

Wadhal

Design Statement.

Proposed new-build home

Hatherleigh Holdings
Bob Ryan & Lee Helliar
Land to r/o 21/21A Hatherleigh Road
HA4 6AZ

- 1 Design Statement
- 2 Design Statement
- 3 Refused Scheme
- 4 Volume Calculations

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Design Statement.

Wadhal was appointed to design proposals for a new dwelling at land rear of 21/21A Hatherleigh Road. The property is not listed or in a conservation area, comprising of a single storey detached triple garage used as storage and an existing overgrown garden enclosed with timber fencing. Full planning consent was granted previously for a detached, one bed two storey new-build dwelling ref. 41627/APP/2021/51. A subsequent planning application ref. 41627/APP/2022/40 for a two bed dwelling was refused with significant errors in the determination as outlined on page 3 of this statement.

Consented Scheme

The proposed an consented scheme are identical bar a minor increase in internal floor area, inspired by the 1930’s suburban designs seen locally. However, there is still an opportunity to utilise contemporary detailing with consideration to sustainable design and landscaping, while respecting the form and character of the surroundings. The approved floor plans are slightly inefficient with a large staircase resulting in excessive circulation in relation to the footprint. A high quality bay window with curved glazing could be incorporated as opposed to the antiquated UPVC systems shown on the drawings alongside large bifold doors to ensure optimum connections to the garden. The traditional roof form could be retained as an attractive element, detailed crisply as an elegant form above the dwelling. Having established the principle of a detached new-build dwelling on the site, the client intends obtain consent for a higher quality scheme designed by an architect.

Location

The site is a vacant plot with garages in Ruislip, a long standing residential suburb developed in the twentieth century following the introduction of railway connections. Ruislip became part of the London Borough of Hillingdon in the 60’s when the area experienced a significant rise in population following the extension of the metropolitan railway. There was a boom of house building during the 30’s in London, when people wanted to own their own homes with a private garden and suburban development accelerated. The context shows such terraced housing which is generally brick rendered with pebble dash and timber frame roofs with clay tiles. The generic plan is typically a hallway at ground leading to a living room, kitchen and dining space with the bedrooms located above.

The pattern of suburban development is generally low density and identifying small development sites for high quality interventions is a critical part of addressing housing supply as supported in the NPPF and London Plan. The approach of such interventions should embrace design quality while retaining the intimate character of the suburb. The context is generally terraced suburban homes, built cost effectively in the 1930s. The pitched roofs, generous bay windows and low lying forms are notable and contribute to the character and appearance of the area. However the exterior materials, windows, wall and roof build-ups are low quality and will be far superior in a new-build. Additionally the plot has the opportunity to create a modest garden with large glazing possible toward the eastern and northern aspects.

- Objectives
- Deliver a modest new build dwelling of high design quality
 - Maximise energy conservation via fabric first approach and significant insulation
 - Focus on embodied carbon for proposed materiality
 - Use space efficiently with open plan living space at ground floor
 - Respect scale, massing and rhythm of existing buildings
 - Use complimentary materials in relation to existing context
 - Improve layout to provide adequate sunlight to all primary spaces
 - Respect context with development set out to align with existing terrace
 - Create a sense of place and local distinctiveness with high quality design
 - Incorporate Sustainable Urban Drainage Systems and utilise permeable surfaces

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Policy

Policy DMH 6 of the Local Plan relates to garden and backland development, stating there is a presumption against the loss of gardens to maintain local character. Development may be acceptable where neighbouring amenity and privacy is protected, vehicular access does not have an adverse impact with massing and scale considered and trees, shrubs and wildlife habitat retained. No part of the site is currently used as garden space for any of the existing surrounding properties with the plot occupied by a commercial tenant using the garages for storage. The proposed windows and access have been located with consideration to avoid any adverse impact or overlooking on neighbouring properties. With vehicular access proposed from Salcombe way (identical to the consented scheme) the impact on neighbouring access and amenity is negligible. Additionally, a considered landscaping scheme has been considered from the outset with dense planting toward the northern edge of the site to create a sense of enclosure and privacy for the new dwelling and neighbouring properties.

