

185 BURY STREET
RUISLIP
MIDDLESEX
HA4 7TN

DESIGN AND ACCESS STATEMENT

21.02.21



THE SITE

CLIENT BRIEF / REASON FOR DEVELOPMENT

The client wants to invest in their current dwelling by extending and creating an additional double bedroom (currently 2 doubles and one single) and to convert the existing garage into a home office / utility and shower room, better suited to modern day living; especially at a time when working from home is becoming commonplace.

There is currently off street parking for at least 2 cars and the house is located on a large plot.

They would like to convert the existing integrated garage on the ground floor and extend above on the first floor.

Location Plan (not to scale)



EXISTING PROPERTY

- The application site is located along Bury Street which has an eclectic mix of different housing styles and types.
- The existing property is a 3-bedroom, 1 bathroom detached house over 2 floors
- The property has previously been extended on the ground floor to the rear to create a side return kitchen extension and a ground floor rear extension – undertaken separately.
- The site is not located within a conservation area and is not listed
- The property has an attached garage on the ground floor which can be accessed from the main part of the house.

View of 185 Bury Street from the road



BURY STREET

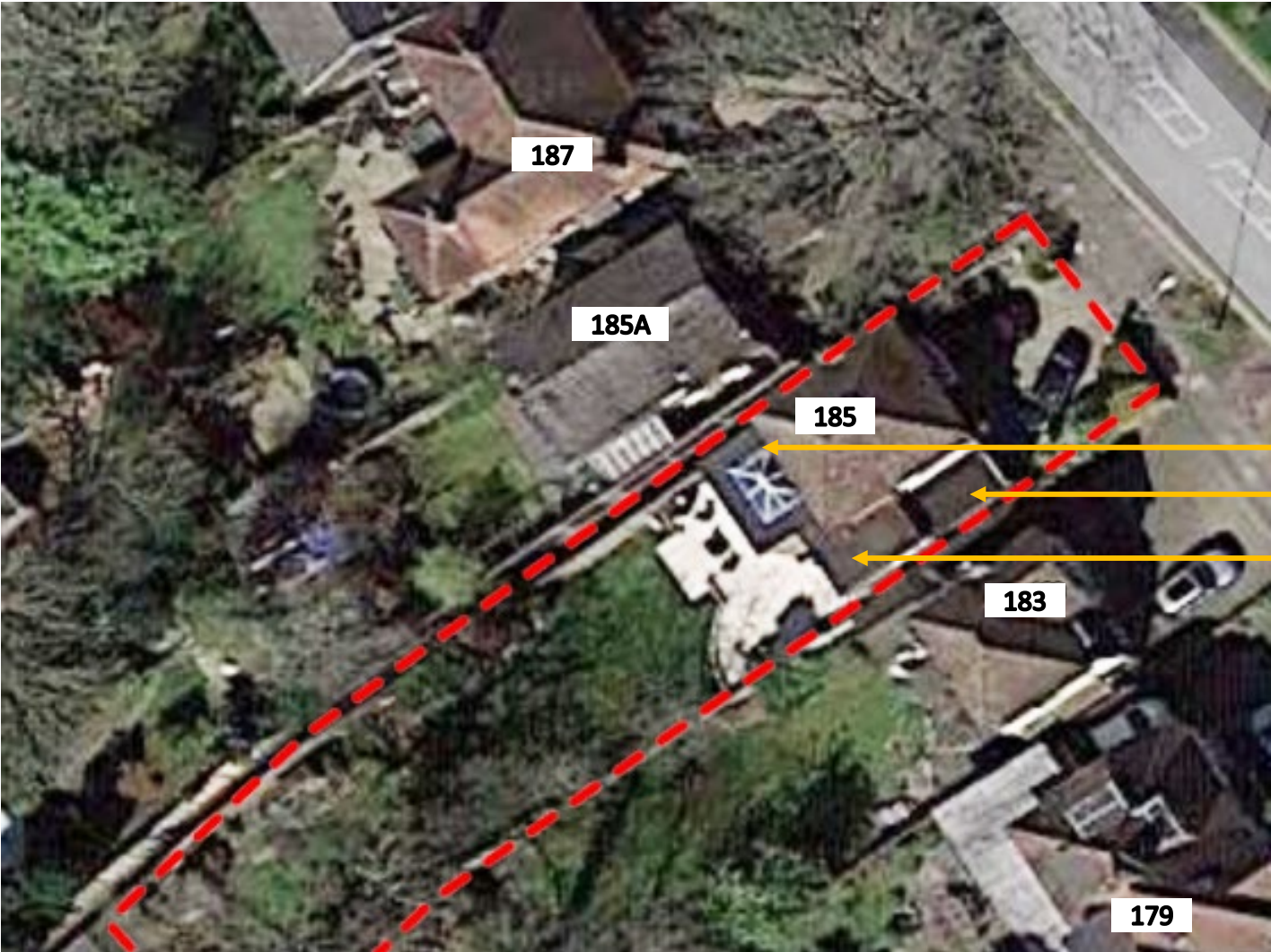
Bury Street is predominantly residential and the various properties along the street are unique in their shape, design and finish. It is therefore difficult to select a typical housing style or development most 'in keeping' with the area as they are all so different in style.

