazing. We have then set back the two sides, again fully glazed, maintaining the minimum gaps to each side to 1.0m in accordance with policy.

We cannot, however create a “shed type” roof over as there is insufficient height of these roofs to allow such a design.

We note that a property at 19 Sharps Lane with similar roof ridge height was unable to achieve this roof form either and achieved your consent (Your ref. no. 30003/APP/2017/3808) with a flat roof.

Our scheme creates a similar design now to that of No. 19, with predominantly glass to its primary main elevations although their dormer is larger than that of ours now proposed.

We assume, therefore, it is not “overly large” by comparison, of similar design and is therefore a feature within the Conservation Area as No. 19, already constructed, has set a precedence within the Ruislip Village Conservation Area.

There shall be no change to the street scene elevation, off street parking shall remain unaltered and access shall continue to be from Sharps Lane.