



50 SHARPS LANE, RUISLIP, HA4 7JQ
DESIGN & ACCESS STATEMENT

MARCH 2020



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1.

1.00 Introduction

1.01 This Design and Access Statement has been prepared by Julia Utko Architectural Design on behalf of Mr and Mrs D'Souza for the proposed erection of a single-storey rear extension to the existing five-bedroom detached house at 50 Sharps Lane, Ruislip, HA4 7JQ.

1.02 The planning application and this document are to be read in conjunction with the detailed architectural drawings: PL001, PL101, PL102, PL111, PL112.

2.00 Site Location

2.01 The site is located within Ruislip Village Conservation Area on the West side of Ruislip High Street and Manor Farm. It is a corner plot at the T junction with Sharps Lane and Neats Acre. Sharp Lane is a residential street of detached and semi-detached houses of similar style and timeline. Neats Acre is a private road leading to Barringers Court (retirement housing).

2.02 No 50 Sharps Lane is a two-storey detached house with an integral garage. It has a sizeable garden to the rear and a paved driveway at the front providing off-street parking for up to four vehicles.

 Site Boundary

1. Location Plan. Scale 1:1250
2. View of the Sharps Lane - Looking West
3. View of Neats Acre
4. View of the Sharps Lane - Looking East



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3.00 Site History & Context

3.01 The existing building dates from the 1930s. Presumably, it was a two-storey three-bedroom house with an attached garage. However, the original plans of the property have not been found.

3.02 The original surroundings consisted of an uninterrupted residential street with houses dating from the 1920s - 1930s and a Tennis Court to the rear of the property (map 1). However, in 1978, two semi-detached properties (Nos 48 and 46 Sharps Lane) were demolished to allow access to the new development of retirement housing (image 3). As a result, No. 50 Sharps Lane has become a corner plot with approximately 16 metres distance to the neighbour's property on the eastern side (map 2).

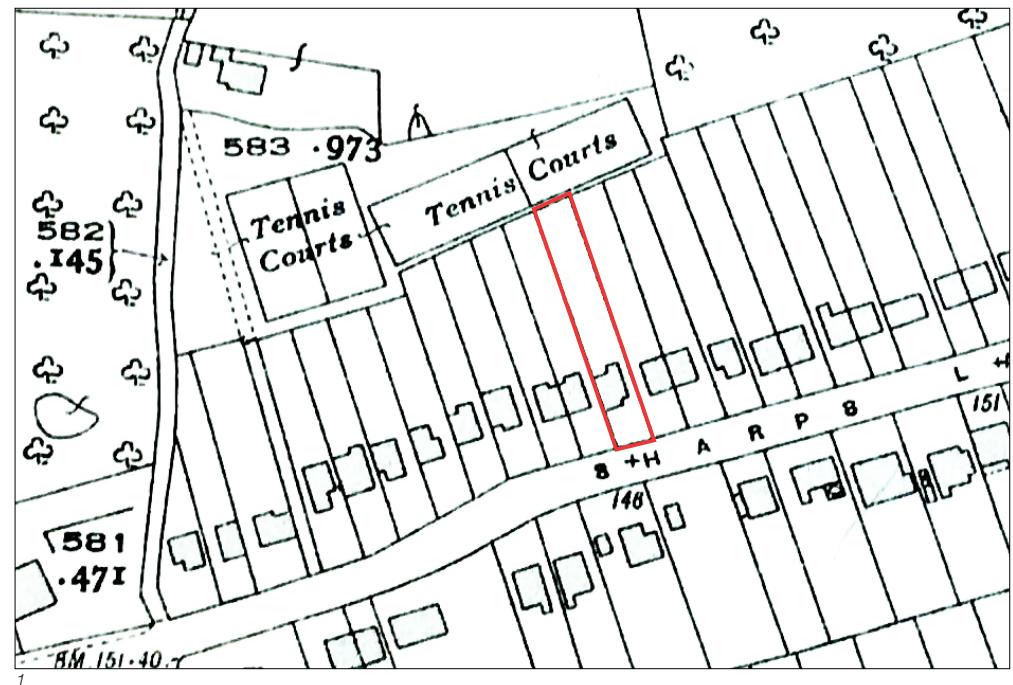
3.03 In 2009 the boundaries of the Designated Area were expanded to include the Ruislip High Street and surrounding residential areas to the west. Therefore, No 50 Sharps Lane became part of the Ruislip Village Conservation Area. The Property falls into Character Area 3 as per "Ruislip Village Conservation Area Appraisal" July 2010.

