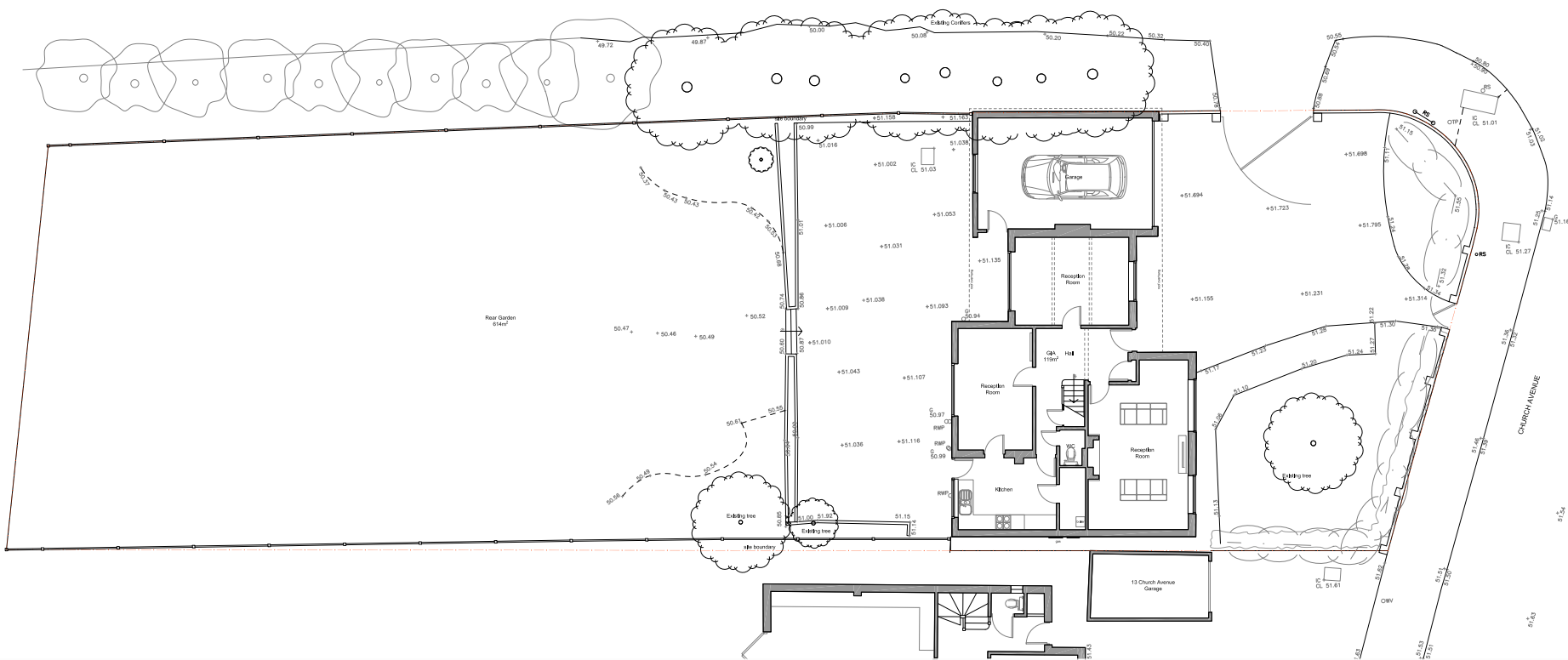
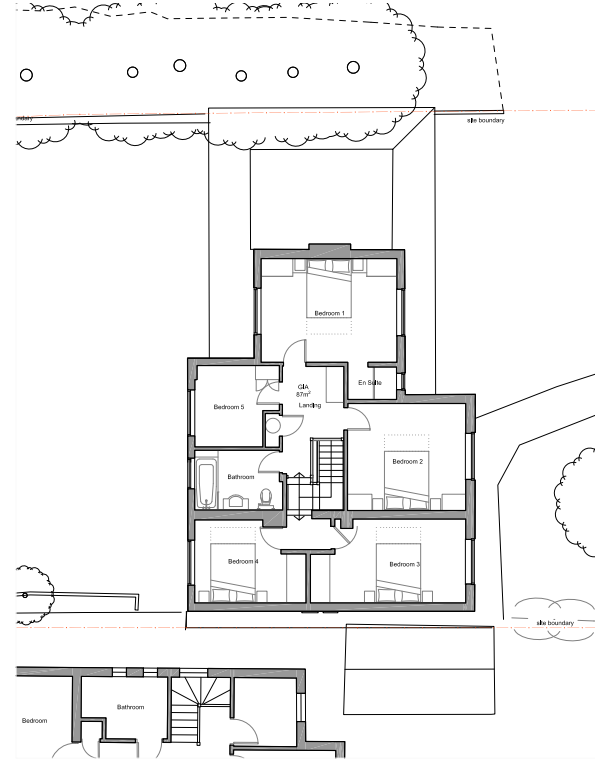




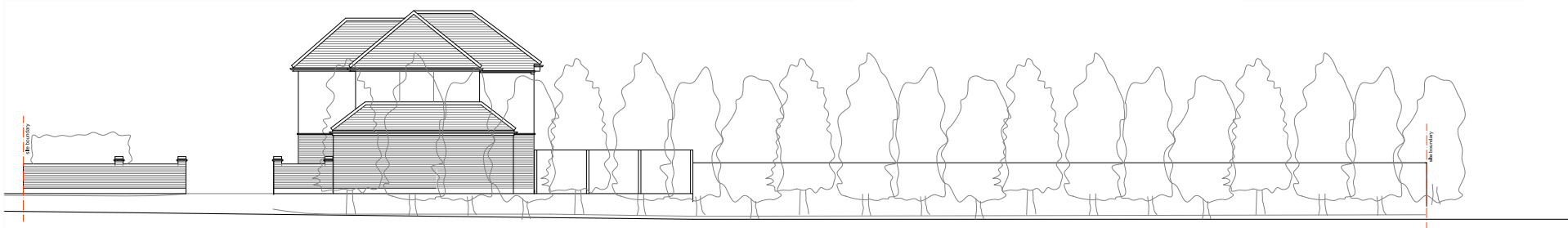
Panoramic view of 15 Church Avenue on the junction of Church Avenue and King Edward's Road