The houses surrounding the application site are made up of chalet bungalows, large extensive properties, double fronted red brick, those with a protruding garage from the main dwelling, two storey houses and single level bungalows with detached brick built garages. Houses also have front and side roof dormers. The attraction of the street is that many of the properties and developments are individual in size and style.

The neighbouring garage (183 Bury Street) protrudes beyond the principal elevation of the existing house



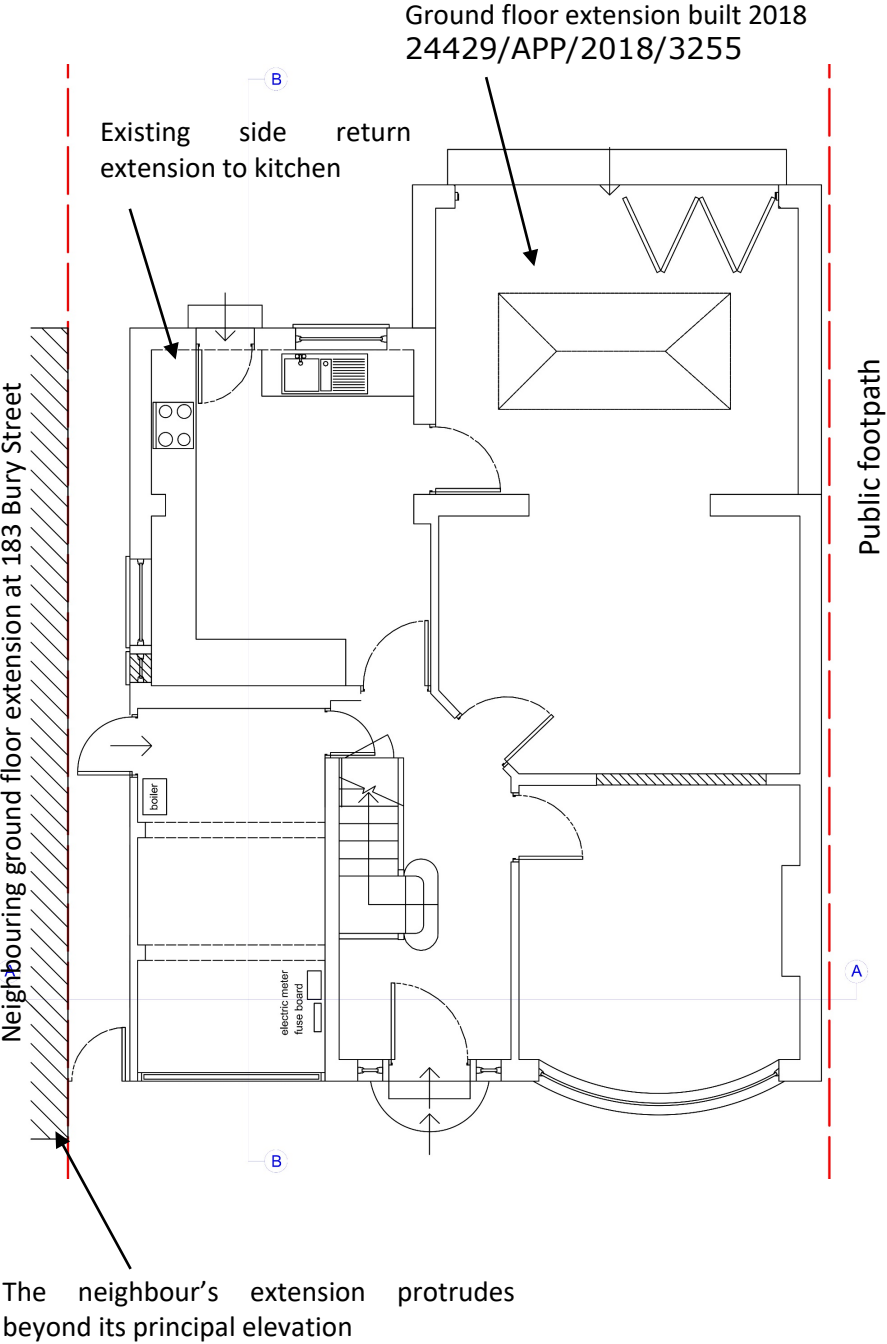
AERIAL PHOTOGRAPH



- Ground floor extension (2018)
- Existing garage – set in approx. 810mm from side boundary
- Side / rear kitchen extension (undertaken by previous owners). This is set in approx. 810mm from side boundary

CONTEXT

Existing Ground Floor Plan (not to scale)



Existing Adjacent Rear Extensions

To the south west boundary, the adjacent property owners have built a single storey extension up to the boundary line.

To the north east boundary is a public footpath.

Application Site: 185 Bury Street

Public footpath along north west boundary

Adjacent house at 183 Bury Street have built single storey up to the boundary line.



PRE-APPLICATION ADVICE

We emailed the Duty Planning Service at Hillingdon for some advice prior to proceeding with a formal application.

This was in relation to the gap required between the existing garage and the neighbouring extension. As the Design Guide was superseded in January 2020, the planning officer offered up the following advice:

Email reply from Richard Buxton:

‘For a swift approval of a two-storey side extension I would suggest showing a 1m gap at ground and first floor to 183 Bury Street with a 1m set-back at the front as well (ground and first). The design guide that was superseded in January 2020 said that first floor side extensions had to be set in a metre and a half from the boundary if the ground floor was within a metre of the boundary but this has not been followed through with the new design guide (attached) so, in my opinion, would allow for the retention of the 800mm gap at ground floor and a 1m gap at first floor though a bit of a nightmare to construct as both walls are out of alignment.

My reading of DMHD 1 C) iv) indicates that two-storey side extensions should be set in a minimum of 1m from the side boundary and doesn't differentiate between semis/terraced or detached houses.