Policy DMHB 11 sets out requirements for new development. The proposals have been through an extensive design development process following planning consent to ensure the highest quality scheme is built. The designs match the scale, height and massing of the surrounding context while respecting the street pattern, building lines, setbacks, roof massing and architectural composition. High quality detailing will be prioritised to the completion of the project with consideration to sustainability and embodied carbon throughout specification decisions. As a high quality new build home, we believe the proposals will add positive value to the area and street scene while not having any impact on daylight to surrounding homes given the setting out on site. There will be a net gain in usable green space and biodiversity with a new landscaped garden supporting the property. Additionally, dedicated screened space has been planned for recycling and waste to avoid any nuisance or visual impact.

Policy DMHB 16 requires new development to follow national space standards and those set out in the London Plan. The proposal has an internal floor area of 70m² as a two bedroom, two storey, three person dwelling thus meeting the minimum requirements set out in Table 5.1 and providing spacious internal layouts.

Policy DMHB 18 sets out requirements for Private Outdoor Amenity space. The proposals will achieve an outdoor amenity area of 133m² including the front and side garden, which is more than double the minimum 60m² requirement for 2 and 3 bedroom homes. As such, the size of the proposed dwelling as a modest two bedroom home is completely appropriate in relation to the site area. Additionally, the extent of the bay window which projects out is set back 4.3m from the plot boundary with respect to defensible space. Where a new boundary is required to enclose the garden, the height of the existing timber fence will be matched to ensure harmonisation with the existing street scene.

Policy DMT 6 of the local plan sets out standards for vehicle parking. In line with the consented scheme a dedicated zone of 2400x4800mm is allowed for the car parking bay including 1200mm transfer zone in line with the councils accessibility SPD. Additionally, permeable grass paving will be specified for all parking and turning areas with reference to sustainable urban drainage and improved garden usability.



View from Salcombe Way.

	Design Statement.
Set	Planning Application
Scale	NTS/ A3
Drawn	Fahad Malik
Date	5th May 2022

Design Statement.

The project aims to deliver a small, high quality dwelling with a focus on energy conservation, embodied carbon and efficient use of space while respecting the scale, massing and rhythm of the existing context. Additionally, the ambition is to tightly control the finishes and design execution through to construction while using materials that complement the existing buildings.

Typology

A noticeable moment in Hillingdon is beautiful hipped roofs with clay tiles poking up above the vegetation. This moment helps define the concept diagram for the project- a simple pitched roof floating above landscape.

The dwelling keeps to the proportions, massing and materiality of existing buildings across the terrace. With the building line, roof form and materiality matching the context, it reads as respectful to the existing development pattern. The roof is finished in clay tiles as a natural material with relatively low embodied carbon. A bay window is proposed to the front elevation, which matches the proportions of adjacent properties yet maximises daylight with contemporary detailing. Brick and render are utilised for the walls to visually match the clay roof while referencing the existing materiality on the street. By respecting existing features such as a hipped roofs and bay windows while incorporating superior detailing, we can upgrade build-ups and create a project which is traditional yet contemporary. This results in far superior thermal performance, reducing energy demands of the dwelling in the long term while delivering a project of high design quality.

Proposal

The proposal is focused on creating enjoyable and practical spaces that are respectful to surroundings. Upon entrance at ground floor, there is a small lobby with storage and access to a WC. A sliding door leads to a generous open plan living, kitchen and dining situation with a generous bay window and glazed doors opening onto private views toward the garden. A compact staircase is tucked behind the kitchen leading to a small bedroom, a generous master bedroom with a bay window and a shared bathroom. Rooflights above the staircase and bathroom ensure daylight penetrates the depth of the plan including circulation spaces.. No windows are proposed on the western and first floor north-western elevation to avoid overlooking onto the neighbouring gardens and to avoid any adverse impact. The build ups of the walls and roof as a new-build will be far superior, resulting in a sustainable, thermally efficient envelope.

