



Design & Access Statement

130 The Fairway
Ruislip, HA4 0SH

September 2024

SITE ADDRESS: 130 The Fairway
Ruislip, HA4 0SH

DATE: 10 September 2024

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PLANNING STATEMENT

Demolition of existing rear wall of kitchen and living space to erect a single storey 5.5m rear extension to the main detached property.

SITE The site is located within the London Borough of Hillingdon. Located close to the eastern border of the borough, off the main road, Field End Road, leading into Eastcote. The site is not in a conservation area and is low risk to flooding (flood zone 1).

INTRODUCTION

The site currently consists of a detached two-storey family sized unit, with a reasonable front garden and a larger 23m deep rear garden. The style of property is fairly consistent along this side of the road with only subtle differences such as the bay style or roof overhang. Several of these properties have been extended to the rear. As a detached property there is access to the rear garden via either side of the house. On the east of the property there is a narrower shared passage. The passage to the west is wider allowing full access down the side of the house to a similar wooden entrance gate to the garden.

PROPOSAL

The proposal consists of demolishing the existing wall to the rear of the property accessed via the side passage and internally, providing space for a larger 5.5m single storey extension to the rear of the main detached property. Internal layout changes have simplified the ground floor plan into an open plan kitchen and dining area towards the rear with an additional utility room. As well as providing an additional WC accessible by the staircase.

DESIGN ASSESSMENT

Use The proposal seeks to retain the C3 use of the site, demolishing the existing rear wall in favour of the larger extension to the existing property.

Amount

The proposed extension provides an additional 24sqm GIA, combined with the 69sqm of the existing property the total GIA comes to 93sqm.

Layout

The main change at ground floor within the existing house is to move the living room to the front of the property and therefore expanding the rear to provide an open plan dining room and kitchen space; establishing a direct circulation route through the building, while also providing a utility room coming off the kitchen area, utilising this zone. There is also a proposed WC, which along with the proposed utility room, shares the space of the existing kitchen. The entrance, stairway and storage rooms remain unchanged in their dimensions.

The extension proposes a simple open plan layout with large bi-fold doors helping the space connect with the garden both visually and physically. Two skylights, deliberately positioned against the internal brick wall and over the dining table, feel deliberate in their locations, help define the spaces and also bring light deeper into the plan. This will be particularly beneficial to the utility room and the deeper parts of the living room which will benefit from the borrowed natural light they offer.

There are no layout changes proposed at first floor level.

Scale

The design of the proposal has been primarily influenced by its surrounding environment. This section of The Fairway features a collection of individual detached homes, along with existing rear extensions of various sizes and

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designs, resulting in a less defined building line compared to areas with semi-detached or terraced houses. Each extension operates independently alongside its respective original property. By positioning the proposal away from the fence boundaries on both sides, the visual impact of the extension on neighboring properties is minimized, thereby reducing concerns related to overshadowing, enclosure, and overall visual presence.

The proposed extension, measuring 5.5 meters in depth, is strategically located away from the fenced boundaries, adhering to the 45-degree rule concerning the adjacent windows of neighboring homes. While we acknowledge the Article 4 directive in Hillingdon that restricts extensions longer than 4 meters under the prior approval scheme, the full planning application process requires that each case be evaluated on its own merits, taking into account factors such as overshadowing, sense of enclosure, visual impact, and privacy in relation to neighboring properties. The proposal has been developed with careful consideration of these elements, aiming to meet the client's need for additional internal space without negatively impacting the neighbors.

The second investigation into the extent and effect on the amenity of neighboring properties is conducted through a sunpath analysis (see below). This analysis is performed at 90-minute intervals around the equinox to illustrate the average overshadowing effect throughout the year. The findings indicate that the shadows do not affect the amenity of property no. 128 and have only a minimal impact on the amenity of property no. 132, occurring during a brief period in the afternoon when the shadow slightly surpasses the 1800mm high fence. Considering all these factors, we believe that the detached configuration of the properties and the specific context of the site justify the 5.5 meter deep extension. It is respectful of the neighboring properties, does not result in significant overshadowing, loss of privacy, or visual amenity, and aligns with the scale of the original structure.