Regards

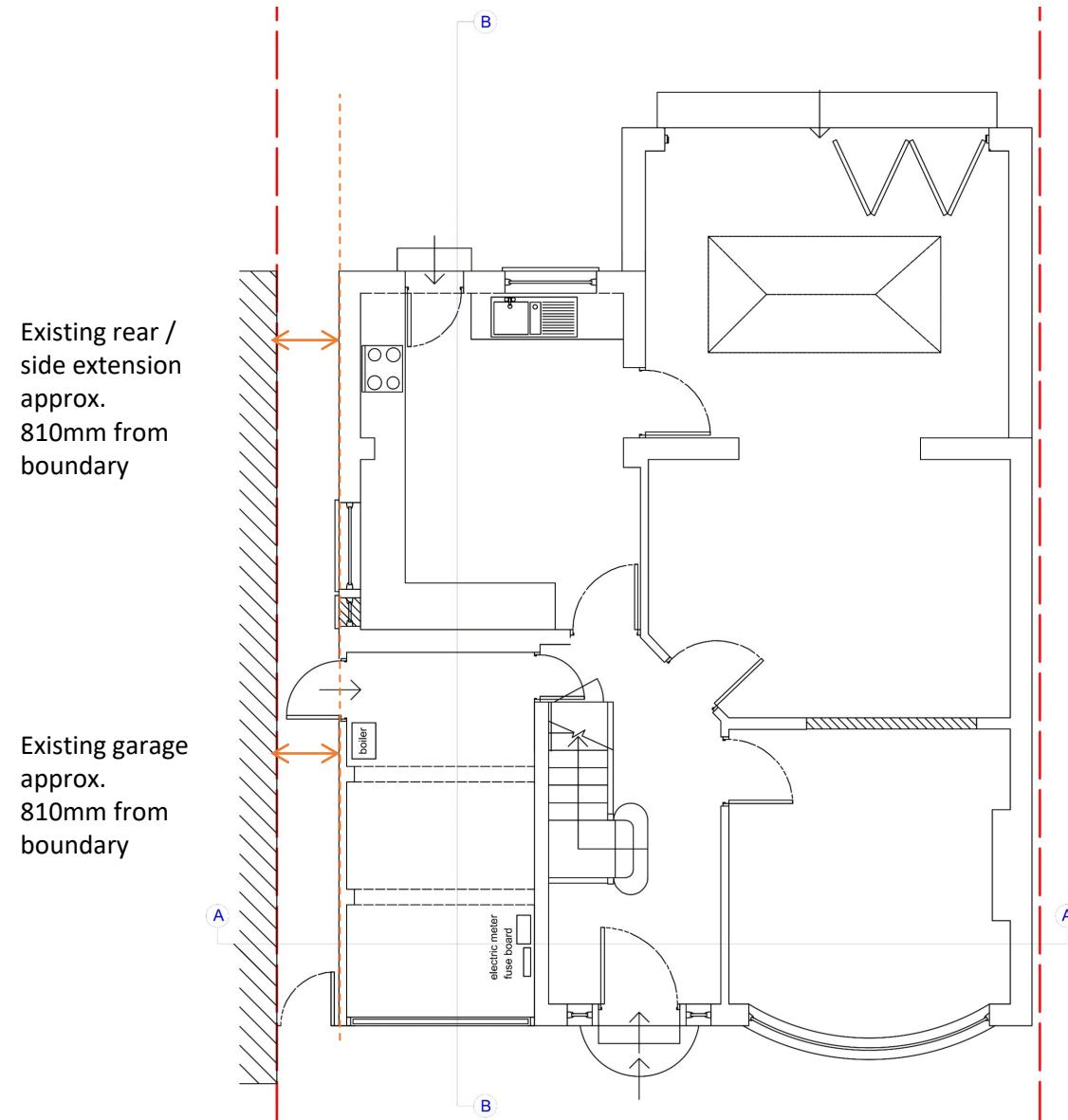
Richard Buxton’

We have taken this advice and taken it into consideration as explained in the following Design Proposals.

