

Wadhal

Design Statement.

Proposed new-build home

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

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Design Statement.

Wadhal was appointed to undertake design proposals for a two storey new build dwelling at land rear of 21/21A Hatherleigh Road. The existing property is not listed and does not fall within a conservation area, comprising of a single storey detached triple garage used as storage and an existing overgrown garden enclosed with timber fencing. The property is not occupied and shares boundaries with 21/21A Hatherleigh Road. Full planning consent was granted previously for a detached, two storey new-build dwelling ref. 41627/APP/2021/51

Consented Scheme

The previously consented scheme is a direct copy of the 1930’s suburban designs seen locally. This misses the 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

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 73.5m² as a two bedroom, two storey, three person dwelling thus exceeding the minimum requirement of 70m² 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.

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Set	Design Statement.
Scale	Planning Application
Drawn	NTS/ A3
Date	Fahad Malik
	7th January 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 with enlarged glazing areas is proposed to the front elevation, which matches the proportions of adjacent properties yet maximises daylight with contemporary detailing. Brick is 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 ensure daylight penetrates the depth of the plan including circulation spaces. Additional smaller windows help serve the bathroom and both bedrooms opening to the garden. No windows are proposed on the 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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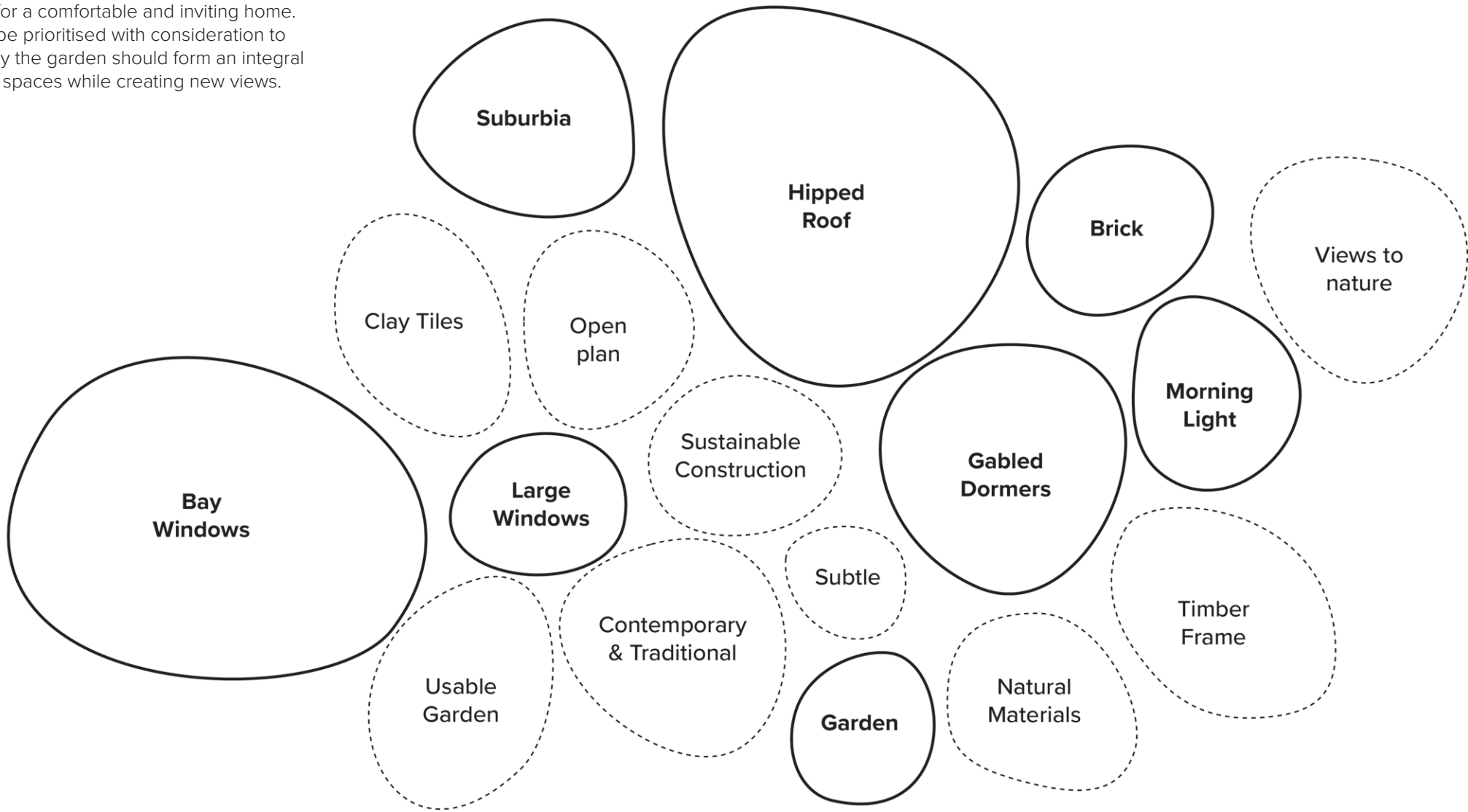
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Brief.

The existing context is defined by terraced, suburban homes with hipped roofs, clay tiles, gabled dormers, bay windows, rendered elevations and brick walls. These traditional elements can be integrated and modernised for a contemporary yet contextual new building. Views to the garden will be critical, while utilising the eastern elevation for morning light alongside a natural and sustainable material palette. As a small, beautifully crafted home, it should incorporate space to be social and have solitude while celebrating small moments among the existing context.

The agenda of the project will be defined by finding a balance between the contemporary and the traditional with a longing for a comfortable and inviting home. Abundant natural light and open spaces should be prioritised with consideration to areas for working, cooking and living. Additionally the garden should form an integral part of the proposal as an extension of the living spaces while creating new views.



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Quarry.

The quarry is utilised to define the ambition of the project, not necessarily as a series of literal references, but ambitions for a specific atmosphere. It captures ideas around existing context, balancing the traditional with contemporary, typological features, natural materials and open plan living.

