

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 (RE-SUBMISSION)

January 2021

Proposal

1. Proposal Summary

This is a revised planning application following the planning refusal reference no. 24999/APP/2020/3145. We believe that we have addressed all concerns and we hope that the council looks favourably to the improvements.

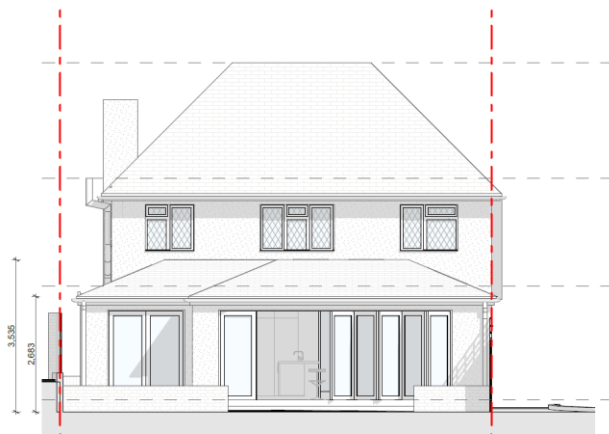
2. Client Summary

The clients are a young married couple in their 30's hoping to extend and renovate their home. They currently have two young children and have lived in the local area their whole lives. The host property is a forever home and not an investment opportunity. Both are keyworkers, providing support to the NHS. Due to the current pandemic, they want to ensure the house suits the ever changing modern family needs and also a requirement to work from home.



Proposed Front Elevation

Image 01: Proposed Front Elevation



Proposed Rear Elevation

Image 02: Proposed Rear Elevation

3. Site Location and Description

The existing 1930's detached dwelling to be extended sits in a corner plot located in Ruislip and within Ruislip Village Conservation Area. It has been described by the conservation officer as a 'highly exposed' site that has a significant impact on the street scene.

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 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



Image 06A: Rear view from Neats Acre



Image 06B: Rear view from Neats Acre

3. Planning History

Reference	24999/APP/2020/3145
Proposal	Single storey side/rear extension, conversion of garage to habitable use and addition of catslide roof with front dormer
Location	44 SHARPS LANE RUISLIP
Decided	30-11-2020

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

5. Design

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

The new single-storey addition infills the existing L-shaped extension providing a spacious open plan kitchen/dining with a separate playroom for the children and an additional bedroom at first floor.

Following the case officer's comments regarding the rear extension's overall size and appearance, the design has been revised to reflect these concerns: -

- The new rear extension's footprint is now stepped in by 1m on the right hand side reducing the impact on the neighbour and overall bulk;

- Great attention was given to the appearance of this new extension and the roof has been re-designed and simplified. The roof still features a "dummy" pitched roof with a flat section, similar to the existing addition which already features a crown roof;
- All windows to match existing and
- External render removed and existing detailing retained.

The conservation officer states that the 'dummy' pitched roof is not a feature of the conservation area. However, there are many examples of this roof design in the local vicinity and wider areas. Some examples can be seen on the aerial view below. Regardless, the most important point the officers must appreciate is the discreet position of the new extension and negligible change in appearance from the road.