EXISTING SITE PLAN / GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



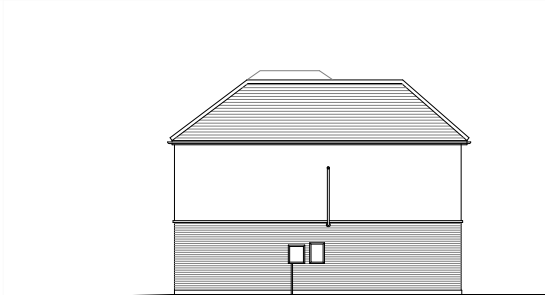
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

PLANNING HISTORY

There are two previous Householder Planning Applications listed that were approved.

Reference	Description	Type	Decision	Date	Received
Ref: 26493/XX/2844	Householder Development- residential extension (P)				
Ref: 26493/A/82/0591	Householder Development- residential extension (P)	FUL	APP	17-06-82	22-04-82
Ref: 26493/79/0435	Householder Development- residential extension (P)	FUL	APP	25-06-79	13-03-79

Please see historic drawings and information in Appendix A

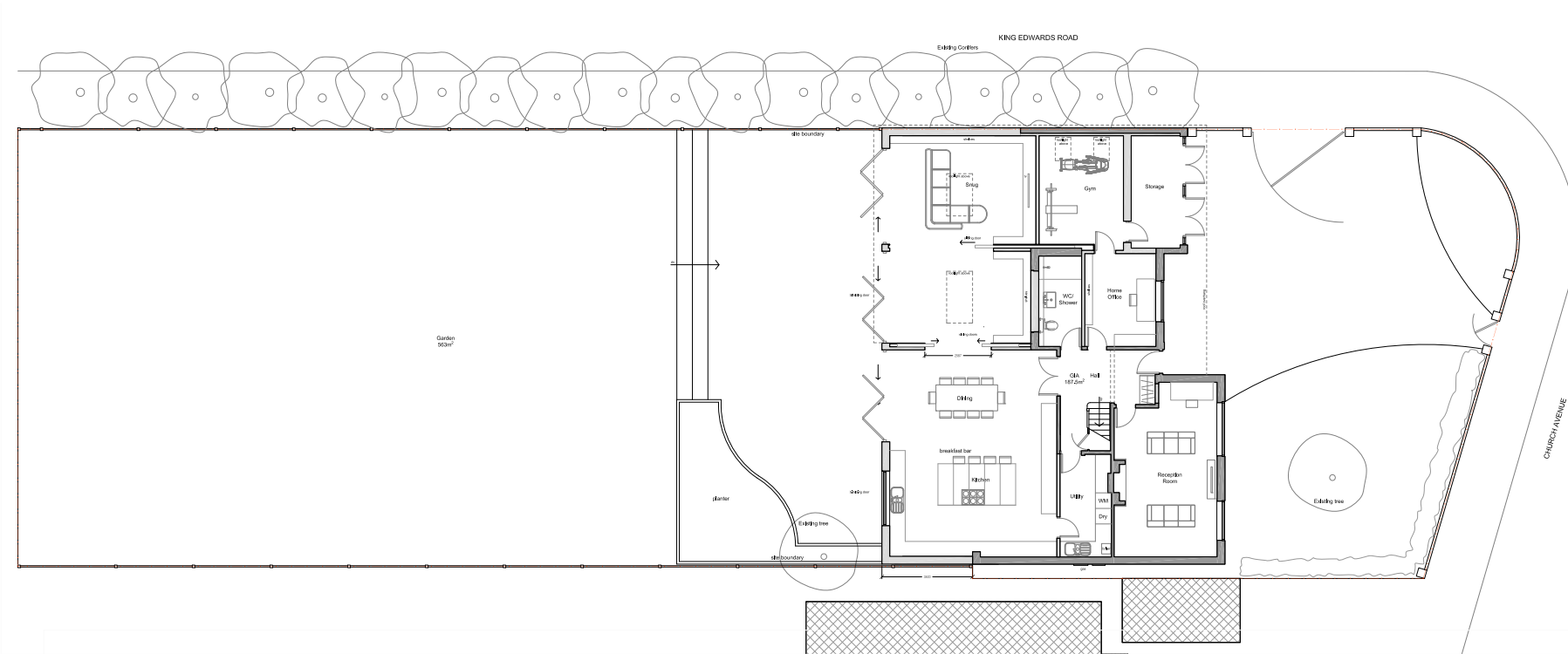
PRE-APPLICATION

In November 2022 pre-application advice was received on proposal for a two storey rear extension, a first floor side extension, a single storey rear extension and raising the main ridge of the roof.

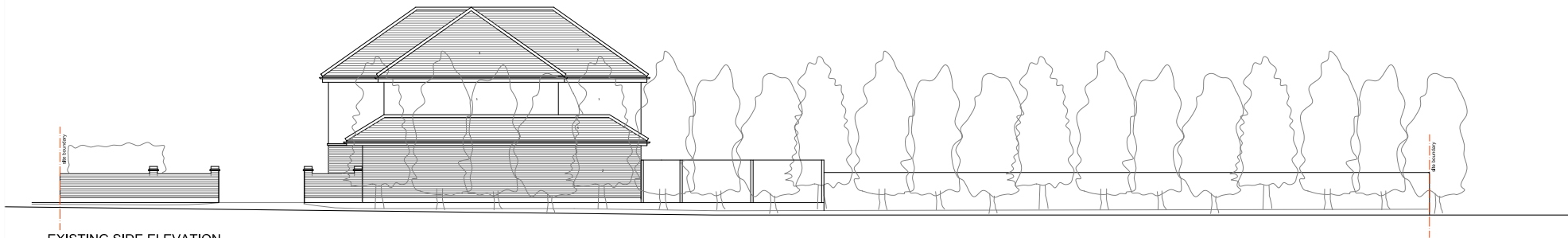
To summaries the main comments:

- The proposed single storey rear extension would exceed the Policy DMHD 1 guidance of 4m in depth for single storey rear extensions to detached houses.
- Raising the ridge of the main roof would be contrary to policy DMHD 1 guidance on roof extensions
- The proposed two storey rear extension, first floor side and rear extension, single storey rear extension and raising the ridge of the main roof are not considered to appear subordinate to the original dwelling.
- The proposed extensions would further overpower the original dwelling, further detract from the architecture of the original dwelling and would have an adverse impact on the character and appearance of the Ruislip village Conservation Area, the original dwelling, the street scene and the local area.
- Unless a robust case can be made for the proposed development preserving or enhancing the character and appearance of the Ruislip Village Conservation Area, it would be contrary to the requirements of Policies DMHB 4, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part 2 Development Management Policies (2020) and could not be supported by the Council.
- The cumulative scale of the proposed extensions and raising the ridge of the main roof (their depth and height in proximity to the boundary shared with no. 13) is likely to adversely affect the daylight sunlight and outlook from no. 13 and may appear overbearing. This would need to be addressed in any future planning application by the submission of drawings showing the ground and first floor habitable room windows of no. 13 and a 45 degree line of sight drawn from the centre of the nearest windows.
- The submitted drawings include trees on the plans and do not show any of these being removed. In any future application, the Council will require further details to be submitted in the form of a Tree Survey, Arboricultural Method Statement and protection plan to demonstrate how the existing trees will be safeguarded, particularly the one in the rear garden and the conifers to the side.

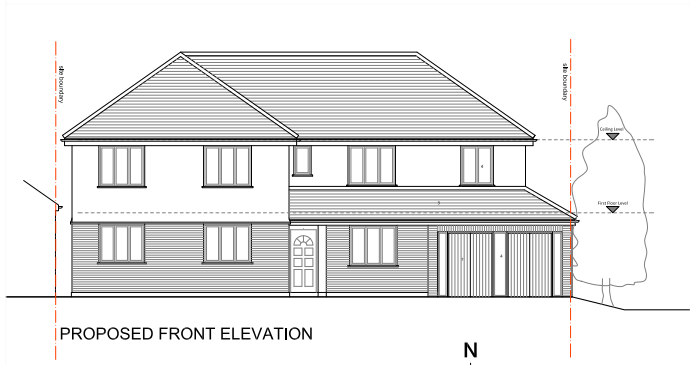
- The existing dwelling has a two storey side extension and a single storey attached garage extension. It is considered that the proposed extensions should be reduced so that they are more subordinate and reflective of development in the area, perhaps including Arts and Crafts elements in the style of the nearby houses.



EXISTING GROUND FLOOR PLAN



EXISTING SIDE ELEVATION

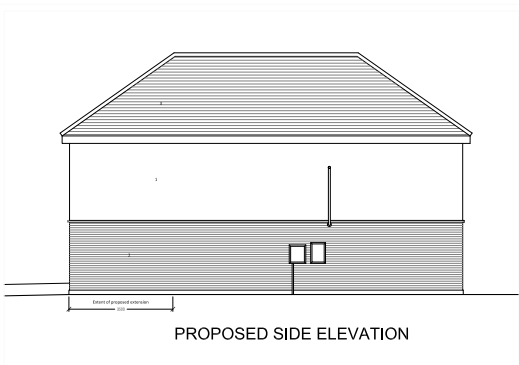


PROPOSED FRONT ELEVATION

N



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



EXISTING FIRST FLOOR PLAN

15 CHURCH AVENUE, RUISLIP HA4 7HX

DESIGN PROPOSAL

Design Proposal

The existing house is a five bedroom 2-storey house with kitchen, 3No reception rooms, WC, utility room and garage at ground floor.

The proposal is to construct a two storey rear extension, a first floor side and rear extension, a single storey rear extension, front porch extension and changes to the roof.

The ground floor will be made into a open-plan kitchen/dining area, utility room, WC/Shower room, work from home space and family room.

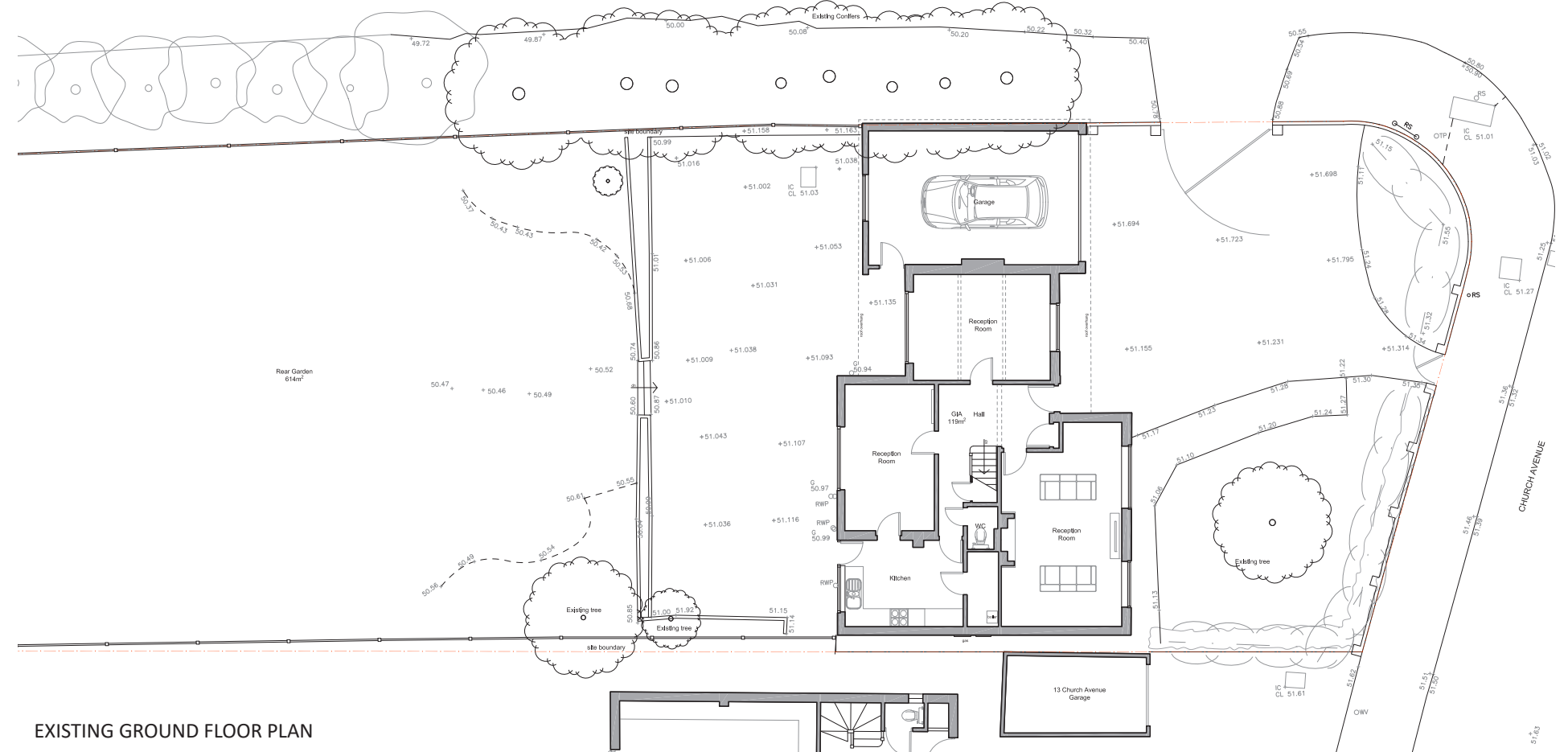
The existing garage will be converting into a gym and storage.