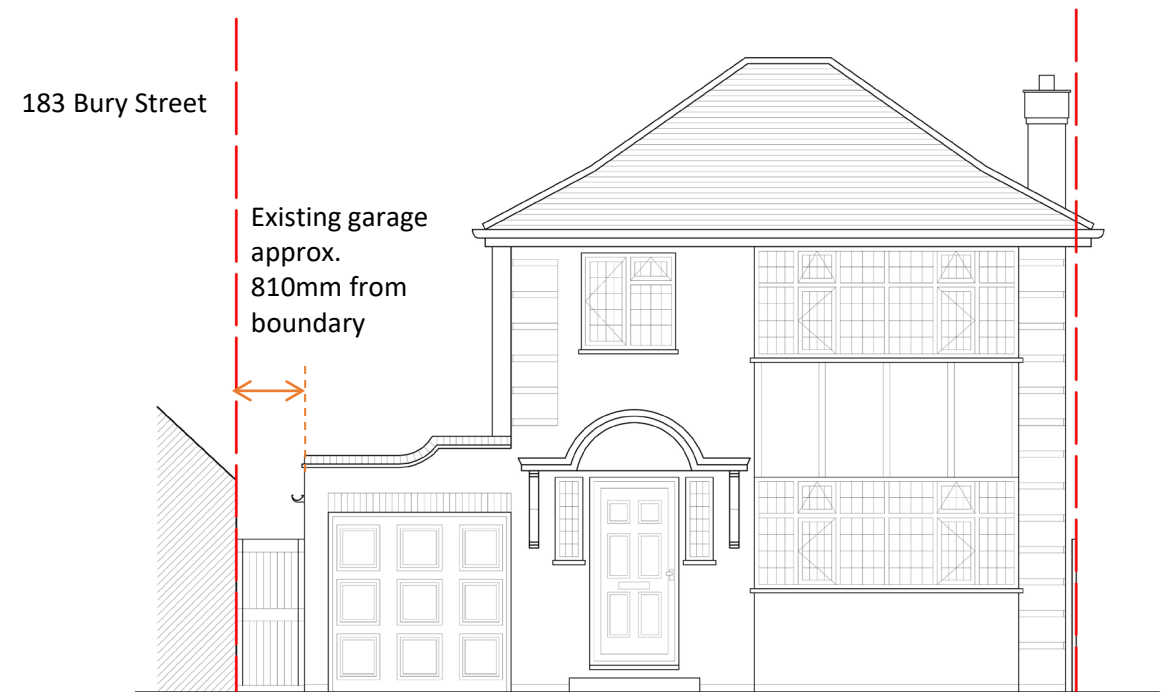
DESIGN PROPOSALS

FRONT ELEVATION AND GROUND FLOOR PLAN AS EXISTING

The existing single storey garage is set back approx. 810mm from the south east boundary line between number 183 Bury Street. The existing rear / side extension behind