- 1. Connection to garden
- 2. Contemporary bay windows
- 3. Elegant details
- 4. Tall spaces
- 5. Clay tiles
- 6. Landscaped garden
- 7. Daylight through structure
- 8. Brick
- 9. Top light
- 10. Opening panels
- 11. Subtle materials
- 12. Light and shadow
- 13. Integrated planting
- 14. Simple details
- 15. Considered bathrooms
- 16. Textured finishes
- 17. Simplicity



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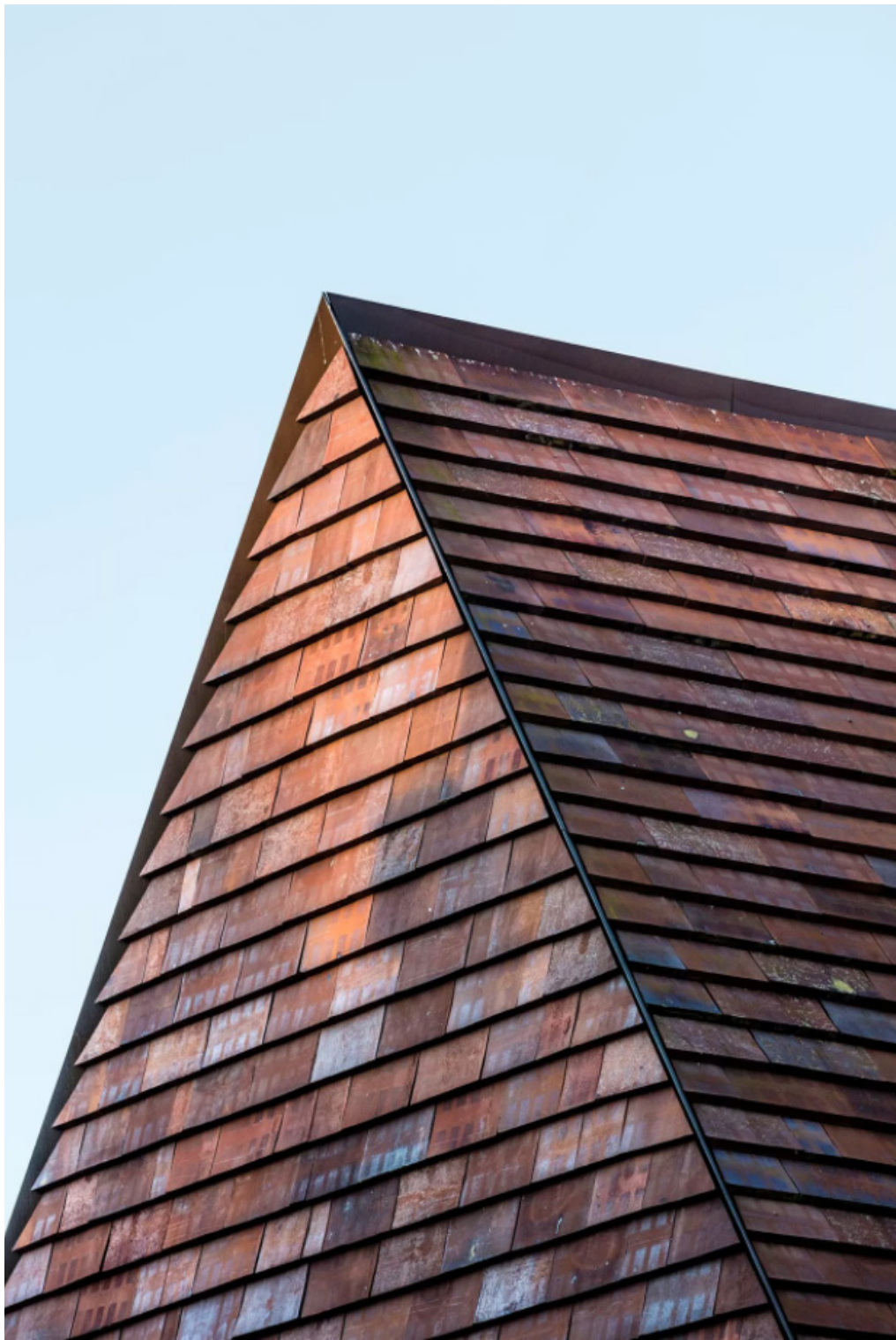
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Clay tiles.

A roof finished in beautiful handmade clay tiles is an important aspect of the scheme. Where traditional materials are considered, the finishes should be optimised with contemporary detailing and this is highly relevant for the roof. The colour of the tiles should match the neighbouring properties with greater consideration the the proportions, texture and patina of the clay.