First floor will comprise of five double bedrooms with en suites.

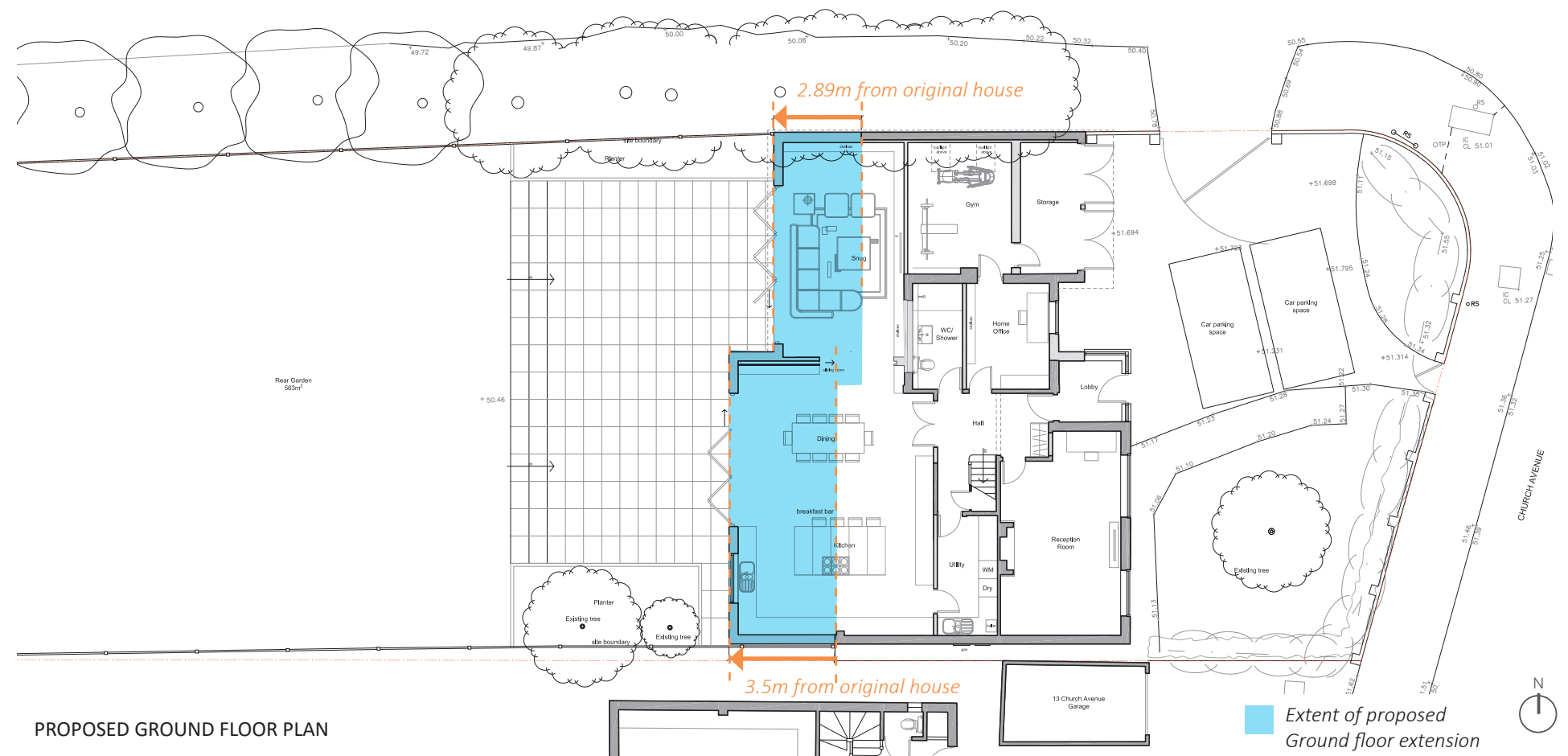
Area Schedule (GIA)

Existing Ground Floor	87m ²
Existing First Floor	119m ²
TOTAL	206m²

Proposed Ground Floor	176m ²
Proposed First Floor	142m ²
TOTAL	318m²



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Extent of proposed
Ground floor extension

Design Proposal

The proposed extensions and roof form are designed to harmonise with the overall appearance of the dwelling and surrounding Arts and Craft style buildings to ensure there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.

