

2 Jacks Lane, UB9 6HE

Design, Access & Heritage Statement

June 2024

Project Details



Client Property Address:

2 Jacks Lane,
Harefield,
UB9 6HE

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Statement Contents



1 Introduction & Context

2 Site Analysis

2.1 Designated Areas

2.2 The Existing Property

2.3 Existing Drawings

2.4 Local Precedent

3 The Proposal

3.1 Proposed Design

3.2 Proposed Drawings

3.3 Proposed Materials

4 Impact on Neighbours

4.1 Impact in Context

5 Heritage Statement

5.1 Heritage Statement

6 Conclusion

6.1 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 2 Jacks Lane, UB9 6HE.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows:
Proposed ground floor rear extension, internal alterations, floor plan redesign and all associated works at 2 Jacks Lane, UB9 6HE

The proposed works include the following:

- Ground floor rear extension
- Internal alterations and floor plan redesign

Character and Significance

The application site is located on 2 Jacks Lane, Harefield, UB9 6HE and is situated within the Black Jacks and Coppermill lock Conservation Area.

This part of the Conservation Area is characterised by low rise suburban development with larger gardens and significant tree cover. 2 Jacks Lane itself is located in an area with two storey, terraced dwellings all similar in appearance and architectural style.

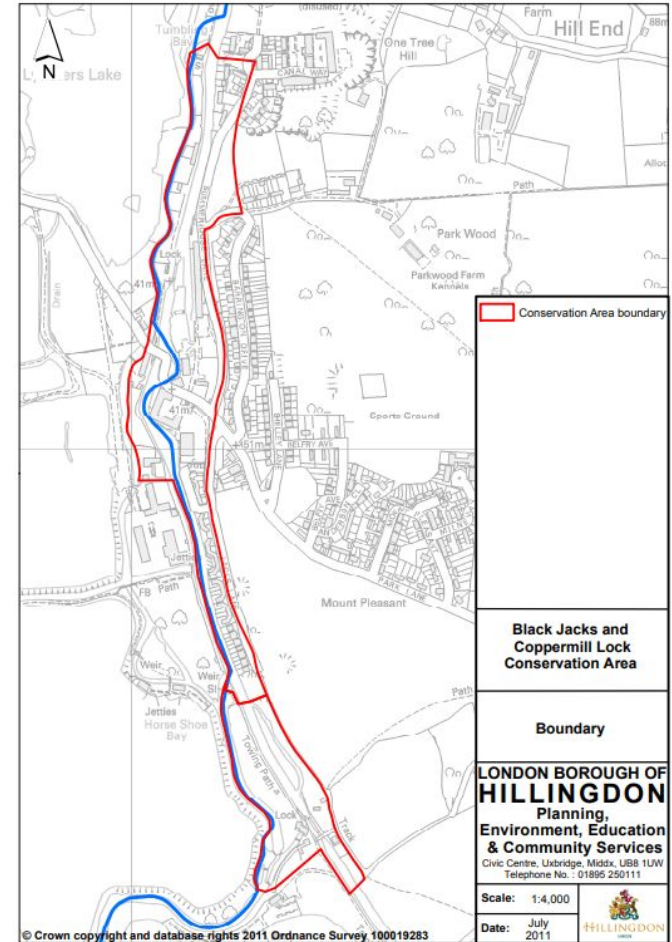
2 Jacks Lane, UB9 6HE is a terraced property which at the present time is a single family dwelling.

Site Analysis

2.1 Designated Areas

The site is located within the Black Jacks and Coppermill Lock Conservation Area. There are no other planning designations.

The surrounding area is characterised as low rise suburban developments placed along the eastern bank of the River Colne. The conservation area runs from the Coppermill Lock to the Black Jacks Lock on the river and has a large covering of trees.