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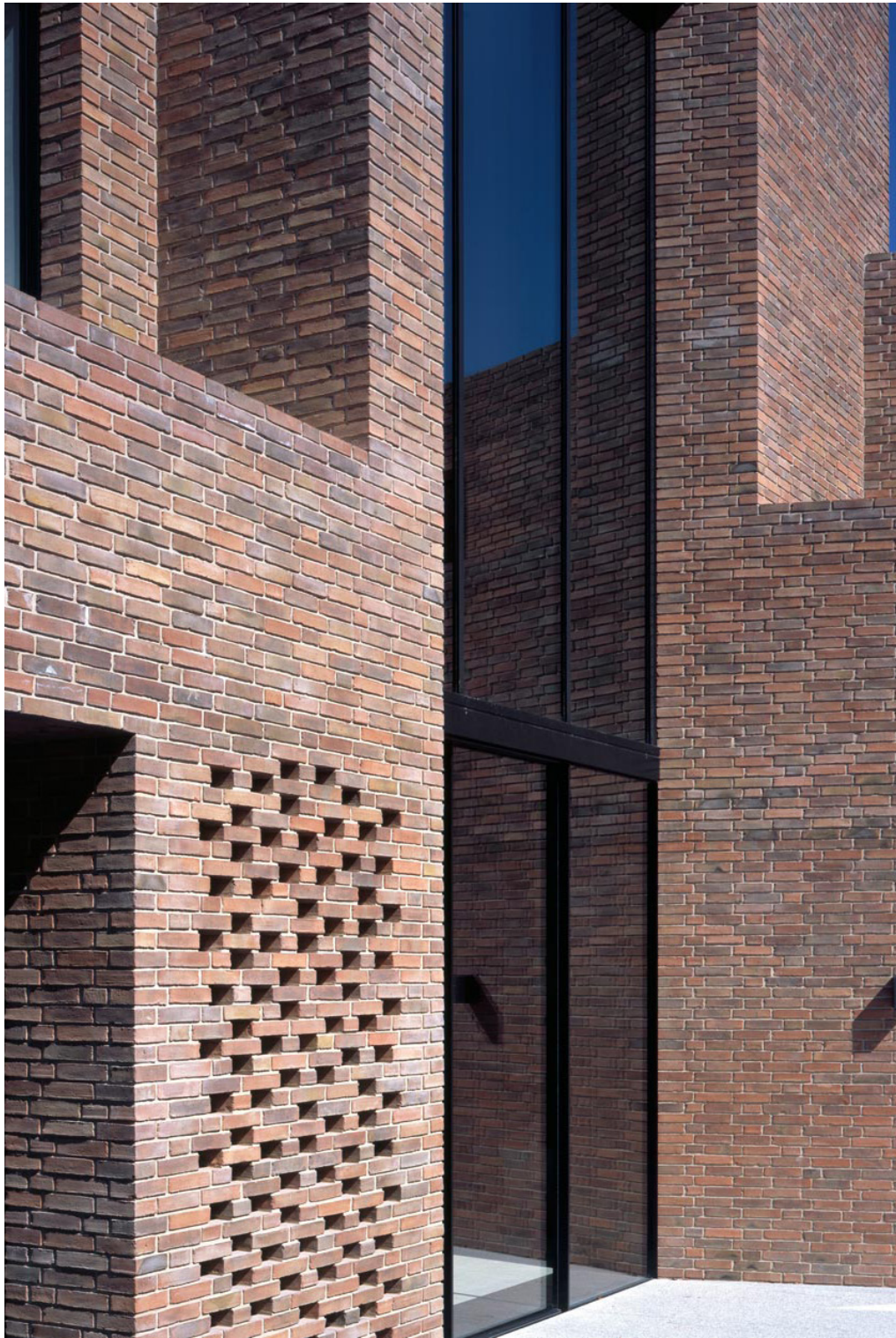
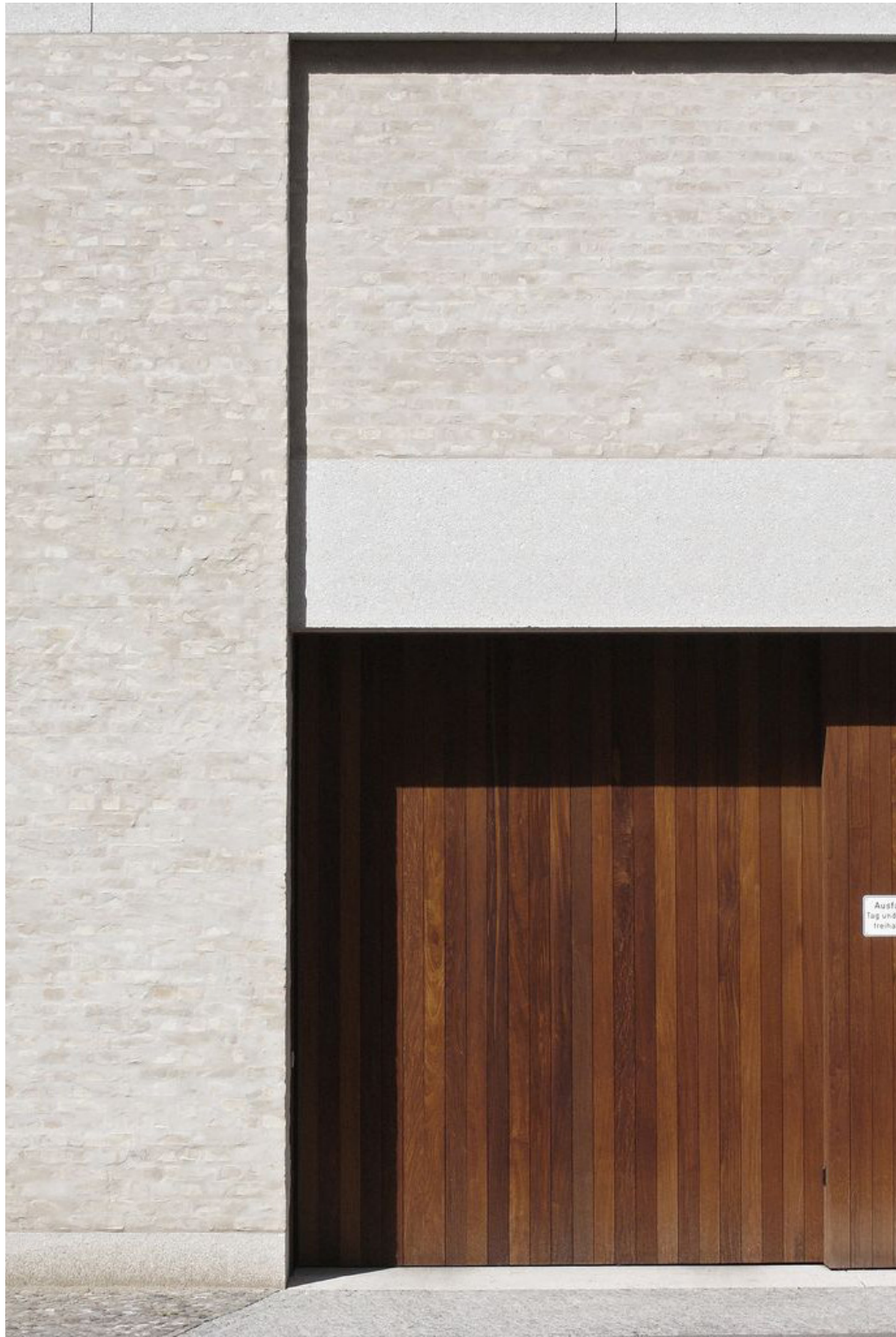
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Brick.

A straightforward approach would be to consider brick for the walls. This would complement the roof materiality in terms of colour and patina, while being an incredibly attractive material in terms of economy, versatility and the range of possible finishes. A key move would be to match the mortar colour to the brick carefully resulting in a homogeneous facade.



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Proposed Elevation.

