

DESIGN AND ACCESS STATEMENT

44 SHARPS LANE, RUISLIP HA4 7JQ

PROPOSAL FOR THE EXTENSION AND ALTERATION OF AN EXISTING SINGLE STOREY REAR AND SIDE EXTENSION. GARAGE CONVERSION INCLUDING A NEW 'CAT-SLIDE' ROOF AND DORMER TO THE FRONT ELEVATION.

September 2020

Proposal

1. Proposal Summary

This application seeks planning approval for the alteration and extension to an existing single-storey rear extension and garage conversion, including a new 'cat-slide' roof and dormer to the front elevation.



Image 01: Proposed Front Elevation

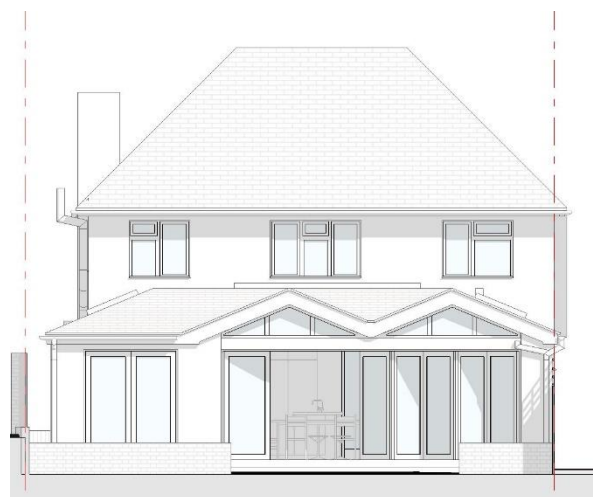


Image 02: Proposed Rear Elevation

2. Site Location and Description

The existing detached dwelling to be extended sits in a corner plot located in Ruislip and within Ruislip Village Conservation Area.

The medieval core of the village was designated, in 1969, Ruislip Village Conservation Area and later extended. In 2008 the conservation area was further extended to include Sharps Lane, where the applicant's property is located.

Sharps Lane is originally a medieval lane that was developed mainly during the 20th century. The property in question sits in the east to west road that continues south. Buildings along West Sharps Lane are characterized for their distinctive details such as high hipped roofs and prominent gables varying greatly in character. The houses are predominantly finished with pebbledash render and smooth render finish with red clay plain roof tiles.

The existing applicant's two storey dwelling features 3 upstairs bedrooms including a two family bathroom and office space. The current property does not meet the requirements of a modern family home in terms of space or layout due to the small kitchen and living space.



Image 03: Front view of 44 Sharps Lane;



Image 04: Side view of 44 Sharps Lane;



Image 05: Rear view of 44 Sharps Lane;



Image 06: Rear view of 44 Sharps Lane

3. Planning History

There are no records of a previous planning application.

4. Planning Policies

The following planning policies have been extracted from Part 2 of the Local plan and used to help shape the design for the proposed application.

- DMHB 1 – Heritage Assets
- DMHB 4 – Conservation Areas
- DMHB 18 – Private Outdoor Amenity Space
- DMHD 1 – Alterations and Extensions to Residential Dwellings
- DMT 6 – Vehicle Parking
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5. Design

The applicant now seeks to improve the internal quality of the house by increasing the floor space and converting the garage into habitable space.

The new single storey addition infills the existing l-shape extension providing a spacious open plan kitchen/dining with a separate playroom for the children along with an additional bedroom at first floor. The rear extension is designed and detailed to respect the character of the conservation area and the setting and appearance of the house.

Two new glazed gables simulate the distinctive gables, typical of this conservation area. This new addition, along with the large bifold door will create a positive connecting with the garden and improve natural light in this area of the house, currently shaded due to its positioning, facing north. The contemporary approach looks to not only respect the property and wider local character by utilising similar, good quality, materials, features and proportions, but also enhances the existing house by increasing space and light and contributing positively to better living standards.

To the front elevation, it is proposed the conversion of the existing garage, currently used for storage only and the replacement of the garage door with a sympathetic window. It is also intended for the removal of the existing pitched roof above the garage outrigger. In its place, a new cat-slide roof and dormer are proposed to resemble similar examples along Sharps Lane.



Image 07: 18 Sharps Lane;



Image 08: 78B Sharps Lane

6. Materials

To protect the property's external appearance, the applicant seeks to use materials that match the existing or are sympathetic to the house.

All new roof finishes are to match the existing red clay tiles. Proposed windows that are visible from the street, such as the ones proposed to the front and side elevations are to match the existing windows in terms of size, appearance and proportion. Window and doors to the new rear façade are proposed to have a darker finished such as dark grey.

In addition, the applicant is seeking to externally insulate the house due to concern over current damp issues, with a smooth render finish to the external façade, to replace the existing painted pebbledash render. It is to note that a smooth render finish it is also typical to the Ruislip Village Conservation Area and some examples are found along Sharps Lane.

7. Parking and Access

We recognise that converting the existing garage might put pressure on on-street parking, however, there is a sizeable driveway at the front of the garage providing off-street parking for at least two vehicles. The alterations to the dwelling include an additional fourth bedroom. Considering the number of proposed bedrooms in the house, the property offers the 2 parking spaces that required for a dwelling with 3 or more bed units, based on standards set out in Part 2 of the Local Plan, Appendix C: Parking Standards.

8. Conclusion

In conclusion, it is felt that the careful design of the proposed extensions and alterations to the building will help to not only maintain but greatly enhance the architectural quality and character of the existing house without deterring from the character of the existing building and surroundings. We hope that the council will look favourably upon the proposal, acknowledging the high-quality design and architectural contribution to the property and wider area.