Conservation Area Map

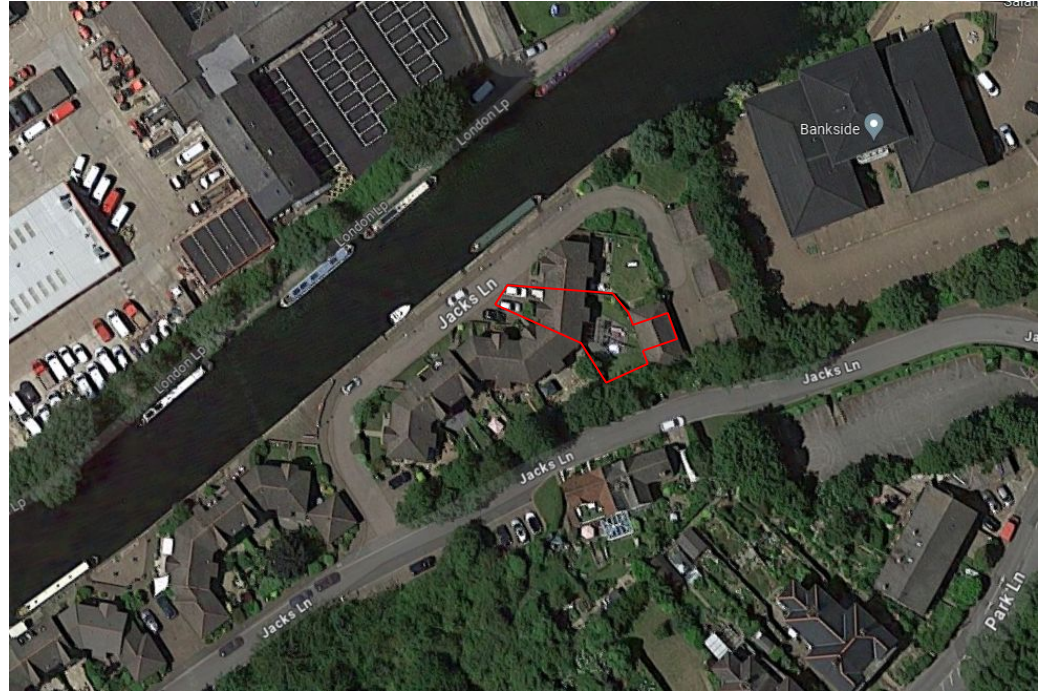
Site Analysis

2.2 The Existing Property

The existing property is a terraced, single family dwelling.

The property forms a symmetrical pair with 1 Jacks Lane. Properties along the street have a consistent architectural style.

It is on the east side of Jacks Lane. The existing site benefits from a good sized garden to the rear and a small front garden with a driveway below.