- 1. Pitched roof with clay tiles
- 2. Window to bathroom
- 3. Bay window
- 4. Brick walls



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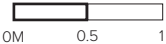
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Materials

Roof: Clay tiles
Walls: Brick
Windows: Aluminium

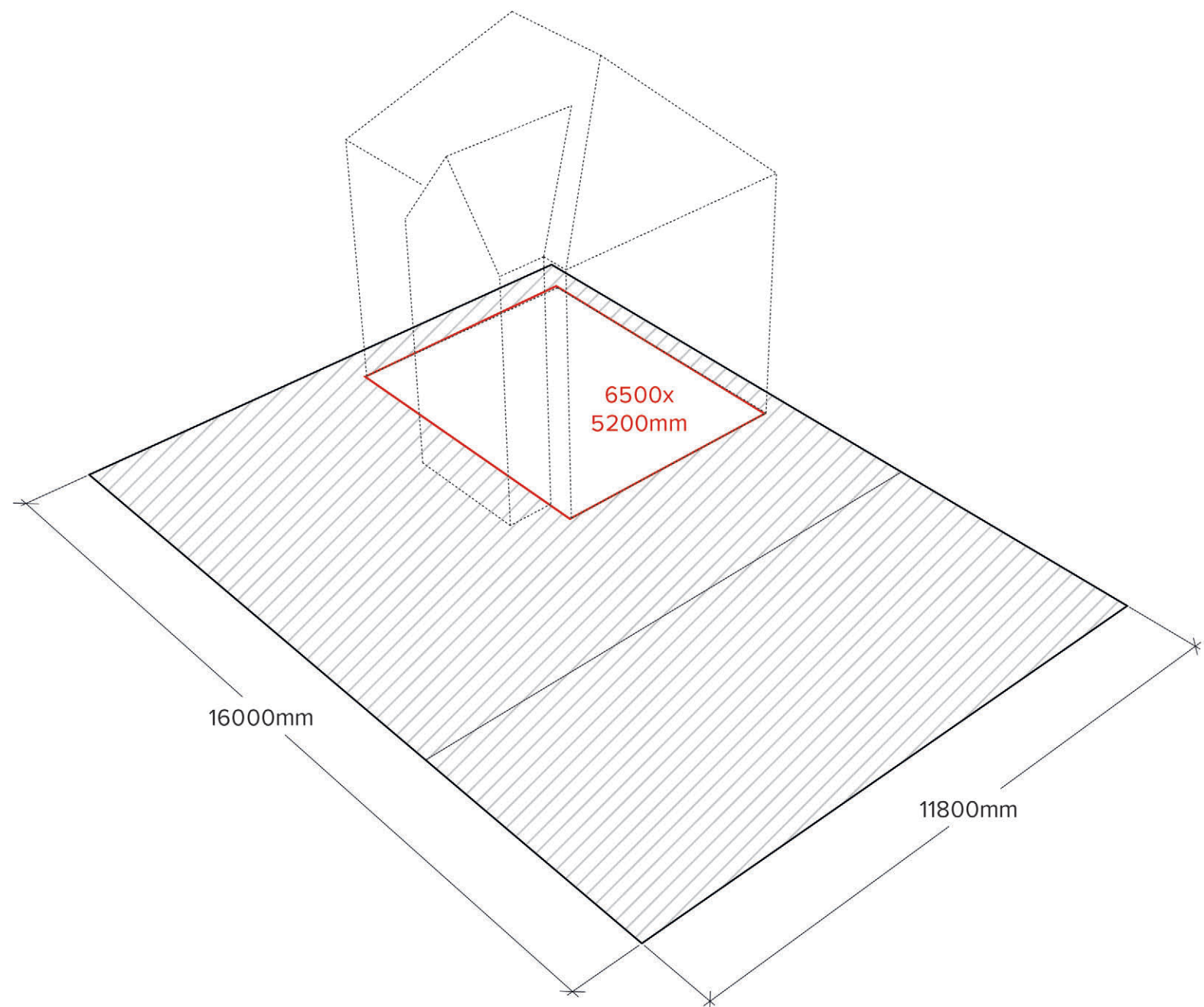
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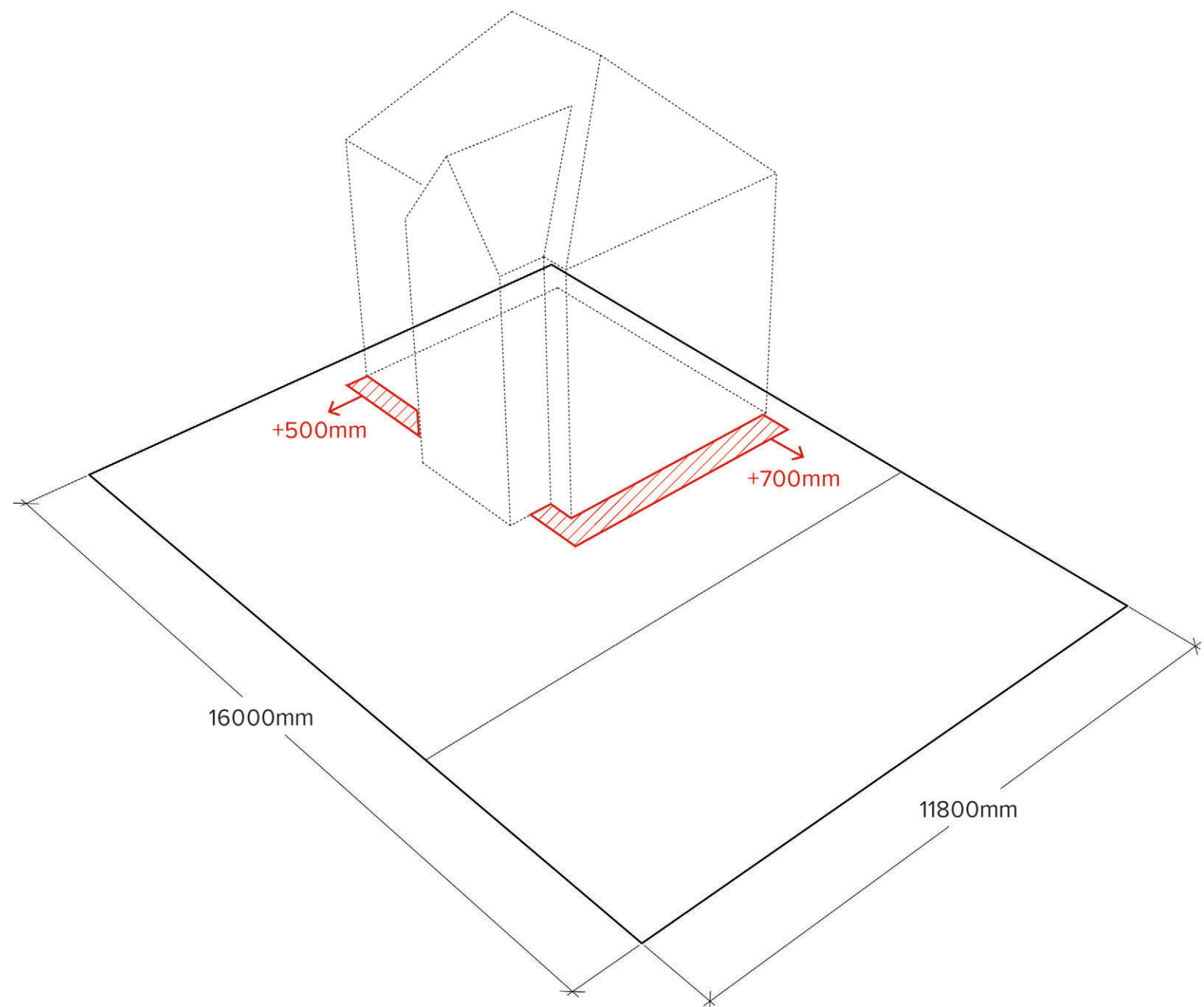
Consented Footprint.