 Site Boundary

1. Ordnance Survey Map, 1936. Not to scale
2. Ordnance Survey Map, 2014. Not to scale
3. Photo of retirement housing- Barringers Court



3.





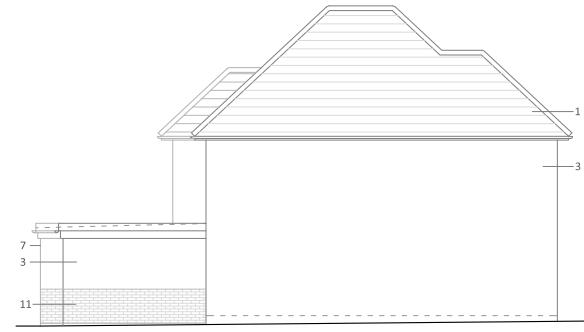
1.



2.



3.



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1. Existing Front Elevation. Scale 1:200
2. Existing East Elevation. Scale 1:200
3. Existing Rear Elevation. Scale 1:200
4. Existing West Elevation. Scale 1:200
5. Proto of the Rear Facade



5.

4.00 Planning History / Precedents

4.01 Two previous planning submissions for No 50 Sharps Lane have been found on Hillingdon Council planning portal:

28145/80/0153 Householder development - residential extension(P)
(also relaxation). 25-01-80 Refusal (P)

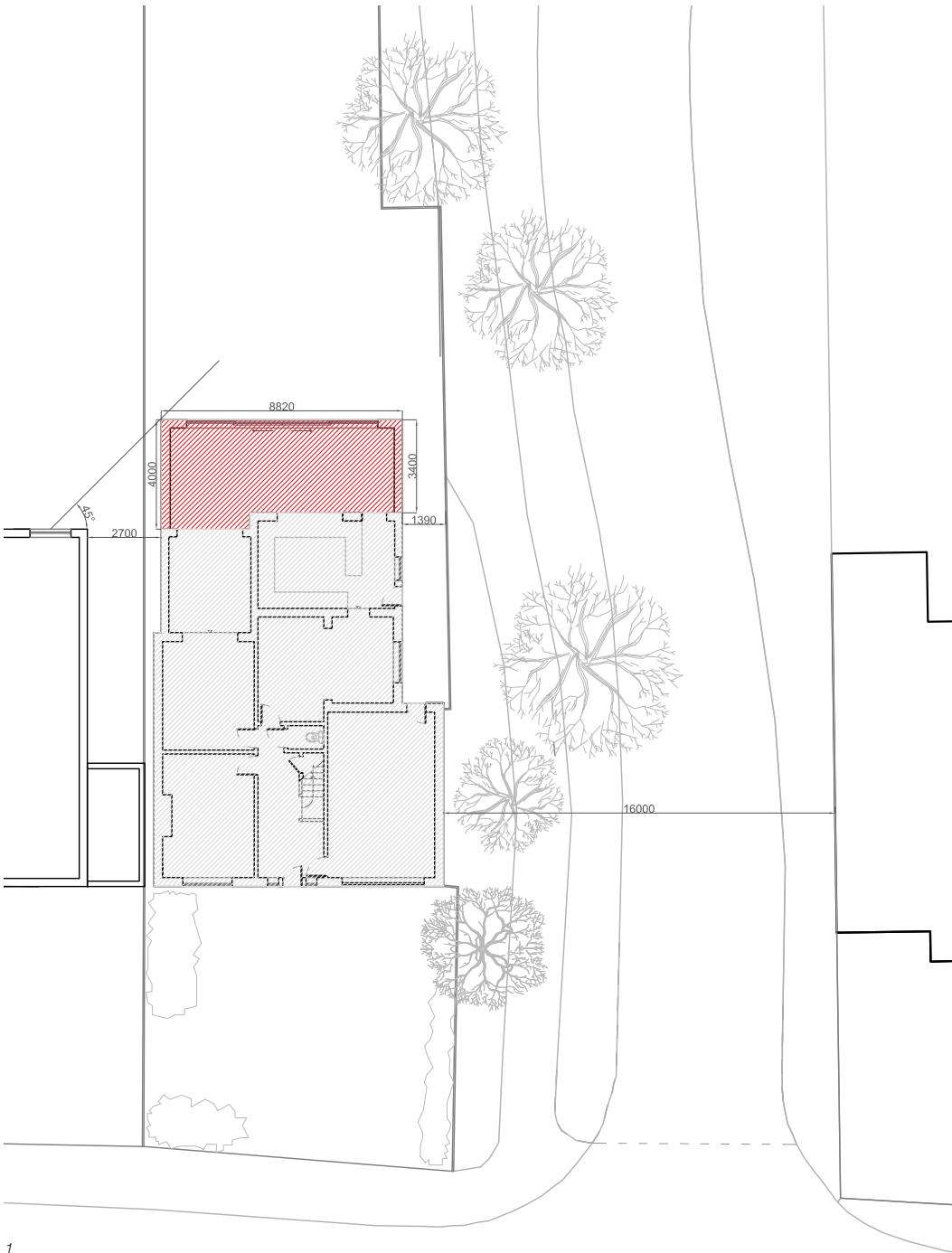
28145/A/80/1338 - Householder development - residential extension(P)
07-07-80 - Approval

