



48-50 Station Approach

Design & Access Statement

August - 2023

Project Details



Client property address:

48-50 Station Road
Ruislip
HA4 6RZ

Resi address:

6 Canterbury Crescent
SW9 7QE
London Borough of Lambeth

Resi Contact:

0204 579 6789
Nickstockleydesign@resi.co.uk

Statement Contents



1 Introduction & Context

1.1 Introduction and Description

1.2 The Site and Surrounds

2 Site Analysis

2.3 Aerial View

2.4 Street View

2.5 Site Photographs

2.6 Existing Plans

2.7 Proposed Plans

2.8 The Proposal

2.9 Planning Policy

2.10 Main Planning Issues

3 General Arrangement Drawings

3.1 Plans, notes & considerations

3.2 Existing materials

3.3 Proposed materials

4 Conclusion

4.1 Assessment of Heritage Impact

4.2 Conclusion

1. Introduction & Context

1.1 Introduction and Description

Resi has prepared this Design and Access and Heritage 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 48 - 50 Station Road, HA4 6RZ.

The suggested description of development is as follows: Proposed airspace development, extension to side, facade alterations, floor plan redesign and all associated works at 48 & 50 Station Approach, HA4 6RZ.

The document, and the wider application, has been prepared having due regard to the:

- Town and Country Planning Act (1990) (as amended)
- Town and Country (Listed Buildings and Conservation Areas) Act (1990)(as amended)
- Hillingdon Council's Local Plan
- London Plan 2021
- National Planning Policy Framework (NPPF)
- National Design Guide
- Planning Practice Guidance

1. Introduction & Context

1.2 The Site and Surrounds

The application relates to a two storey detached building on the south-east side of Station Approach. The building has a gable end in the principal elevation with a single storey section to the side of the property with a catslide roof.

The building is set 4.2 metres back from the front boundary line by an area of soft landscaping.

The site has an area of hardstanding in front of the single storey section of the building which provides space to park two cars within the curtilage of the site.

Contained within the building is a four bedroom flat at ground floor level and a three bedroom flat at first floor level.

To the rear of the building is a garden area which is used by the occupiers of the downstairs flat.

Contained within the garden is a flat roofed outbuilding which is currently used as a garden store.

To the west of the site there is a 2 storey plus loft residential block and to the east there is a 2 storey plus loft block with commercial on ground and residential on upper levels. Directly north across Station Approach, there is a relatively modern block of flats that are 3 storeys high and to the rear, there is the South Ruislip Christian Fellowship (Church) with single storey brick finish.

The site is situated within the South Ruislip Local Centre, Hillingdon Air Quality Management Area, A40/South Ruislip Air Quality Focus Area and is located in an area with a PTAL of 3.

SITE HISTORY:

Planning permission under ref: 68501/APP/2012/933 was granted consent on 24-08-12 for two storey rear extension, single storey side extension, new window to first floor side and installation of door to side and single storey detached outbuilding for use as gymnasium/games room, involving demolition of existing garage to rear.