The consented plans have a footprint of 34m². This is appropriate to develop a compact two storey home with appropriate amenity space, however this could be increased marginally to improve the plans,



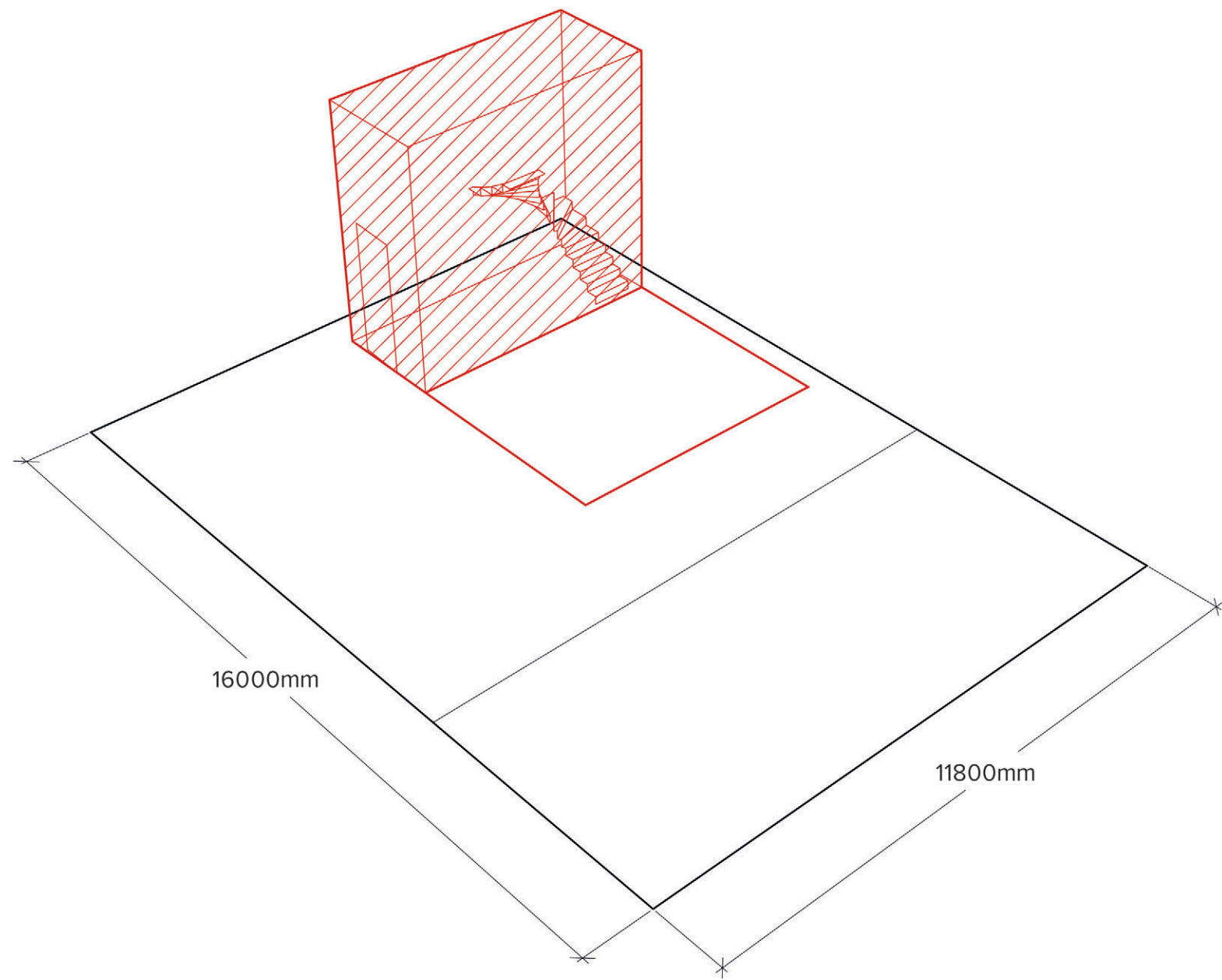
Extended Footprint.

With only marginal increase on two sides, the footprint can be extended to 41m² with almost 80% of the site still remaining for parking, garden and amenity space. This results in a living room size that feels appropriate and some additional space for the bedrooms above. Please note, having undertaken a detailed measured survey since the previous planning consent, it is possible to achieve the extended footprint while matching the building line of the neighbouring terraced homes.