Landscaping/Amenity	The front garden and side passages to both the east and west remain unchanged.
Appearance	The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of relevant materials, design, form and detail. The extension will be rendered to match the existing style, as will the UPVC bi-fold doors by using white frames. By doing this, the proposed extension will blend seamlessly into the existing, while complimenting the neighbouring home's protruding rears.
Access	The access to the current primary building continues to be available via the porched entrance located on the front elevation that faces The Fairway. Additionally, the passages on the east and west sides leading to the rear garden remain unaltered.
Traffic & Parking	The on-road and off-road parking associated with the site remains unchanged by the proposed extension.
Waste & Refuse	The waste and refuse strategy remains unchanged by the proposed extension, with the bins located and collected from the front of the property facing onto The Fairway.

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SUMMARY & CONSERVATION STATEMENT

In summary, it is asserted that the application aligns with established planning guidelines and policies, offering a thoughtful solution for the enhancement of accommodation on the site while honoring the character of the existing structure and its surroundings. This is accomplished through a considerate design strategy that takes into account the surrounding built environment, including aspects such as scale, form, and materiality.

The proposal aims to deliver essential additional functional space for the residents, with its placement and dimensions justifiable through sunpath analysis and the independent nature of the properties along the street. By prioritizing the preservation of privacy, ensuring a high standard of private amenity, and avoiding an unacceptable sense of enclosure, the proposal remains attentive to its context. The harmonious materials, combined with a straightforward composition and detailing, result in a design that positively enhances the immediate built environment and elevates the visual appeal of the property.

Consequently, it is believed that the proposal will make a beneficial contribution to the area, comply with local council standards, and meet the needs of future occupants.

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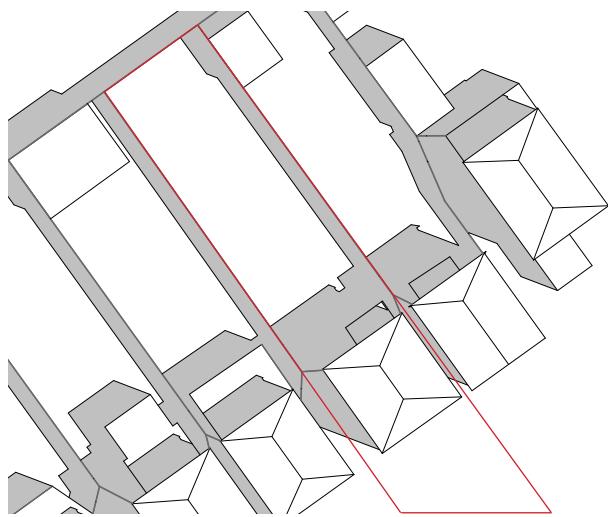
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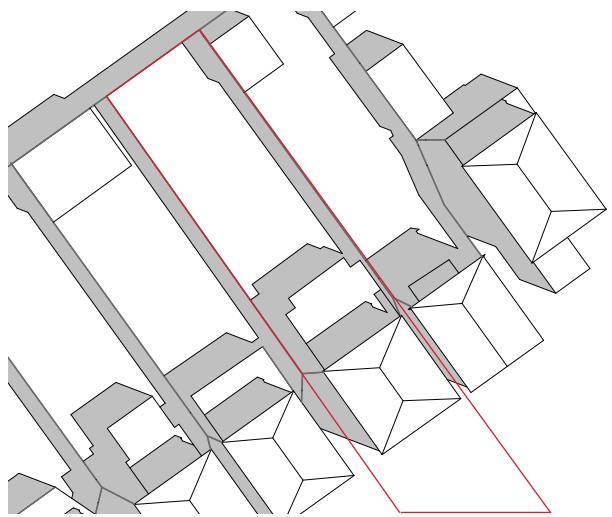
Sunpath Analysis