A satisfactory relationship with the neighbouring properties is achieved by providing a similar style of building to that of other dwellings found along Church Avenue.

The new extensions are subordinate to the main dwelling being below the Local Authority guidance threshold (4m) for rear extensions at 3.5m and 2.89m.

There is no unacceptable loss of outlook to neighbouring occupiers- please see page 10

Adequate garden space is retained. 4+ bed houses require at least 100 square meters of private usable rear garden space. The property will have 563m² of rear garden space retained following completion of the proposals.

Adequate off street parking is retained with two spaces provided to the front of the property.

Trees, hedges and other landscaping features are retained. Please refer to Tree Report by Trevor Heaps.



EXISTING FRONT ELEVATION



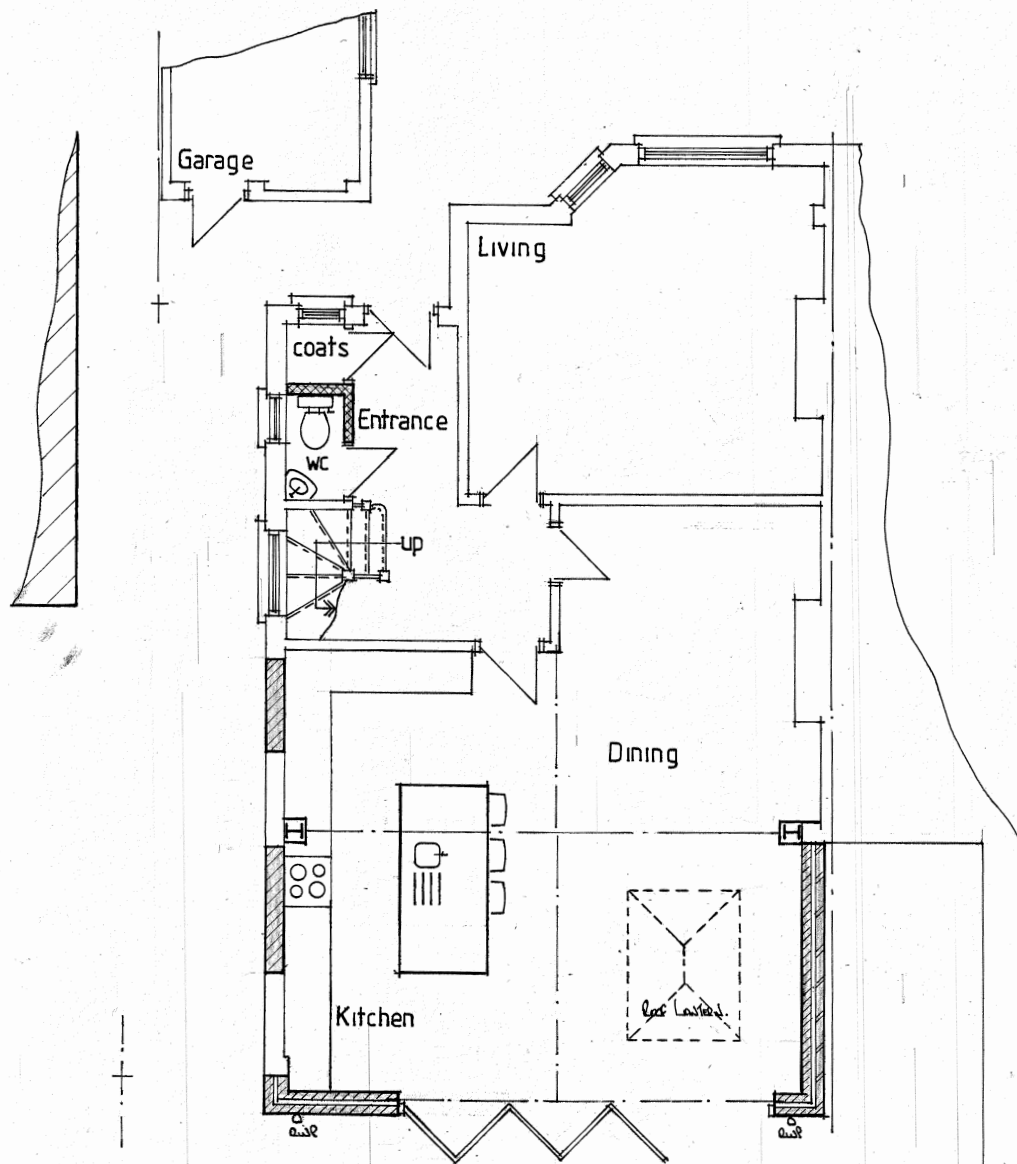
PROPOSED FRONT ELEVATION

Neighbouring Property - 13 Church Avenue

Please refer to previous Planning Application Local Authority Ref: 75447/APP/2020/780 which includes existing and proposed plans as part of a Planning Application for a single storey and is now implemented.

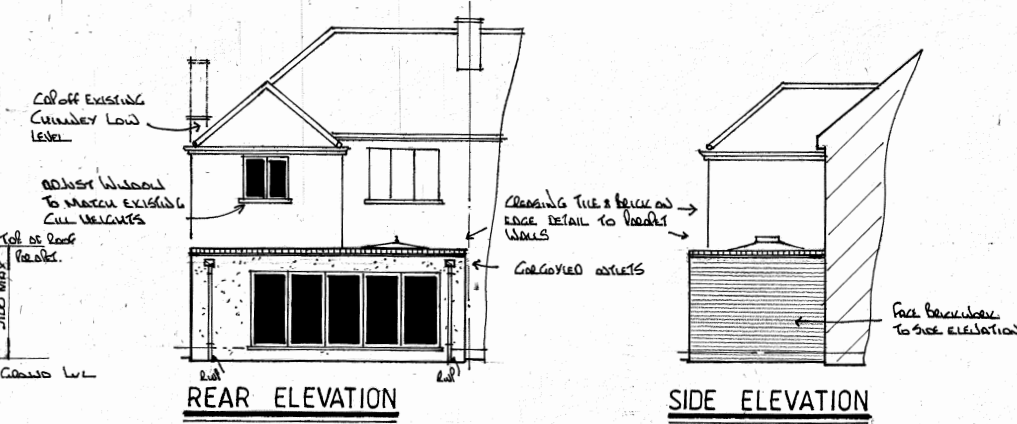
On the north facing elevation of 13 Church Avenue, which faces the boundary shared with 15 Church Avenue, there are no habitable room windows located within the elevation. The windows at ground floor serve a WC and first floor windows serve a stair and bathroom. All the windows are obscure glazed.