The fenestration and scale of the building matches the massing of existing properties on the street. The bay window and roof proportions are retained in reference to the existing development pattern, while matching the exiting building lines and set back from the street. A new landscaped garden helps harmonise the proposals with the context while encouraging biodiversity, providing privacy and improving views for the neighbouring properties concurrently. This space will function as a beautiful naturalistic garden encouraging use of outdoor space and relating to adjacent properties. A generous open plan living space full of light is created at ground floor with two well designed bedrooms above, benefiting from a large shared bathroom with optimum daylight and ventilation throughout.

Opportunities for accessible outdoor space significantly help increase usability of the dwelling. A dense landscaped garden is proposed to the northern edge, accessible via folding glazed doors in the living room. The garden being set back into the depth of the plot helps us soften boundaries and mitigate visual impact while ensuring privacy for the new building. With naturalistic planting principles in mind, the garden can become a small bit of wilderness which changes through the seasons and largely maintains itself.

Summary

The proposal is a modest new-build home of high design quality. At ground floor a lobby with an open plan living, kitchen and dining area is proposed. At first floor two bedrooms and a bathroom are proposed with generous storage space. The redevelopment of this site will provide a high quality dwelling making efficient use of the site while providing sufficient amenity space. The scheme has been designed to ensure that there is no adverse impact on neighbouring amenity in terms of overlooking, overshadowing or loss of light. The height of the proposed dwelling has been carefully considered to match existing homes on the street to ensure there is no overbearing impact. Planning consent has been granted previously for a detached new-build dwelling on this site. Subsequently, the client has engaged an architect and been through an extensive design process to ensure a high quality scheme is built. For reasons set out above and detailed in this statement, the proposals fully accord with the relevant planning policies and as such we respectfully request that planning permission is granted.



Existing overgrown garden & boundaries.

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Refused Scheme.

The latest planning application on this site for a two storey, two bedroom dwelling was refused in April 2022 ref. 41627/APP/2022/40. There were significant inaccuracies in the reasons for refusal as outlined below:

Internal Floor Area

The London Plan has a requirement of a minimum 70m² gross internal floor area for a three person, two bedroom dwelling. The previously submitted proposal was a three person, two bedroom dwelling with gross internal floor area of 73.5m². This was incorrectly measured to have a floor area of 63m² in the refusal by adding up the area of each room annotated on the plans. This is an incorrect methodology for measuring gross internal floor area, which includes stairs, partitions, circulation etc. as set out in the London Plan. The originally submitted design statement clearly outlines the gross internal floor area and compliance with the requirements of the London Plan.

Overlooking

The previously submitted scheme has north-west facing windows at first floor level, posing a risk of overlooking onto neighbouring gardens. We anticipated that these would need to be frosted and would expect this to be conditioned, as opposed to forming the basis of refusal. Regardless, we have flipped the location of the secondary bedroom and bathroom in the revised proposal to show how the larger frosted window can be designed out completely. No windows are proposed at first floor level on the north-west elevation which should be considered an improvement from the consented scheme from an overlooking point of view.

Footprint

The consented scheme has a footprint of 5.2x6.5m. The previously submitted scheme proposed to increase this by 0.5m to the front of the dwelling, and 0.7m to the side. Having undertaken a detailed measured survey on site, we have accurate dimensions and setting out for the existing building line in relation to the plot boundaries. The previously consented scheme was drawn on an Ordinance Survey plan which is not measured or surveyed to this level of accuracy. We realised that the increase of 0.5m to the front could be achieved while meeting the existing building line, otherwise we would sit 0.5m behind. This was described in the previously submitted design statement and has been annotated on the site plan for clarity. The materials, design and volume of the dwelling are an almost identical copy of the previously consented scheme and surrounding context. The revised scheme retains the increase of 0.5m to the front to meet the building line, with only a 0.2m extension to the side as opposed to 0.7m to reduce mass and bulk. This is the absolute minimum we can increase, while achieving the internal floor area requirement of 70m² for a three person, two bedroom dwelling in the London Plan.