The data presented reflects 90-minute intervals throughout the day on or around the date of the Equinox, with sunset occurring at approximately 18:00. The area highlighted in red indicates minimal effect on the neighbor's amenity during a brief period in the afternoon

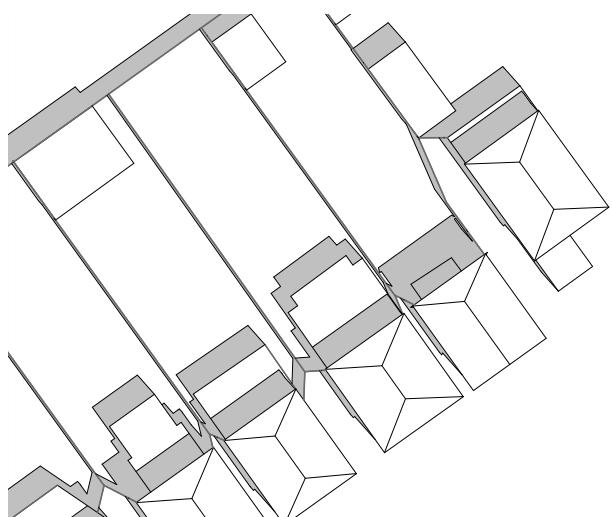
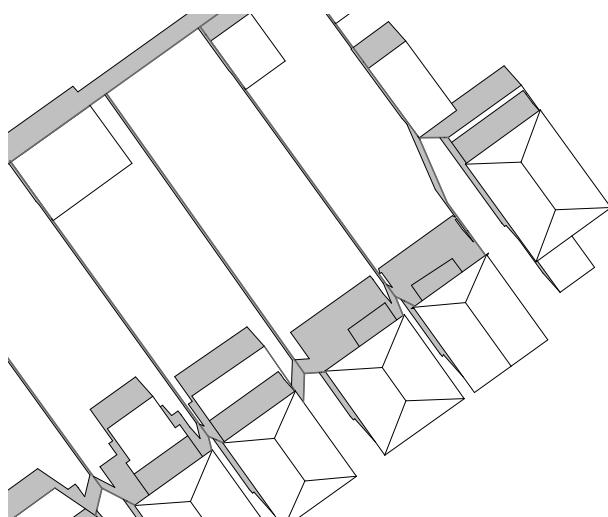
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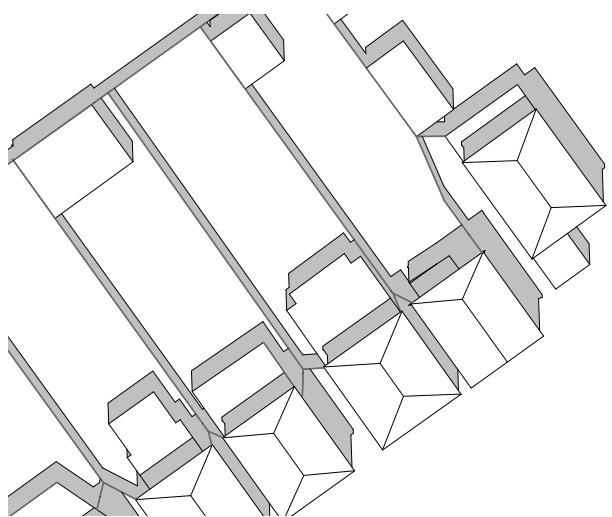
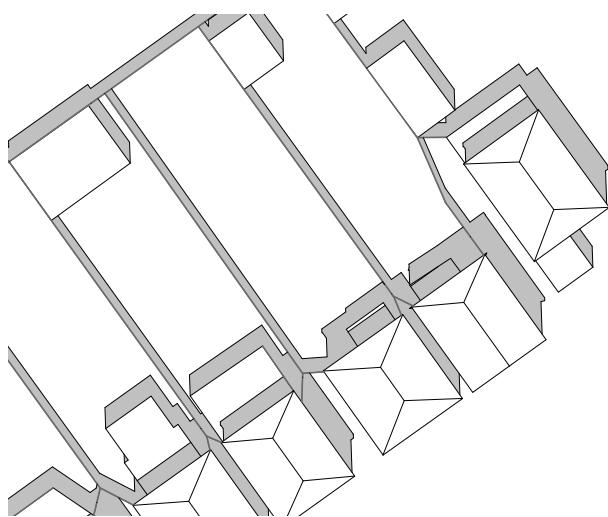
PROPOSED 5.5M EXTENSION