Existing Site View

Site analysis

2.2 The Existing Property



Existing Front facade



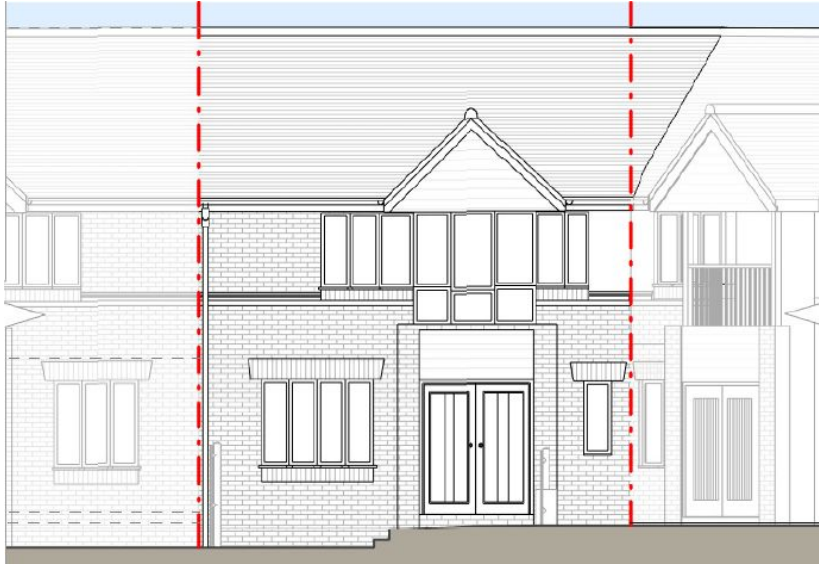
Existing Rear facade



View of neighbouring context

Site analysis

2.3 Existing drawings



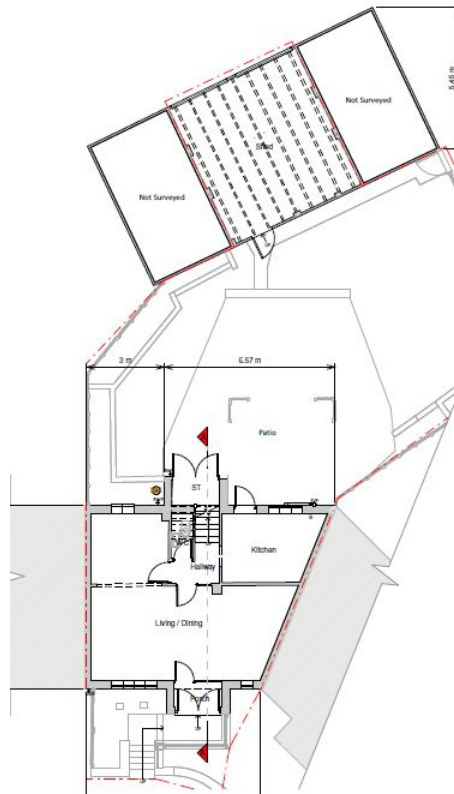
Existing Front Elevation



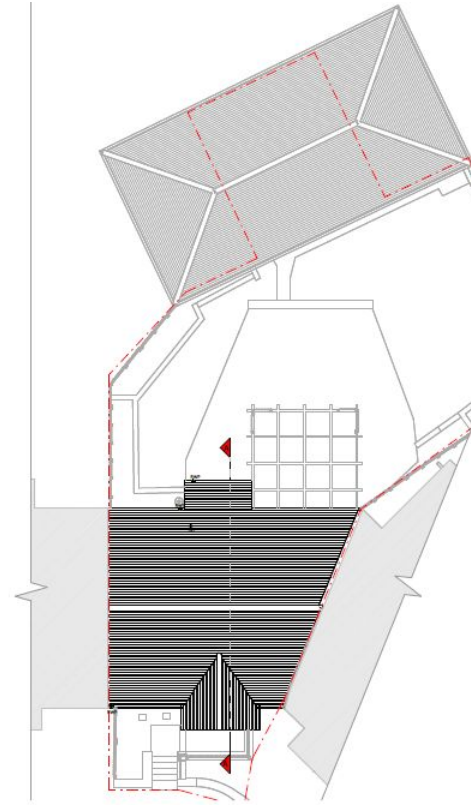
Existing Right Side Elevation

Site analysis

2.3 Existing drawings



Existing Ground Floor Plan



Existing Roof Plan

Site analysis

2.4 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

Address: 19 Jacks Lane, UB9 6HE

Reference(s): 75179/APP/2019/3437

Decision: Allowed at appeal

Decision Date: 17-03-2020 (13-11-2020 allowed at appeal)

Description: Single Storey Rear Extension

Address: 15 Jacks Lane, UB9 6HE

Reference(s): 66155/APP/2009/1463

Decision: Granted

Decision Date: 03-09-2009

Description: Single storey rear extension with 1 rooflight to rear

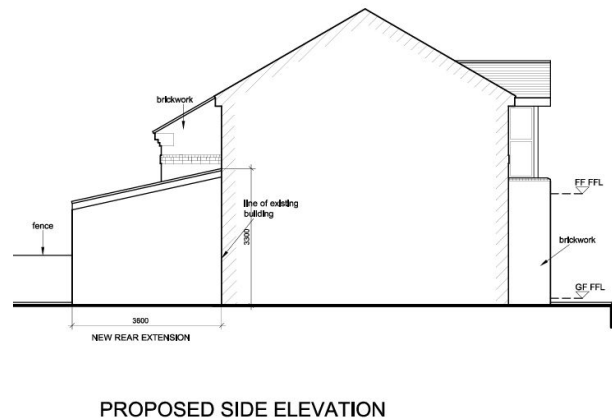
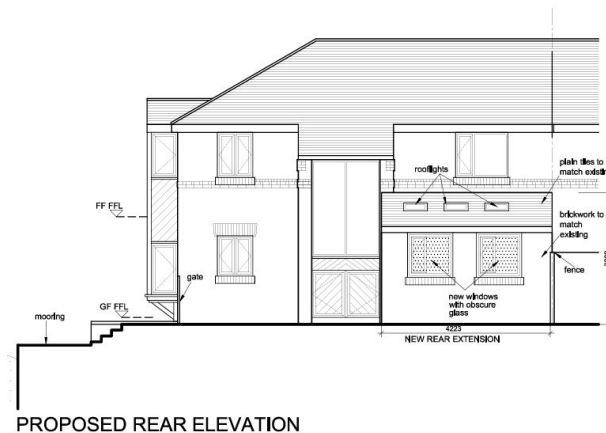
Address: 28 Jacks Lane, UB9 6HE

Reference(s): 76265/APP/2023/1128

Decision: Granted

Decision Date: 26-02-2024

Description: Alterations of garage roof, erection of a three storey side extension with balcony and balustrade, alterations to fenestration, and demolition of chimney



Proposed elevations of 19 Jacks Lane, UB9 6HE

The Proposal

3.1 Proposed Design

The Proposal comprises a ground floor rear extension, with a pitched roof, with an eaves height of 2.57m. The extension shall have a depth of 2m and be set in from the boundary line.