the garage is built along the same line (which is 810mm from the boundary).



Ground Floor Plan As Existing
(not to scale)



Front Elevation As Existing
(not to scale)

DESIGN PROPOSALS



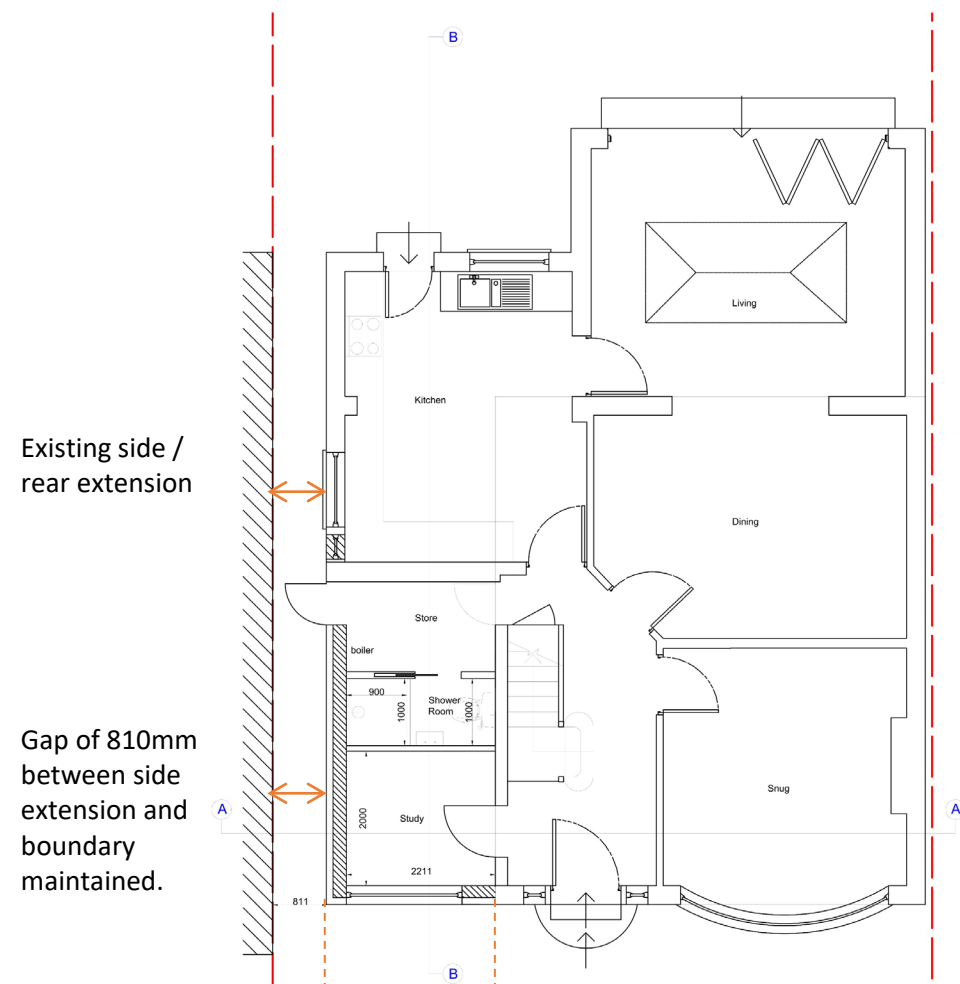
Front Elevation As Existing
(not to scale)