This demonstrates that the ground and first floor windows situated on the shared boundary with no. 13 are to non-habitable rooms with obscured glazing and will therefore result in no loss outlook.



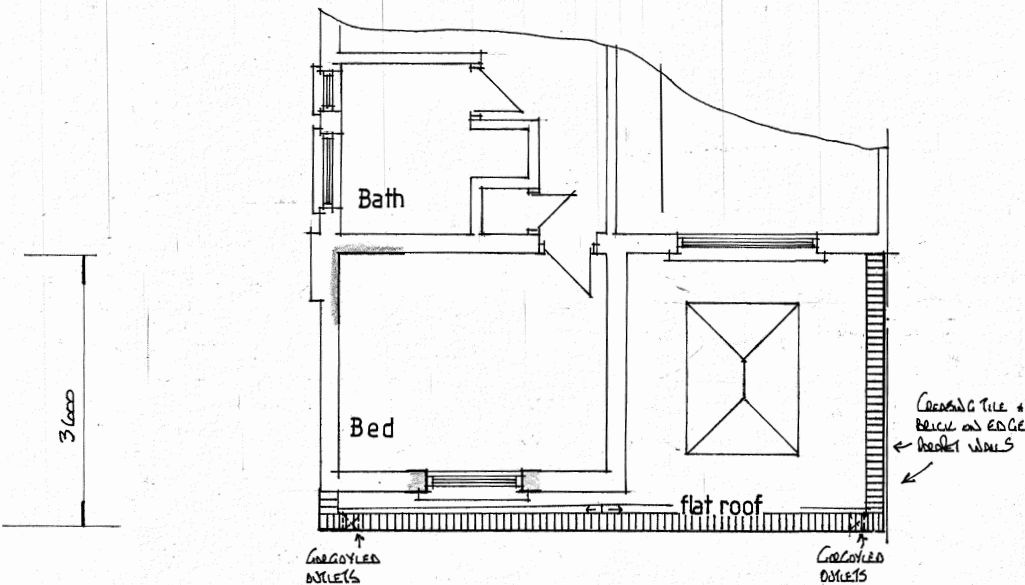
PROPOSED GROUND FLOOR PLAN

ALL MATERIALS TO MATCH EXISTING

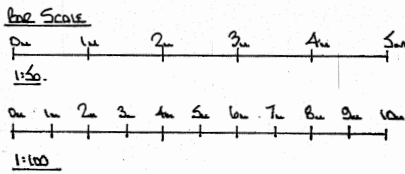


REAR ELEVATION

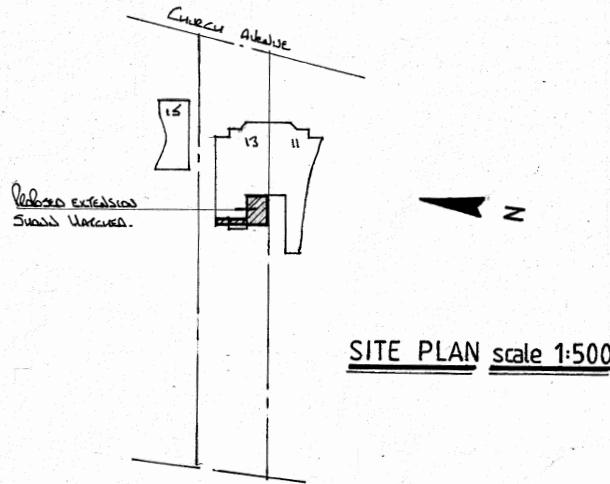
SIDE ELEVATION



PROPOSED PART FIRST FLOOR PLAN



THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 4354 /01



SITE PLAN scale 1:500

CHARACTER AND APPEARANCE

The surrounding area is characterised and influenced by Art & Crafts architecture.

The dwelling was previously extended producing an awkward crown roof that altered the proportions of the building to its aesthetic detriment.

We propose to harmonise the building with other dwellings in the avenue by providing an asymmetrical Arts and Craft style roof, a similar aesthetic as found in two example dwellings located on Church Avenue.

This will also provide the property with a single storey entrance lobby to improve and celebrate the main entrance as part of the natural building form.

MATERIALS

Materials will match existing with the use of brick at ground floor and white painted render at first floor.

Doors and windows will be white to match existing.

ACCESS

Access to the house is via a drive way and main entrance at the front of the property, this will remain unchanged.