The Proposal has been carefully designed to be subservient to the overall mass and volume of the house.

Heights have been kept to a minimum along the boundary line, with a maximum height of 3.3m to ensure there is no overshadowing effect on the neighbours at 3 Jacks Lane.

There are 2 rooflights, these will all be conservation style. Black out blinds will be installed to ensure no light pollution at night.

Materials will be in-keeping with the existing property and a high quality, modern addition of glazing and doors.

Site analysis

3.2 Proposed drawings



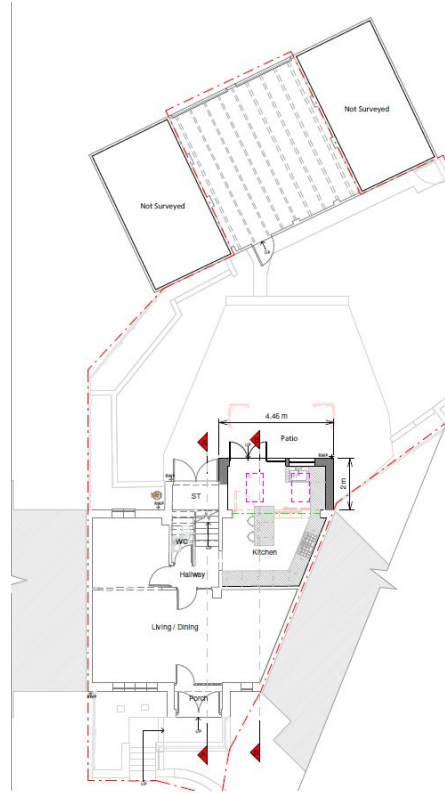
Proposed Front Elevation



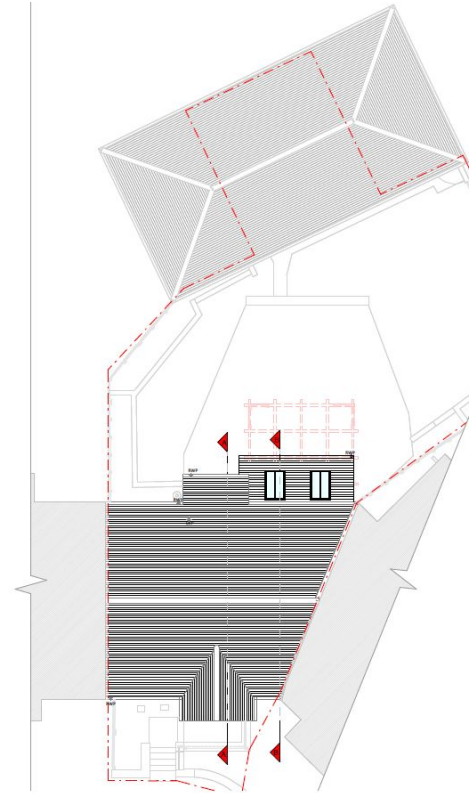
Proposed Right Side Elevation

Site analysis

3.2 Proposed drawings



Proposed Ground Floor Plan



Proposed Roof Plan

Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no impact to neighbouring properties:

- Due to the orientation of the proposal site the neighbouring property at numbers 1 and 3 Jacks Lane will not be overshadowed
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact in minimal
- Heights have been kept to a minimum along shared boundary lines



View of Neighbouring Properties

Heritage

5.1 Heritage Statement

The proposed works are limited to a ground floor rear extension. The proposed extension has been specifically designed in line with the SPD to complement the appearance of the house and accentuate the high quality and consistent architectural styles of the area.

Although the dwelling is situated within the Black Jacks and Coppermill Lock Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. The proposal will not be visible from the public realm.

Alterations will be in keeping with the character of the area and hence it is considered that the proposal is a modern addition that clearly evidences the areas development over time and will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.



Street Scene

Conclusion

Our proposal at 2 Jacks Lane, UB9 6HE is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposals would not affect the streetscape.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.