09:00



10:30



12:00

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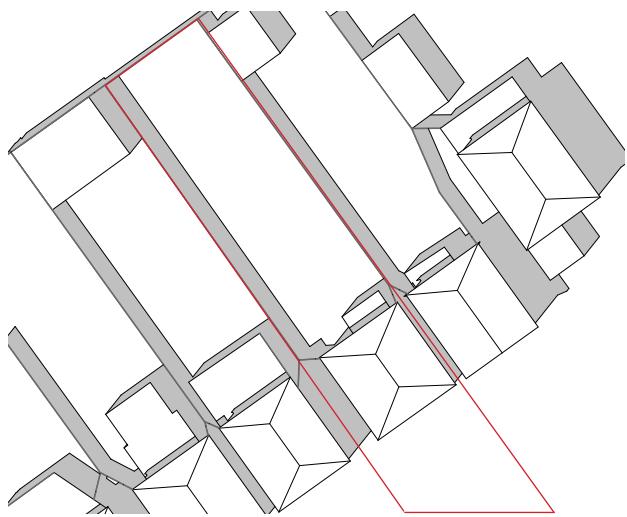
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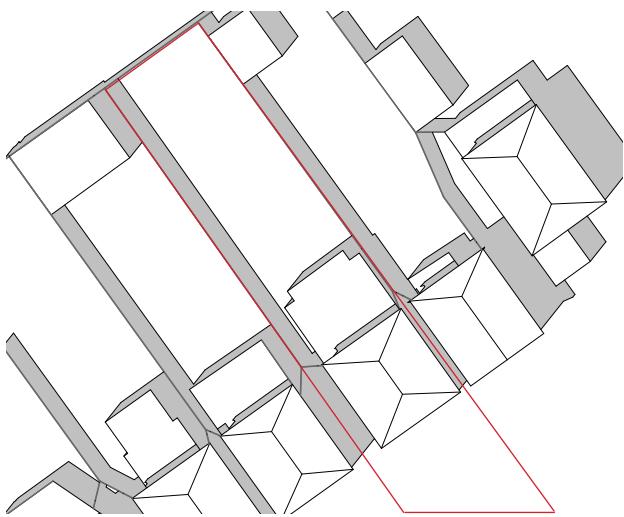
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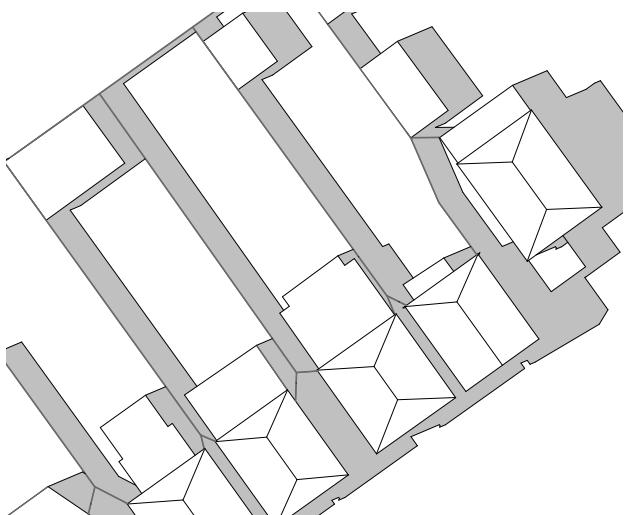
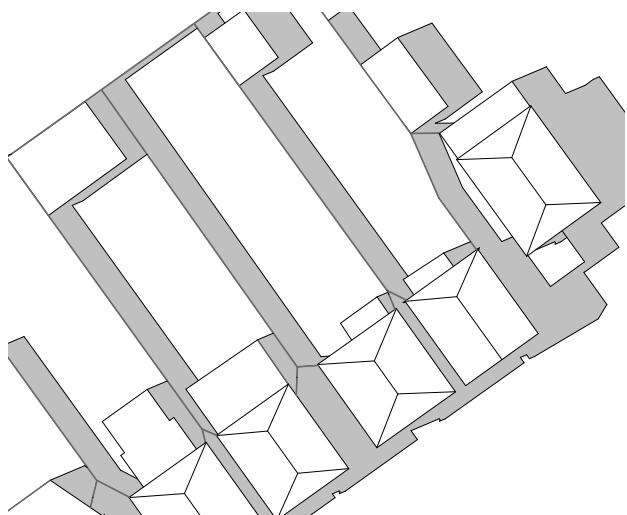