PROPOSED FRONT ELEVATION



21 Church Avenue - Arts and Craft style local precedent

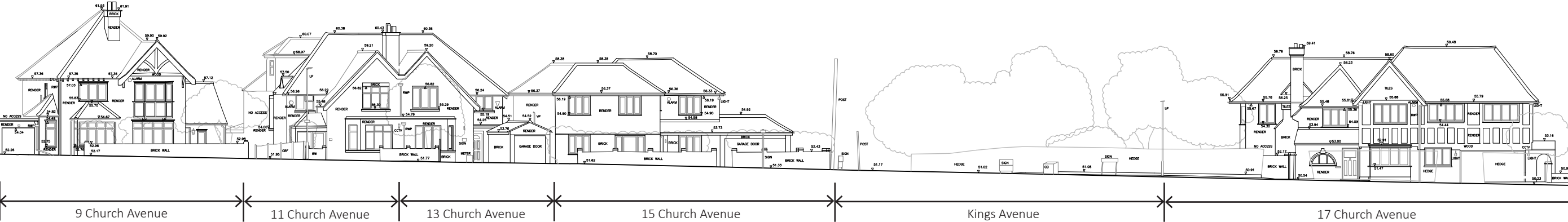


14 Church Avenue - Arts and Craft style local precedent

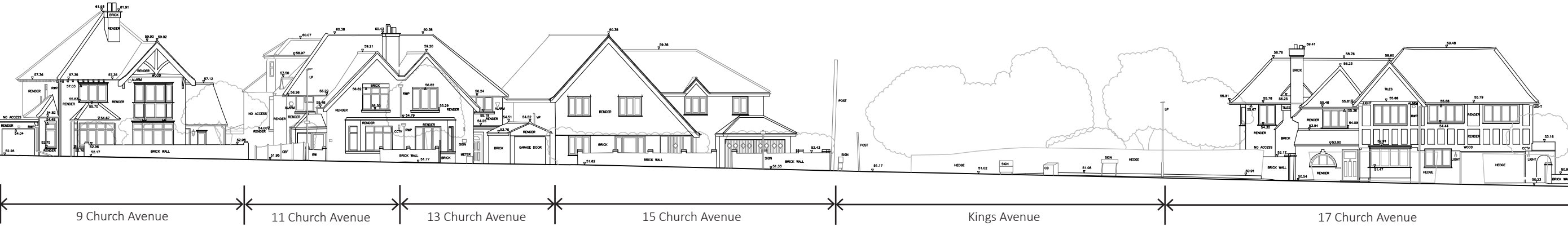
CONTEXTUAL ELEVATIONS

The appearance of the proposed dwelling is altered to provide a scale and form which is in keeping with the existing dwelling and neighbouring properties.

The proposed ridge of the roof is no higher than the neighbouring ridge lines and steps down to lower roof forms towards Kings Avenue . The new roof therefore harmonises with the street scene.



EXISTING CONTEXTUAL ELEVATION



PROPOSED CONTEXTUAL ELEVATION

Heritage Statement

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.

In 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.

Church Avenue contains some of the best quality and larger 1920-30s houses within the area. Many of the properties are well detailed and retain a wealth of original features. The buildings are generally well preserved and the later infill properties are also of a good quality.

Heritage Considerations

Care has been taken to preserve the character and appearance of the area. The development shows respect to the existing density and pattern of development, linear plan form and the regular character of the area with reference to the design, detailing, materials and size of the surrounding properties.



Existing block plan (Scale 1:1000@A3)



Proposed block plan (Scale 1:1000@A3)

METASHAPE | ARCHITECTS

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Registered office 4th Floor 100 Fenchurch Street, LONDON EC3M 5JD UNITED KINGDOM

APPENDIX A

Historic Planning Applications on Microfishe

No. of Plan 10017

Municipality-Northwood
Urban District Council.

Deposited Plan
for
New Buildings.

Description.

1st store
garage

Situation

15

Church Lane

for

Plan. 10017

Address

Architect

Builder

Address

(1st store Plan)