FRONT ELEVATION AND GROUND FLOOR PLAN AS PROPOSED

The proposed double storey side extension follows the line of the existing garage which is set in from the boundary by 810mm. Whilst we note that the previous superseded Design Guide suggested a gap of 1.5 metres from the boundary, this would make a side extension unviable in terms of space created internally. It would also create a step to this side elevation with the side extension behind the garage currently in alignment.

The first floor extension follows the line of the existing garage and also the existing side extension behind the garage, thus maintaining the existing gap between the boundary.

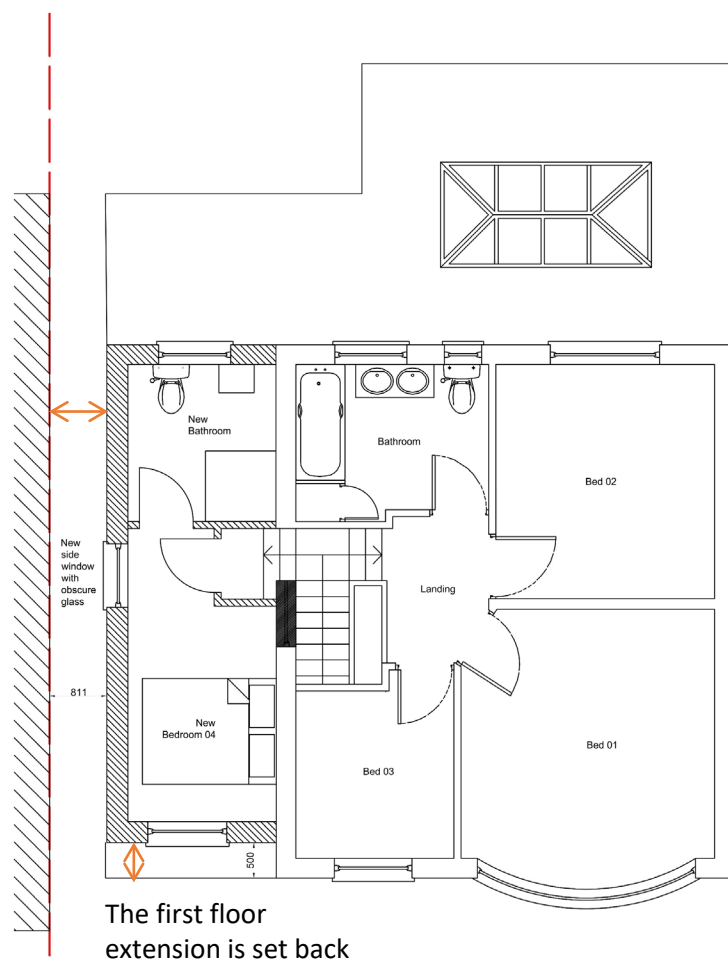
The adjacent extension of 183 is built up to the boundary line but this is only single storey and the house at 183 Bury Street is of a different materiality and style to the applicant's house, meaning that there is a clear separation between the two.



Ground Floor Plan As Proposed
(not to scale)

PROPOSALS

Gap of 810mm between side extension and boundary maintained. As you can see from the plan, the extension would be unviable if it were to be stepped in any further as it would not accommodate a double bedroom



The first floor extension is set back 500mm from the principle elevation of the original house. This offers a visual step to create a better junction from old to new brickwork.