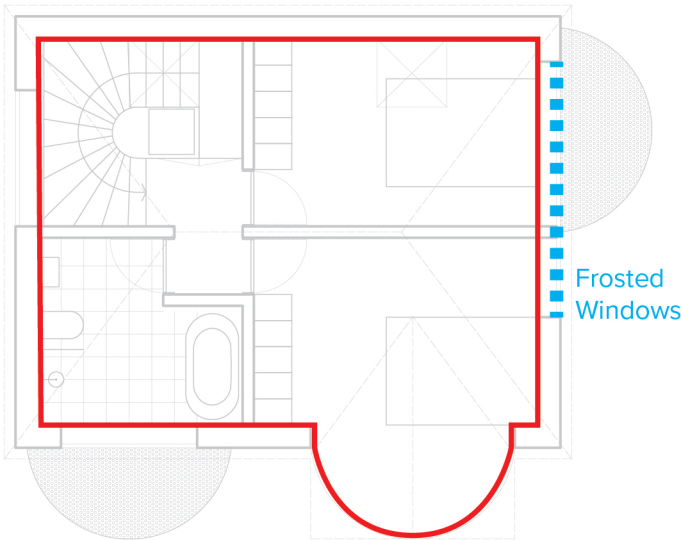
Height

The officers report of the previously refused scheme states the height of the proposal has been increased by 70cm from 7.1metres to 7.8metres resulting in the ridge height exceeding that of the neighbour No.2 Salcombe Way. While it is correct that the previously consented scheme has a ridge height of 7.1metres, the existing terrace is actually at 7.8 metres and the proposal has been adjusted to match this as opposed to sitting 70cm below. This has been highlighted in red on the street elevation drawing for clarity.

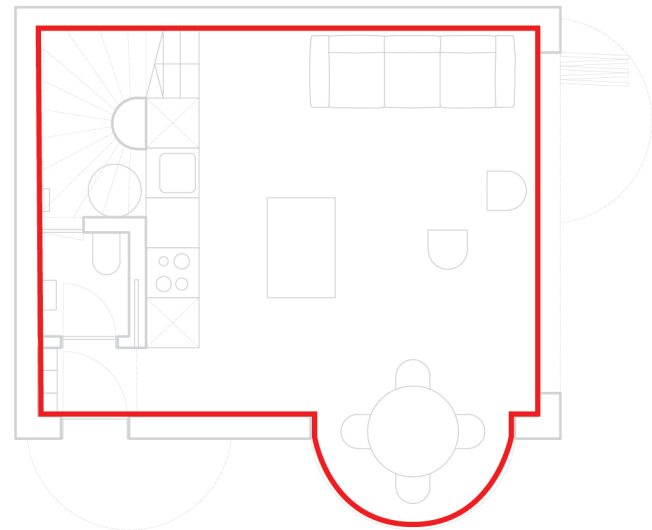
Access

Step free access is intended to the entrance and no steps are shown on the site plan. The lobby has been increased marginally to achieve 1.5m width in the revised plans which is a minor interior alteration. These building regulations points would need to be discussed with the approved inspector regardless, hence the requirement for building regulations approval at a later stage. The level of information submitted for a planning application is noted intended to illustrate compliance with the extent of building regulations and the provision of further technical design information can be conditioned.