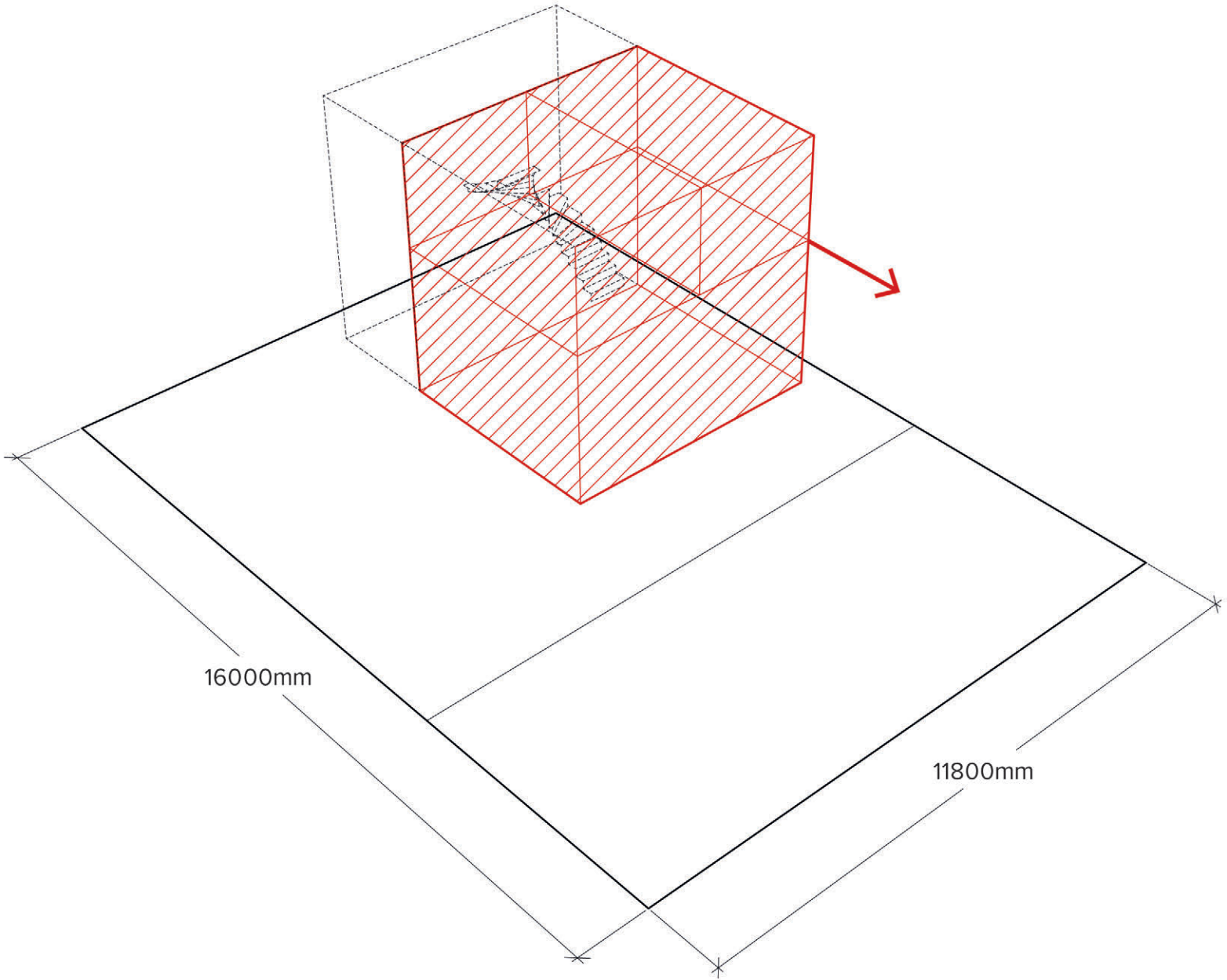
Service Block.

The entrance location in the proposal is retained on the left. Consequently the rational approach is to stack all servant spaces in this block including the WC's, plant room, staircase and storage.



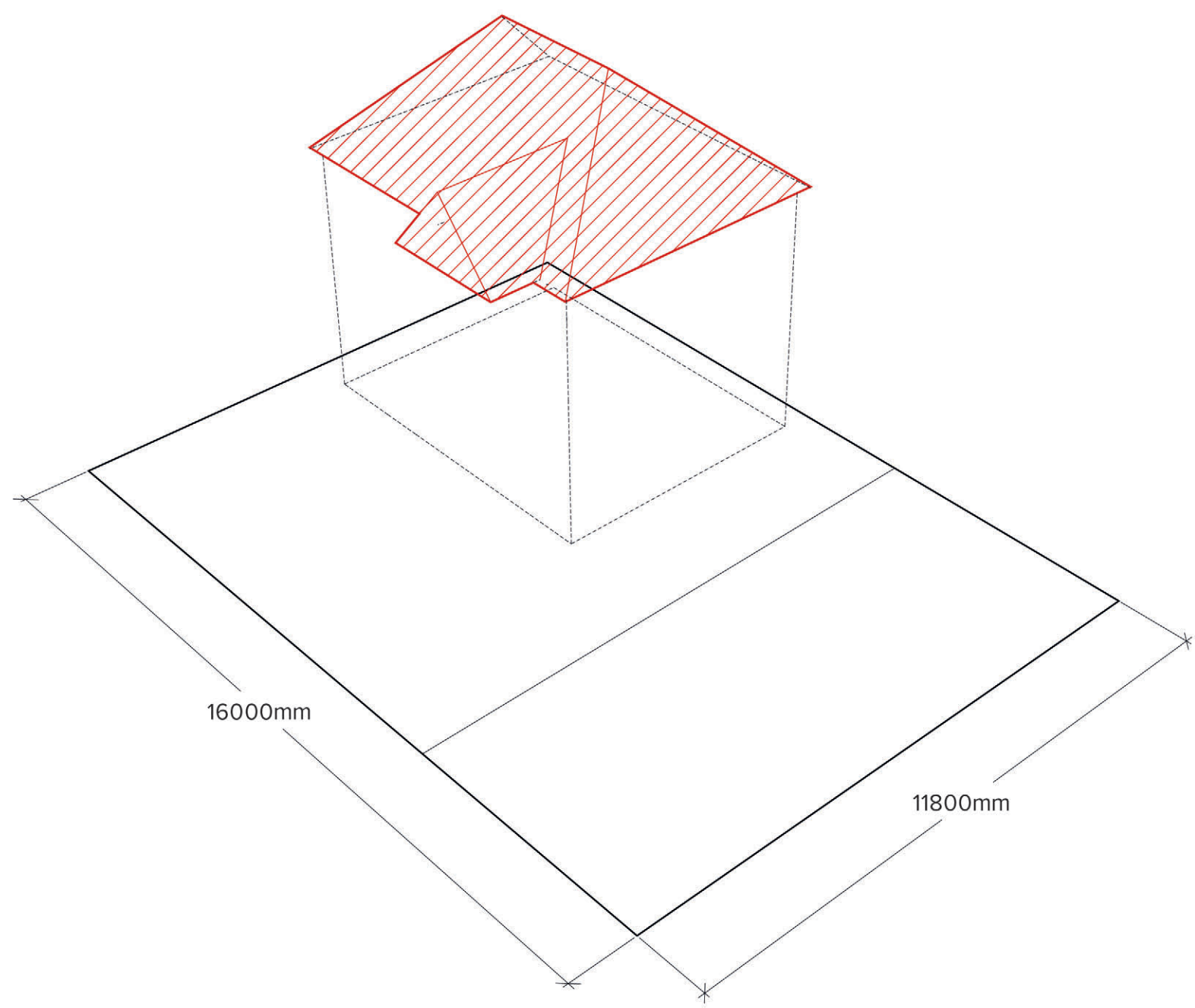
Served Block.