4.02 The undertaken redevelopment included first-floor side extension and single-storey rear extension.

4.03 Most of the detached and semi-detached houses in the area have substantial extensions to the side and the rear. The most recent one is No 70 Sharps Lane:

16241/APP/2018/3168 - 70 SHARPS LANE RUISLIP - Two storey rear extension and single storey rear extension - 31-08-18 - Approval

4.04 The planning permission has been granted for a sizeable rear and side extension in 2018. The proposal included first floor rear extension above the existing single-storey extension plus an additional 4m ground floor extension to the rear. This has created a substantial extension protruding from the rear wall of the original house by approximately 7.6 metres. However, the proposed development has proven not to have any negative impact on the original dwelling and surrounding areas, therefore it was considered acceptable.



5.00 The Proposal

5.01 The proposal looks to improve the living area by introducing an additional single-storey extension to the rear of the house.

5.02 The new extension will protrude by 4m from the western corner and by 3.4m from the eastern corner of the dwelling and will form continuity to the existing extension. A current flat roof will be raised by 150mm to incorporate the slope. New addition will add 27sqm to the living area. (image 1)

5.03 Implementation of the single-storey rear extension will increase the internal quality of the property by providing open plan living accommodation and creating a circulation with minimum interference to the existing structure. Proposed large glass panels to the rear will create a positive connection with the extensive garden surrounded by mature and semi-mature trees on the outside of the site boundary (image 2).

5.04 The proposed extension includes a new anthracite grey aluminium patio sliding doors with fixed glass panels on both sides and a partly rendered/ partly facing brickwork to match existing and preserve consistency in visual appearance.

5.05 The extension is set back from the western boundary by 0.6m and the distance to the neighbours' property is 2.7m. With the roof height kept to a minimum, the proposal is considered to have no detrimental impact on the neighbouring property and their outdoor private space with regards to the loss of privacy, loss of light or outlook and sense of dominance (image 1).

1. Block Plan. Scale 1:250
2. View of the rear garden



5.06 The visual impact on the surrounding area is minimal as the flat roof of the rear extension can be visible to the public only at a certain angle (image 1). It should be taken into consideration that the site is well screened by mature trees on the adjacent land. To be noted, Neats Arce is not a public road and serves only as a private entrance to retirement homes.

5.07 The only visible part of the proposal from the Sharps Lane is the roof. Therefore, the anthracite grey UPVC fascia was proposed to blend in with the surroundings. (image 2)

6.00 Inclusive Access Statement

6.01 No alterations have been proposed to the existing entrance from the Sharps Lane.

7.00 Vehicular and Transport Links

7.01 There is a sizeable driveway at the front of the house providing off-street parking for up to four vehicles.

7.02 The site benefits from proximity to Ruislip and West Ruislip Underground Stations, Ruislip Railway Station and local bus routes.

7.03 The site is within walking distance of many public amenities including shops, theatre, library and public parks.

9.00 Sustainability

9.01 The proposed large glazed area to the rear and two skylights will increase the level of the natural light in the living area and consequently, usage of the artificial light will be minimized.

9.02 New windows, sliding doors and skylights will be double glazed keeping heat loss to a minimum.

10.00 Landscape & Trees

10.01 All the existing trees and the landscape will be preserved. Great care will be taken to protect all the greenery within the plot boundary and on the adjacent land during the construction.



1.



2.

1. View of the existing property
2. View of the proposed extension

11.00 Conclusion

11.01 The proposed alteration work represents an upgrade in quality and an improvement to the existing dwelling and preserves the character of the surrounding conservation area.

11.02 Considering the significant size of the existing building, the proposed extension is in proportion and appears subordinate to the original house.

11.03 It is, therefore, respectively requested that the Planning Permission to be granted for this well-considered domestic project.