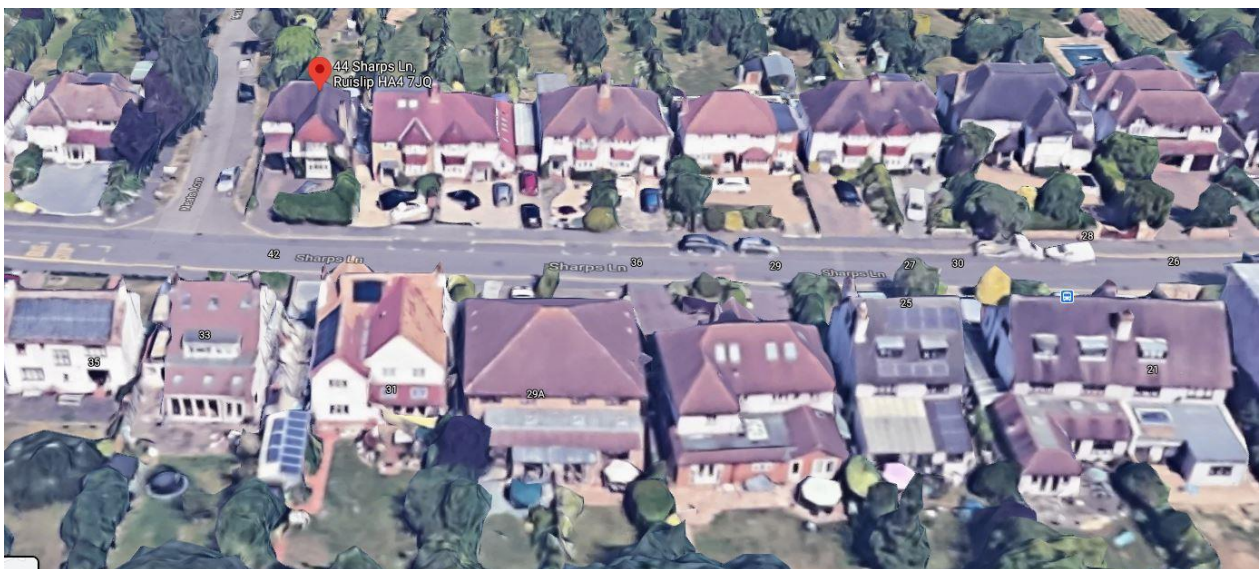
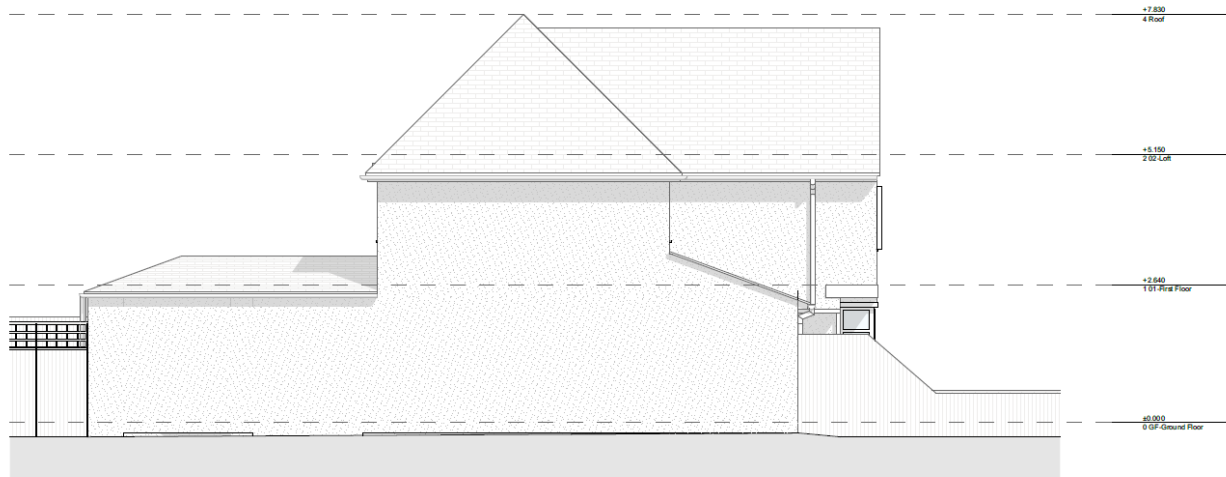