With the servant spaces stacked to the south, the living room and bedrooms can take advantage of the northern elevation for views out to the garden as well as the easterly aspect to maximise morning light in the volume.



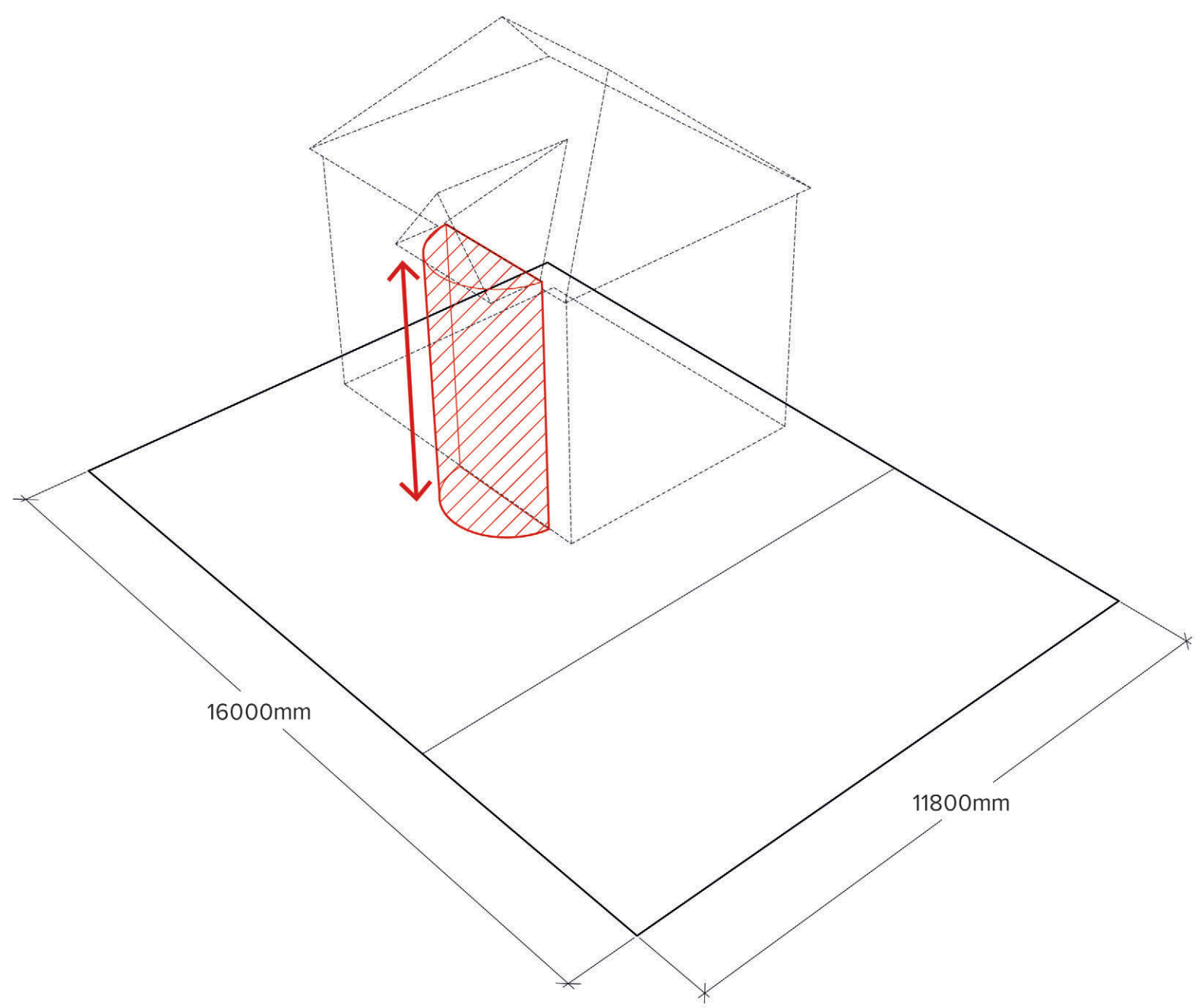
Roof Form.

The roof form will read as the most prominent aspect of the massing. A traditional form is utilised to respect the character and appearance of the context with beautiful clay tiles utilising contemporary detailing This allows us to subtle with a proposal that's traditional yet contemporary.



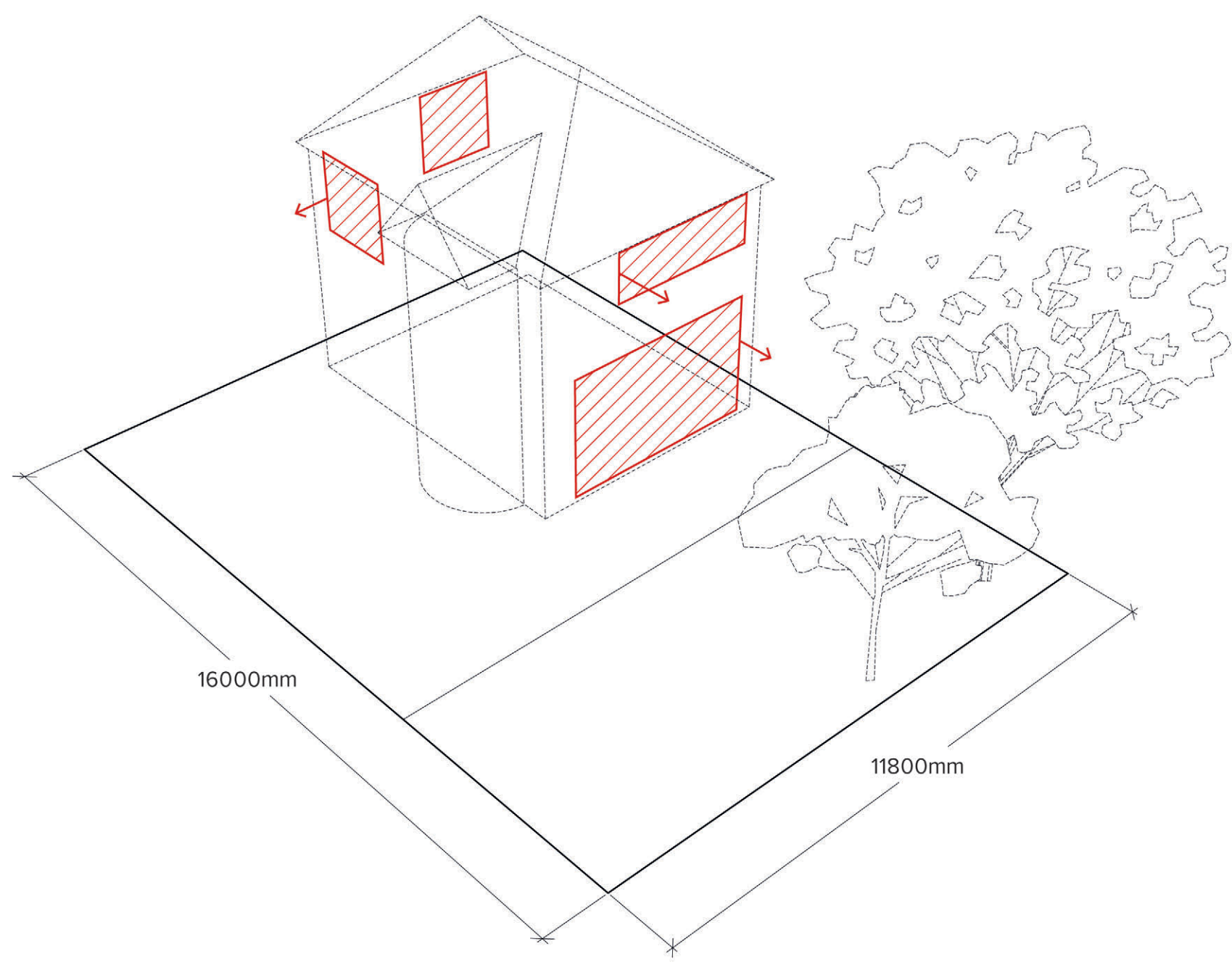
Bay Window.