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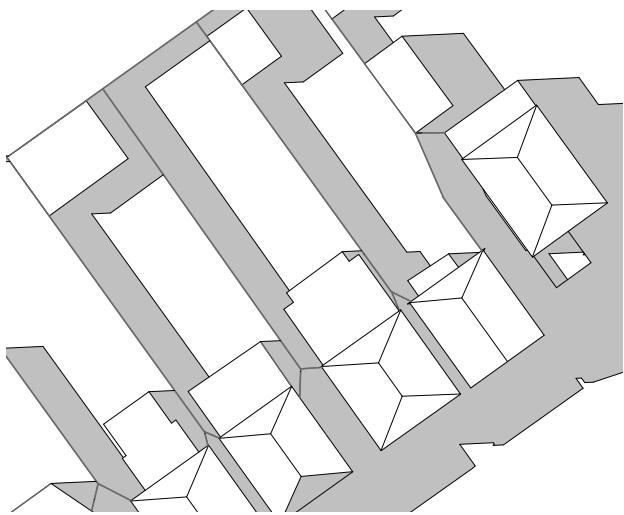
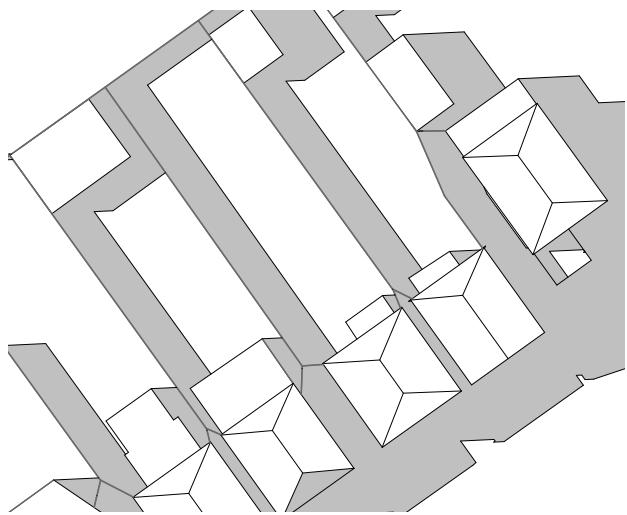
PROPOSED 5.5M EXTENSION



13:30



15:00



16:30

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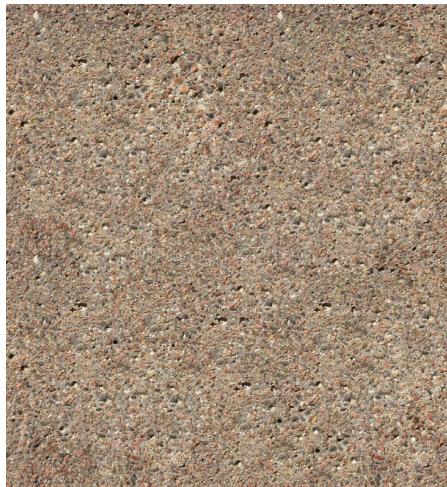
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MATERIALITY

Sand cement render



White framed UPVC Bi-fold doors



White framed casement window

