

**DESIGN
&
ACCESS
STATEMENT**

IN SUPPORT OF

APPLICATION SUBMISSION

AT

Project: 65 High Street Ruislip HA4 8JE

Project No.: 11208

Issue Date: Sept 24

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1.0 INTRODUCTION

The current proposal relates to the provision of a first-floor self-contained residential unit at the rear of 65 High Street Ruislip HA4 8JE. The existing property fronting the High Street will remain unaltered. The property is located within the Ruislip Village Conservation Area.

The Properties located along this part of the High Street are predominately terraced with some being detached.

2.0 PLANNING

A previous application was submitted for redevelopment to provide 2 x 1 bd and 2 x 2 bed units. (Planning Reference: 6786/APP/2023/556). The application included a raised double storey rear extension finished with a crown and accommodated 2 x 2 bed units.

The application was refused for the following reasons:

1:

The proposed redevelopment of the building, by reason of its scale, bulk, massing and poor quality of design (including the proposed front dormers and double storey extension to the rear) would fail to appear as a subordinate addition and as such would fail to harmonise with the architectural composition of the original building. It would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area. Overall, the proposed development would therefore cause less than substantial harm to the conservation area, as well as harm to the host building. The less than substantial harm caused to the Conservation Area would not be outweighed by public benefits. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies, Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies HC1, D1, D3 and D6 of the London Plan (2021), as well as paragraphs 135, 203 and 208 of the NPPF (2023).

2:

The proposed development, by virtue of the position of the windows serving flat 4, would be detrimental to the amenities of the adjoining occupier at No 63A High Street by reason of overlooking and loss of privacy. Due to the position of the windows and their close proximity to the mentioned neighbouring property, the proposed development would cause excessive overlooking and a significant loss of privacy to the detriment of the mentioned neighbours' amenities and living conditions. The proposal is therefore considered to be contrary to Policies DMHB 11, of the Hillingdon Local Plan: Part Two Development Management Policies (2020), Policy D3 of the London Plan (2021), and paragraph 135 (f) of the NPPF (2023).

3:

The proposal would result in the provision of habitable rooms within the roof space of Flat 2 which would be single aspect with limited levels of outlook, natural light/sunlight and ventilation. Due to its undersized dormers and single aspect design, it is considered that the residents of flat 2 would receive poor levels of natural light and outlook. Additionally in the absence of external amenity space it is considered that the new residential units would result in a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is therefore considered to be contrary to Policy DMHB 18 of the Local Plan, Policy D3 of the London Plan (2021), and paragraph 135 (f) of the NPPF (2023).

The current proposals address the above reasons for refusal as set out in the following:

3.0

PLANNING POLICY

No development is proposed to the front building 65 High Street, this will address concerns raised in relation to the previously proposed development to that building.

In relation to the proposed rear accommodation which is the subject of this application the concerns raised by the Conservation and Design Officer have been addressed by reducing the height of the building to two storeys, providing one two bed unit. The proposed aesthetic / architectural character is contemporary in character and will be subservient to the host building.

This proposal to create a self-contained dwelling, is considered to be an appropriate and sustainable use of the property site. This location is ideally suited to residential use. It is considered that the proposal, to provide a good sized residential unit, represents a far better and more appropriate use of this space.

There will be no impact on the amenities of number 63 / 63A, or the existing retained unit at number 65 High Street. Elements of obscure glazing are proposed to the rear bedrooms to address any concerns in relation to overlooking. Refer also to the Sun Path Analysis submitted with the application.

It is noted that Hillingdon Council, like most boroughs, is experiencing an increasing demand for more residential units for individuals/couples/families and this represents an opportunity to contribute to the stock of quality units to help address that demand. The UK Government has recently indicated a shortfall in smaller residential units. This proposal looks to address the demand within an ideal location.

The proposed residential unit is of a good size and layout. It has been designed to meet standard sizes and room spaces in accordance with Lifetime Homes. Although this exceeds the minimum requirements for floor areas, the development looks to attract professionals with the benefit of good floor areas.

It is considered that the proposed residential unit would provide suitable space including kitchen/living room, bedrooms and bathroom with the addition of good public transport access to central London or to other centres.

Bin storage is located at ground floor level for easy access and collection. Bicycle parking is located within the stairwell.

It should be noted, there are a number of public recreational grounds within walking distance from the site (Churchfield Gardens and many others). This demonstrates outdoor spaces are easily available for current and future occupants. We feel the proposal would therefore not have a detrimental impact on their living.

4.0 ACCESS & PARKING

Access and parking will remain as existing, with additional rear access for the proposed first floor unit.

The unit is designed to be occupied by a couple or small family, and come with a single parking space. Multiple on-street parking is also easily available on nearby roads but has parking restrictions. The public transport facilities provide an excellent PTAL Rating. Bus Services and Trains are widely available for the convenience of residence.

There are good public transport facilities located close to the proposed site, as well as, local community centres, government school and sports centres. Ruislip train station, as well as bus service links to other train stations are also in accessible distance from the property.

Additional bus services at the nearby town centre link to many other locations within the borough.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

5.0 SUMMARY

The proposal will preserve and enhance the character and appearance of the Ruislip Village Conservation Area.

The proposals comply with the policies set out on the Policy DMHD 1.