Refused Scheme
Gross Internal Area 73.5m²

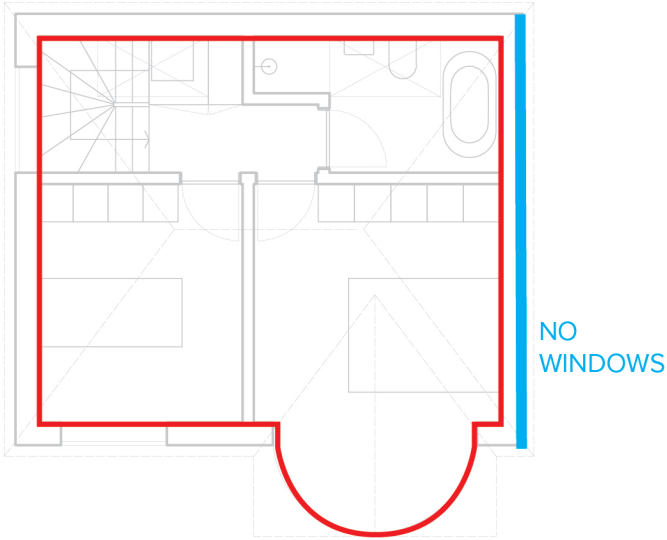


First Floor 36.75m²

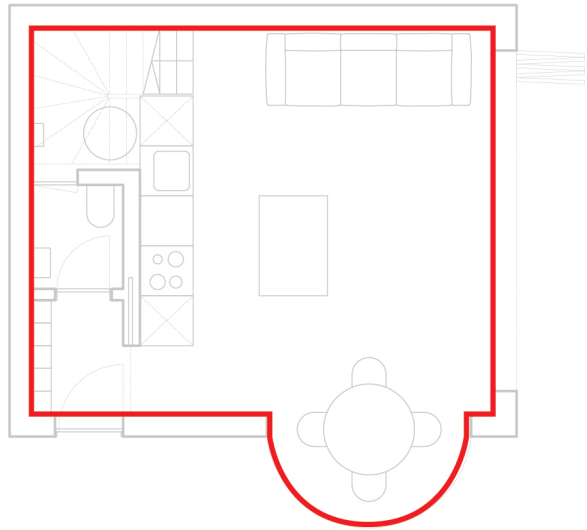


Ground Floor 36.75m²

Amended Scheme
Gross Internal Area 70m²



First Floor 35m²



Ground Floor 35m²

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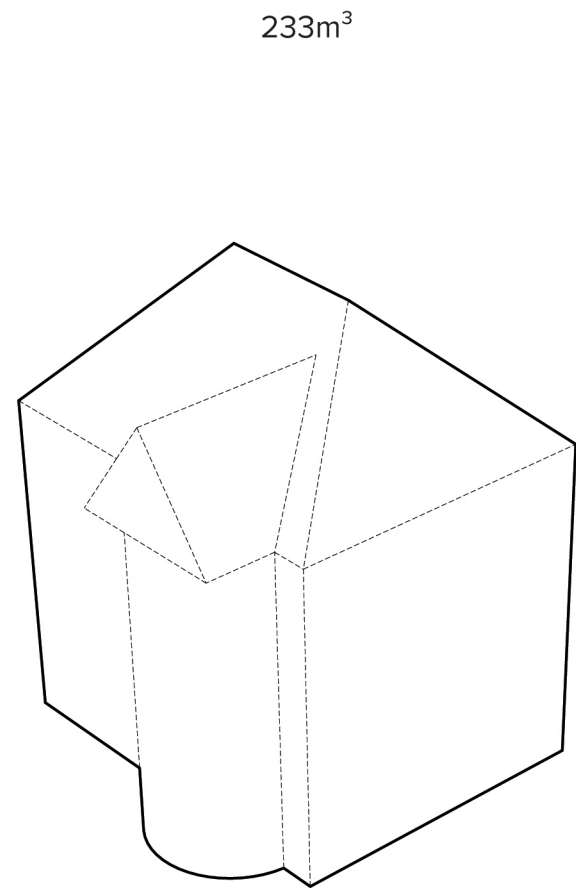
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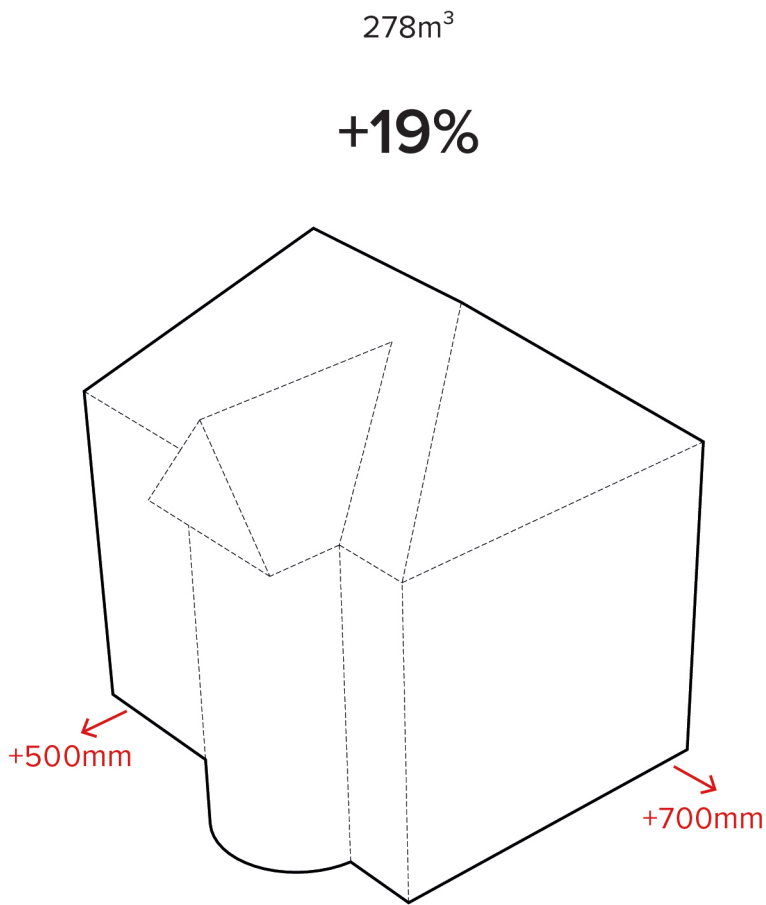
Volume Calculations.