A key opportunity is a curved bay window to allow morning light into the master bedroom and living room while framing a usable dining space. This could be a reinterpretation of a traditional architectural element maximising glass with glazing systems that are thermally efficient.



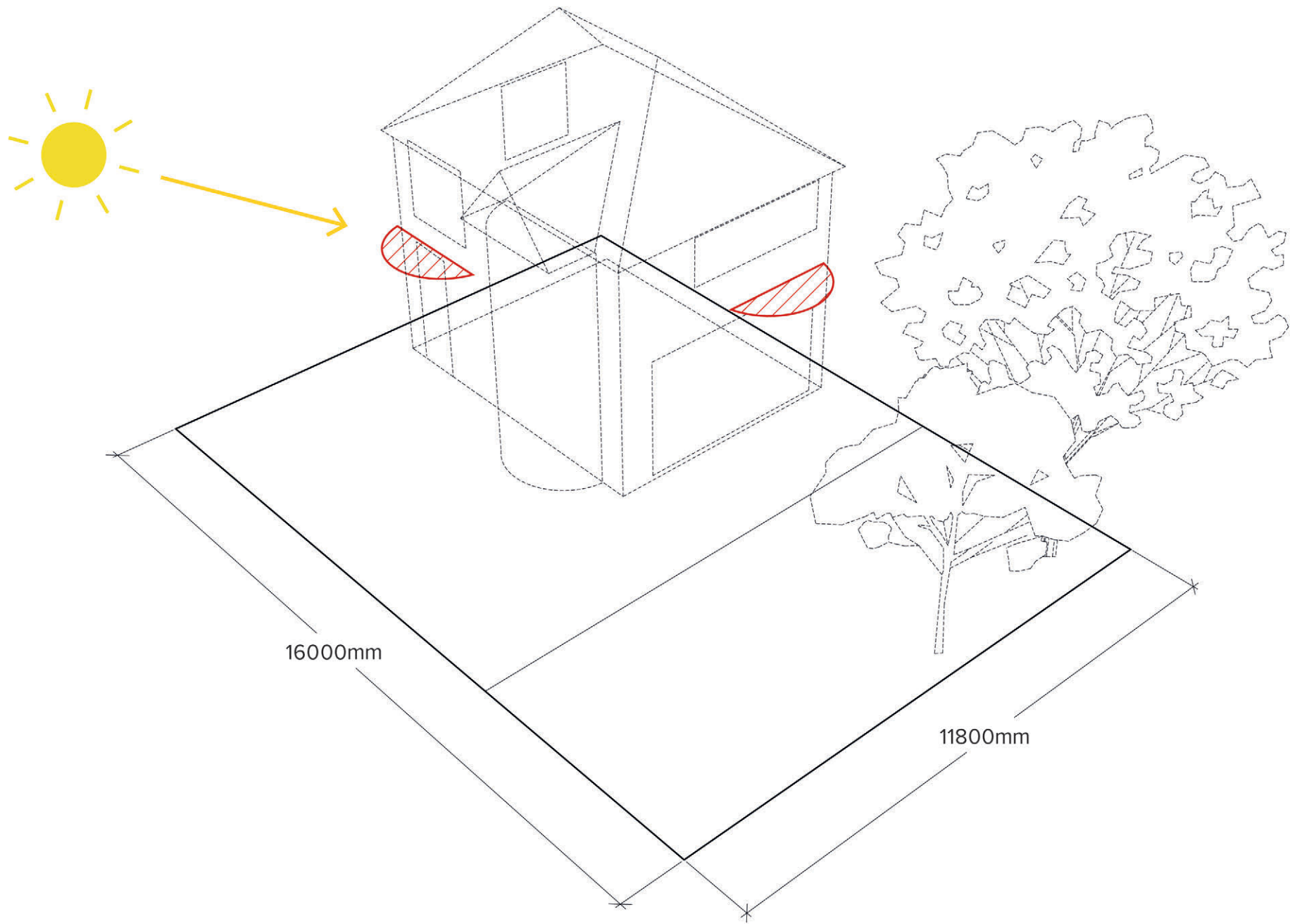
Windows.

Large openings in the northern elevation allow us to frame views onto the new garden while avoiding overheating. A new east-facing window serves the bathroom, while a southern window helps illuminate the circulation spaces.



Overhangs.

The idea of an covered entrance and a covered area by the garden could prove attractive. These could be simply detailed steel overhangs which are perforated and follow the curve proportions of the bay windows. When the sun hits the overhang it would pass through the perforations creating an effect of dappled light over the facade.



Proposed Massing.

The proportions and massing of the building will reflect the existing context, but the appearance will be crisper and refined. Such an approach ensures that the proposal will be read as traditional and contemporary concurrently.