FIRST FLOOR PLAN AND SIDE ELEVATION AS PROPOSED

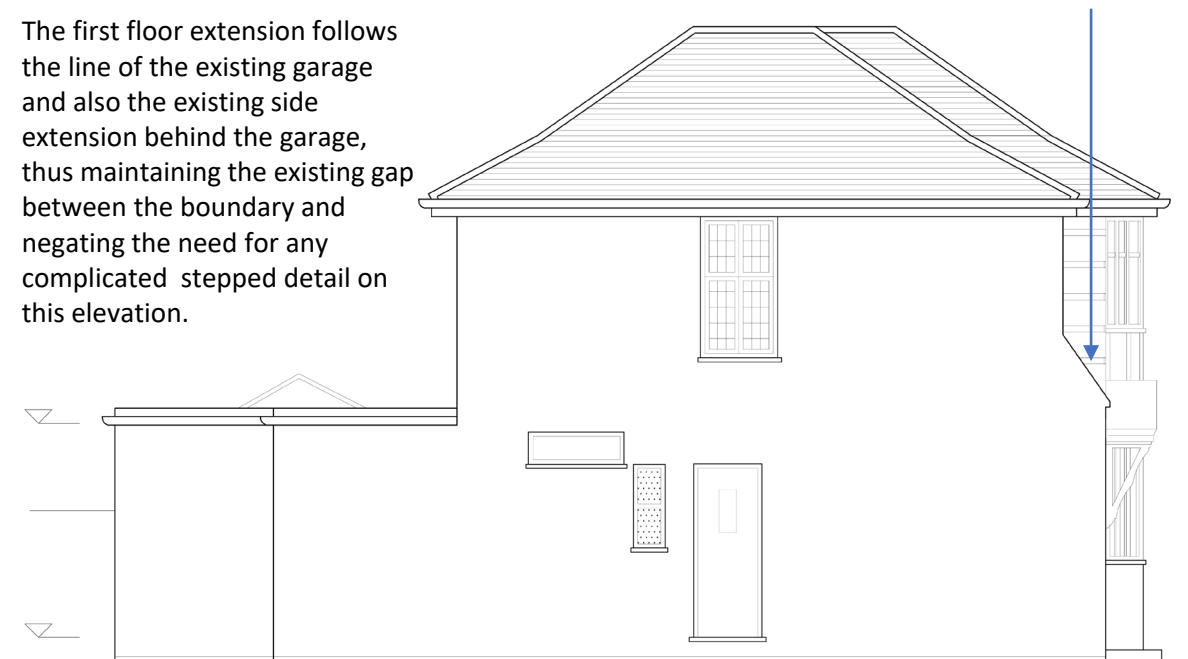
The proposed first floor extension follows the line of the existing garage below and is set in 810mm from the boundary.

The planning officer's suggestion was to step this level in by a metre. We would question whether the addition of a further 190mm approx. gap would actually add considerable benefit in this site specific situation. It would complicate the construction, add cost and make the side extension unviable as the room would be too narrow to accommodate a double bedroom. We have therefore shown the first floor extension following the existing building line which is still stepped in from the boundary and creates a visual separation from the adjacent detached property.

The front of the first floor extension is also stepped in from the principal elevation of the house and the line of the garage below. We have stepped this in by 500mm which would maintain a visual separation from old to new brickwork.

The first floor extension is set back 500mm from the principle elevation of the original house. This offers a visual step to create a better junction from old to new brickwork and adds character.

The first floor extension follows the line of the existing garage and also the existing side extension behind the garage, thus maintaining the existing gap between the boundary and negating the need for any complicated stepped detail on this elevation.