The refused scheme increased the volume of the consented scheme by 45m³, by a marginal 19%. Given that roof extensions of up to 40m³ and ground floor extensions of up to 45m³+ are generally allowed under permitted development, this is a negligible increase to allow the creation of a two bedroom dwelling.

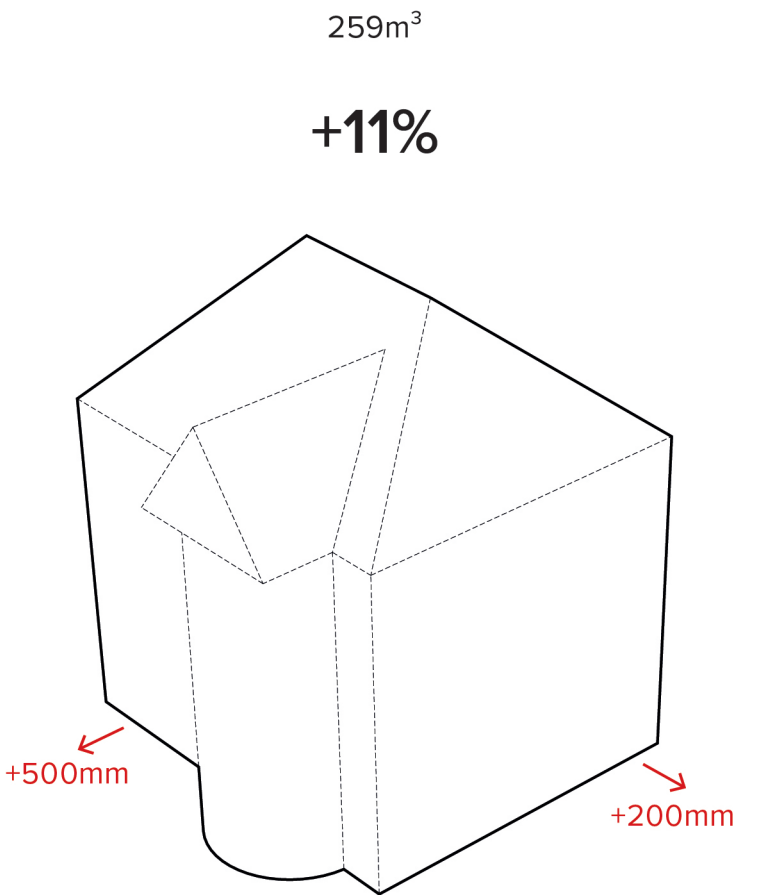
If there is still concern about massing and bulk, the revised scheme achieving the minimum requirement for a two bedroom three person dwelling only increases the volume by 26m³, a marginal 11% increase. Given that such a small increase to the consented scheme can achieve requirements for a two bedroom dwelling, it should be clear that the consented scheme is actually an underdevelopment of the site.



Consented
Volume



Refused
Volume



Revised
Volume