

Design and Access Statement

PROJECT: Proposed single storey infill rear extension to a Listed Building and associated alterations

LOCATION: 7 Bury Street
Ruislip
Middlesex
HA4 7SX

DATE: 8th April 2024



View of the property from Bury Street

BLACKWOOD ARCHITECTS

3 Carrera House
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The existing site and buildings

The site is located on Bury Street close to the junction with Sharps Lane and is attached to the adjacent dwelling, 9 Bury Street, which is also owned by the applicant.



Aerial Photograph showing the site and its surrounding

The site is within Character Area 1 of the Ruislip Village Conservation Area. Character Area 1 is the earliest part of Ruislip and contains the core of the original village with oldest buildings. 7-9 Bury Street is noted in the Conservation Area Appraisal Statement as "2 early houses, which, although much altered, retain their rural character". The Manor Farm buildings opposite the property also add to this rural ambiance.

The building is Grade II Listed, and dates from the 16th and 17th Centuries. The building is timber framed with brick infill panels plus some brick wall construction and brick chimneys. No 7 has a rendered front façade with exposed brick infill and timber framing to the side and rear elevations.

A copy of the property Listing text is included at Appendix A.

In 2014 the property was extended to the rear with a single storey kitchen-dining room addition. This new extension was built off an earlier small rear addition to the original property. At the time a range of renovation and replacement works were also carried out, with Listed Building consent, in order to secure the long-term future of this heritage asset.

The proposed works which require Listed Building and Planning consent:

With reference to the planning application drawings SHR3/01 to /10 inclusive the application seeks consent for the following works:

1. Carefully remove existing side walls to previous rear extensions.
2. Carefully remove existing gutters, fascias and plain clay tiles to north facing roof on previous rear extension.
3. Form new façade to infill extension with French doors, sidelights and timber frame construction. Façade is set in from existing timber gable to avoid covering the existing window on the rear of the original property.
4. Form new roof to infill rear extension with lead sheet on wood-cored rolls to new crown roof and second hand plain clay tiles to match existing on new pitched roof areas. Include new painted timber fascias and metal gutters to match existing fittings.
5. Extend existing lead-lined box gutter between the original house and new infill extension.

Justification for the proposed works which require Listed Building and Planning consent:

The proposed works seek to better connect the original Listed Building with the new kitchen-dining room that was added in 2014 with Listed Building consent.

At present the connection from the original house is via a narrow passage adjacent to an existing ground floor WC which restricts movement and flow in this part of the property.

The proposed work will widen the access route but only remove building fabric from the 20th and 21st century additions, so none of the original Listed Building will be impacted with this proposed change.

The proposed changes will provide improved living accommodation at the property with better connected spaces and with no damage or disruption to the fabric of the original Listed Building.

The new infill extension has been design not to overlap the existing window to the rear of the original building. Where the new flank wall abuts the existing rear wall of the building it will be neatly pointed in with not disruption or damage to the original fabric of No.7.

The materials and forms of the new infill extension have been selected to match with the existing rear extension from 2014, this will provide continuity of design and a limited palate of materials that will clarify the junction between the original Listed Building and the later extension.

Impact of the proposal on the neighbouring dwellings

It is considered that the proposals will have no impact on the light levels of the neighbouring dwellings. The proposed new windows or doors will not create overlooking or loss of privacy to the adjacent properties.

Conclusion

The proposals provide an appropriate addition to the property with clear benefits to the current and future building users while retaining all the elements, materials and character of the original Listed Building.

The new infill extension is designed to match and compliment the 2014 rear extension, with no overlap to existing windows on the original Listed Building. As such this will provide a sympathetic addition to the property.

There will be no adverse impact from the additions on adjoining owners.

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Appendix A –

Listing Text for 7- 9 Bury Street, Ruislip, Middx.

Listing Text

1.

5018 BURY STREET
(West Side)
RUISLIP
Nos 7 & 9
(The Old House)
TQ 0887 11/48 24.I.50.

II

2.

C16 and C17 building now stuccoed. 2 storeys, 4 windows. Old tiled roof, hipped at left, with coved cornice. C19 casements on 1st floor, C18 sash windows with glazing bars on ground floor, all in moulded architraves. Door of 6 fielded panels, with radial fanlight, in moulded architrave. Side pilasters and cornice hood on carved brackets. 2-storey, 2-window right extension, of painted brick with roof of old tiles, has low projecting slated lean-to.

Listing NGR: TQ0898987674