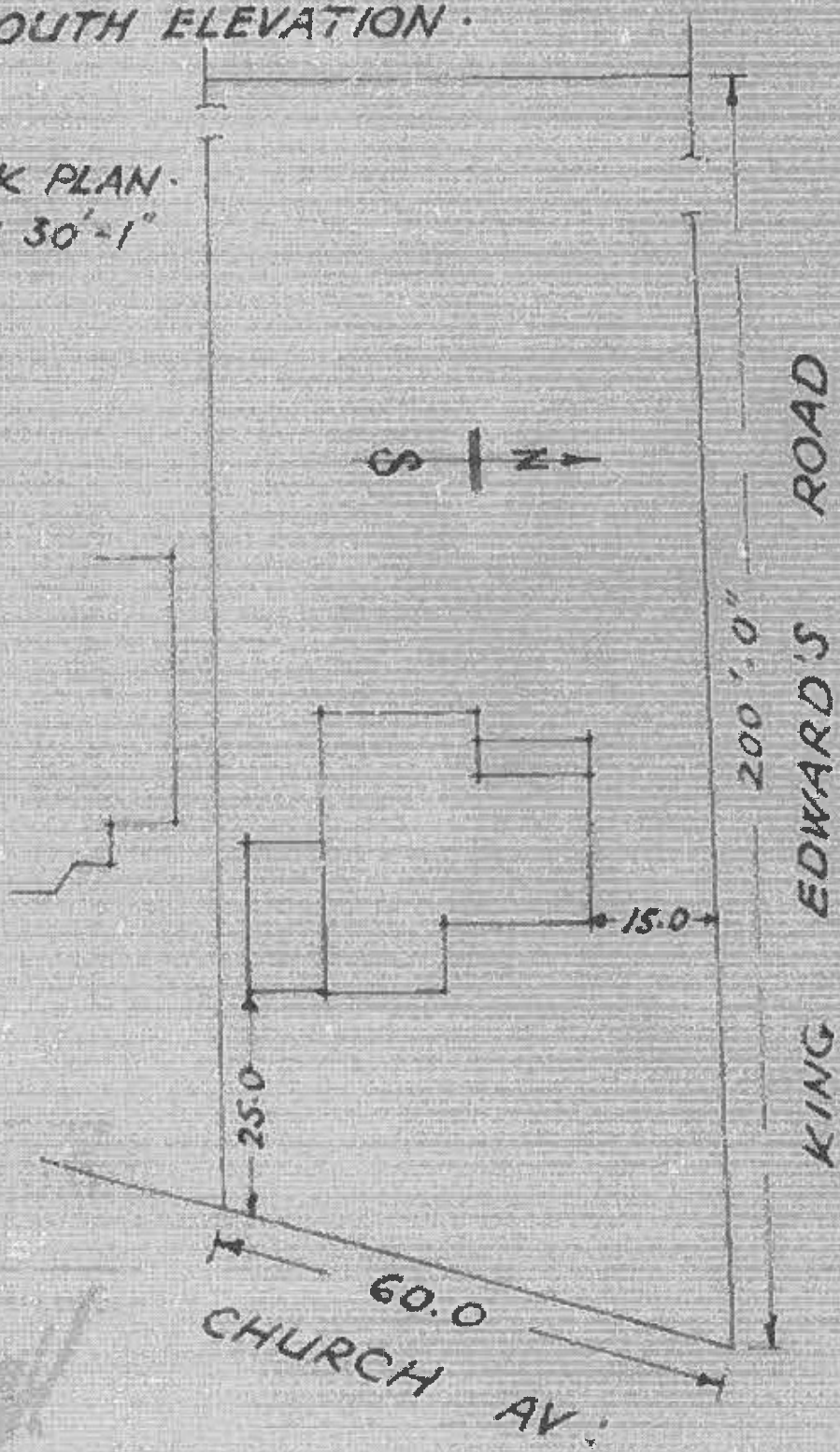
Date of Approval

15th

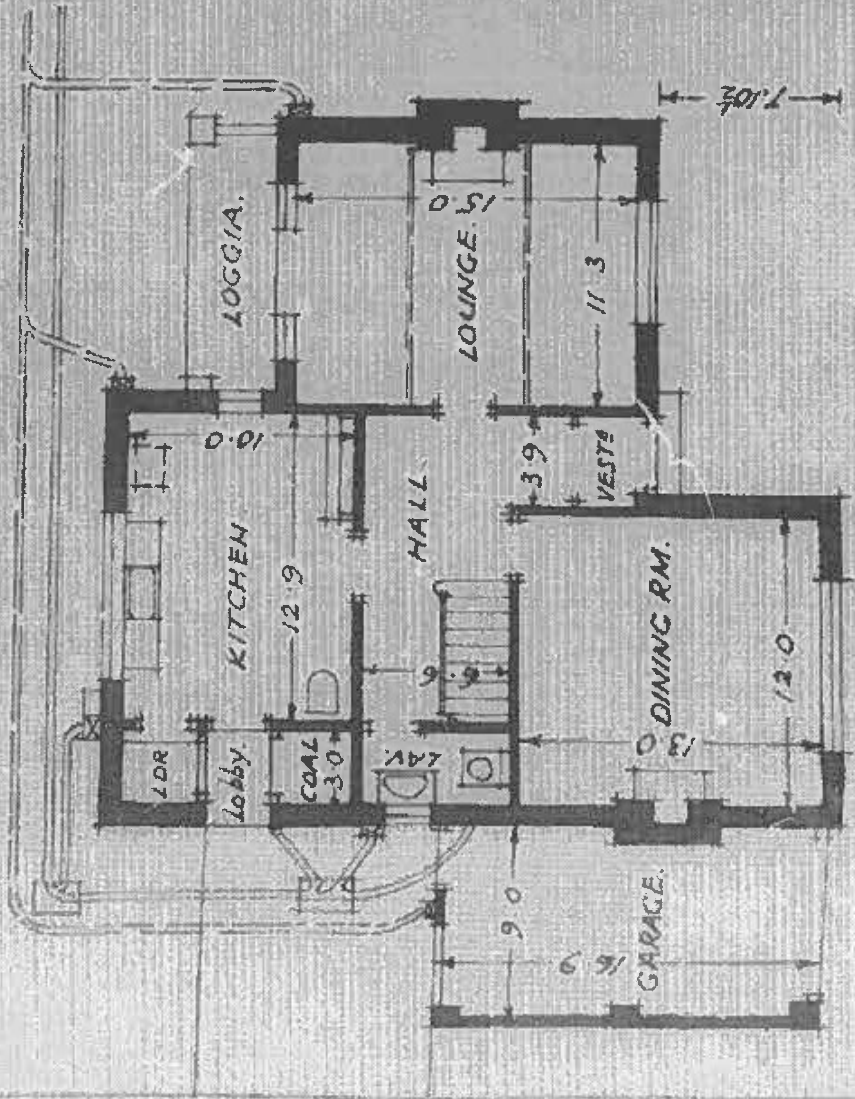
1936

· SOUTH ELEVATION ·

· BLOCK PLAN ·
SCALE 30'-1"

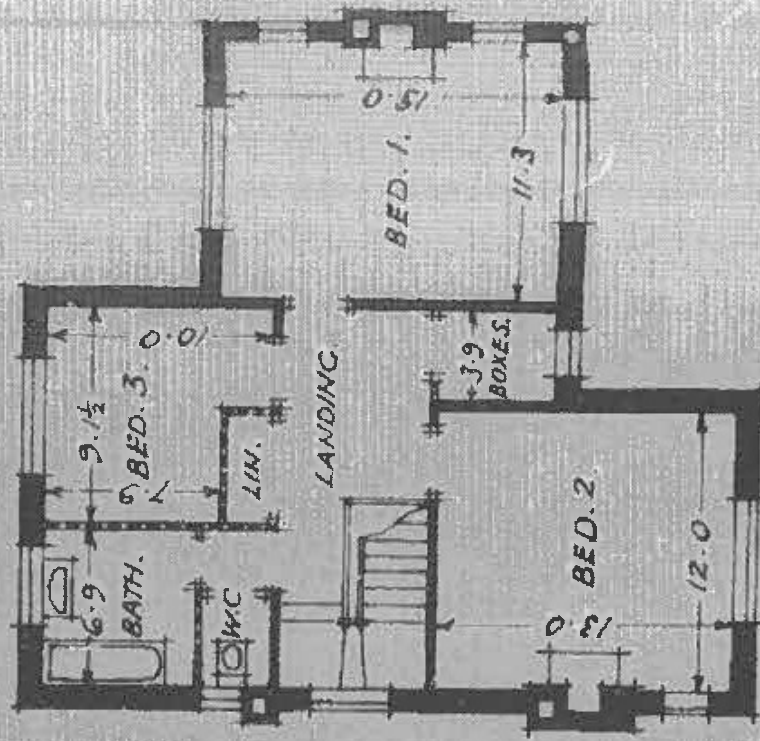


EAST ELEVATION.



GROUND FLOOR PLAN.

WEST ELEVATION.



FIRST FLOOR PLAN.