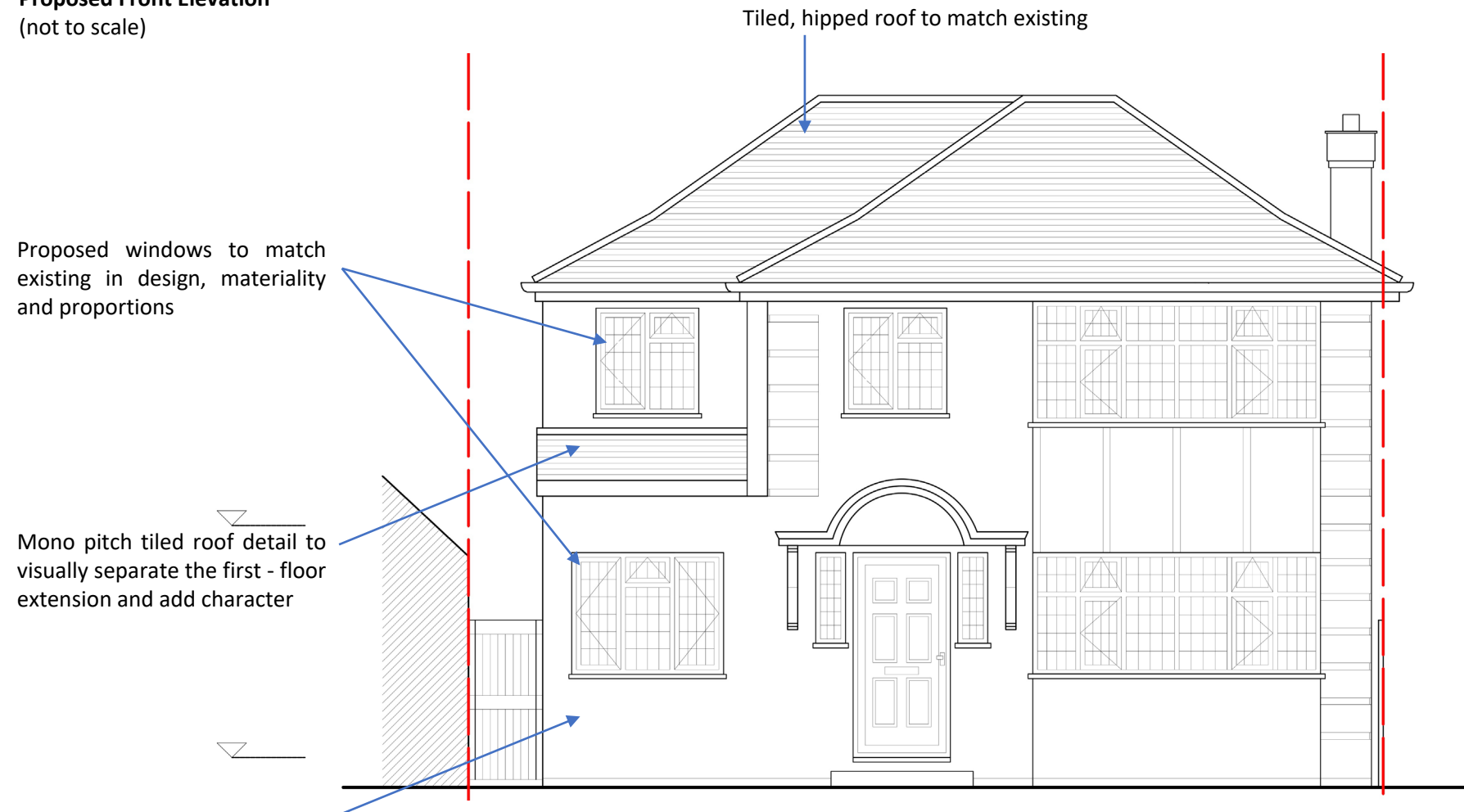
MATERIALITY

The proposed rear extension would replicate the existing materiality of the house and its design would take inspiration from the features of the existing dwelling, thus adding to the character of the property and not detracting from the original design.

The roof would match the existing tiled roof in both the hipped design and materiality which would be tiled to match the existing.

The windows would match it proportion and style as close as possible with the existing. Including decorative mullions / muntins to replicate the existing. The frames would be white uPVC to match existing.

Proposed Front Elevation (not to scale)



ACCESS

Both vehicular and pedestrian access to the property would remain unchanged.

The driveway is unaffected by the proposals and provides provision for two cars.

The external side access from front to rear gardens of the property would be maintained.

The front door remains unchanged.

CONCLUSION

The Design & Access Statement has demonstrated our interpretation of the site and how the design has been considered specifically to its context.

Key elements in delivering this are outlined below;

- Delivering high quality and considered residential design to compliment and enhance the design and proportions of the existing house and not to detract away from it.
- Utilise the existing site to make the most out of what can be achieved in the most affordable way
- An architectural approach which is site specific in a context that is mixed and varied in its vernacular.