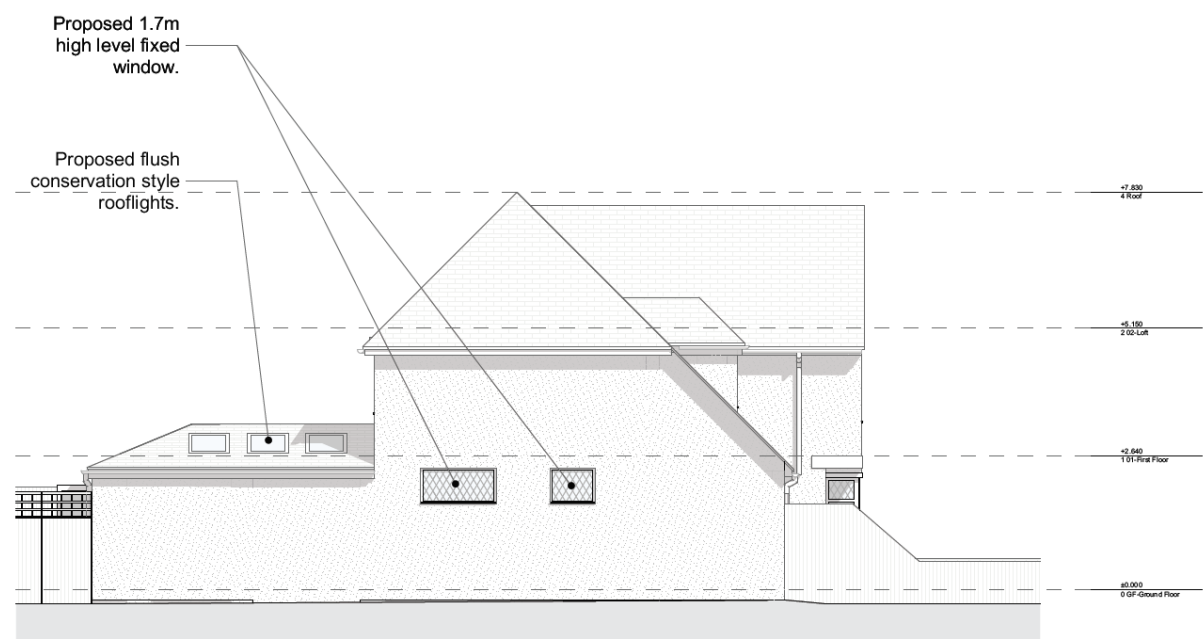
Image 07: 3D view from Google maps looking at properties along Sharps Lane

The new rear extension is hidden from the Sharps Lane, and it is protected from Neats Acre by the existing pitched roof facing this road. It is believed that the new proposal has no impact upon the street scene, and it is designed to be subservient and respect the main house. The view from Neats Acre is blocked by parked cars, dense vegetation and a 2.0m high c/b timber fence and the private road does not feature a footpath, meaning it is infrequently used by pedestrians.



Existing Side Elevation

1:100



Proposed Side Elevation

1:100

Images 07a and 7b: The catslide roof and dormer has been accepted within the refusal report for 24999/APP/2020/3145.

The image shows clearly that the form of the existing rear extension and proposed rear extension are identical when viewed from the front and side of the property. Fenestration proposed is suitable for the conservation area setting.

To the front elevation, the case officer has acknowledged that the new cat-slide roof and dormer are designed to respect the building's character and appear an appropriate integrated element, therefore, considered acceptable. Notwithstanding, examples of a similar approach can be found below:



Image 08: 18 Sharps Lane



Image 09: 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. All proposed windows and doors, such as the ones proposed to the front, side and rear elevations are to match the existing windows and doors in terms of size, appearance, and proportion.

To the external walls are proposed a roughcast style render to be in keeping with the character of the area and match existing.

7. Parking and Access

Although 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. In addition, the case officer has confirmed that the removal of the garage would not create any impact on the existing parking provision.

8. Conclusion

In conclusion, it is felt that the significant improvements to the proposal will contribute positively to preserve and enhance the character and appearance of the house. We believe that we have addressed all comments and concerns, particularly regarding size, bulk, and appearance. We hope that the council looks favourably upon the revised proposal, acknowledging the high-quality design and architectural contribution to the property and wider area.