2. Site Analysis

2.1 Aerial View



2. Site Analysis

2.2 Street View



2. Site Analysis

2.3 Site Photographs



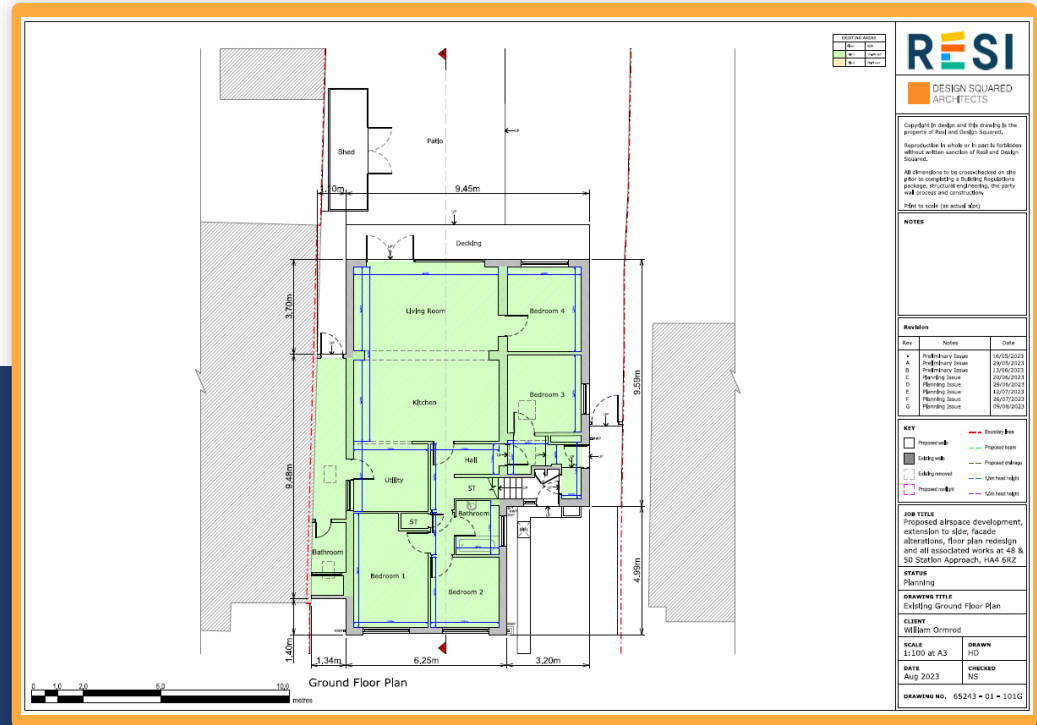
Front view



Rear view

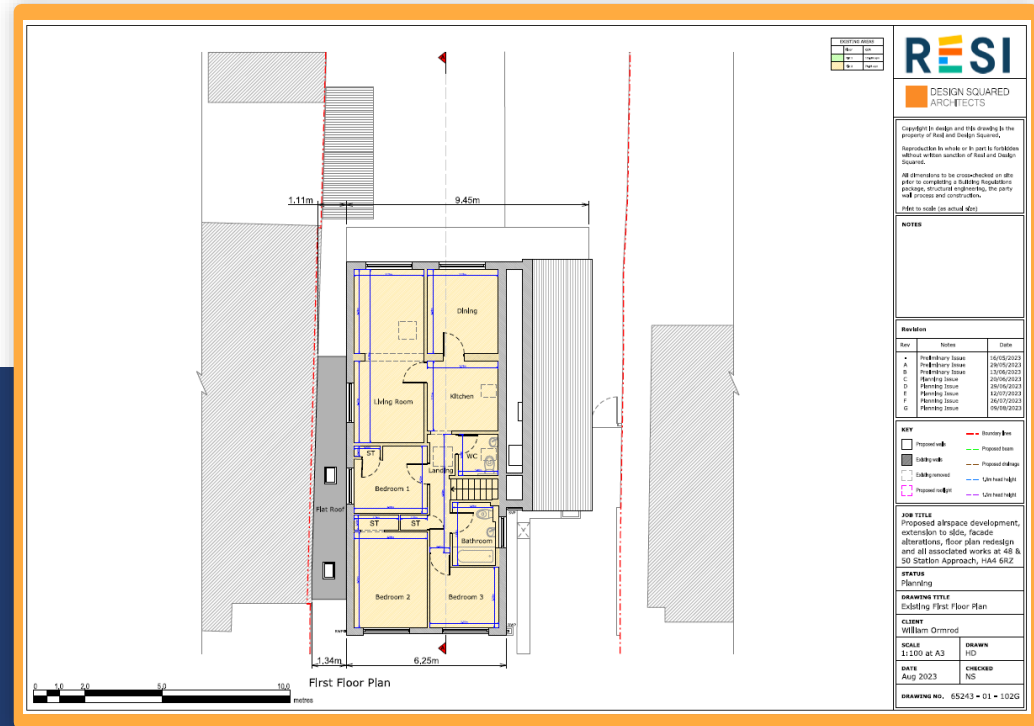
2. Site Analysis

2.4 Existing Plans



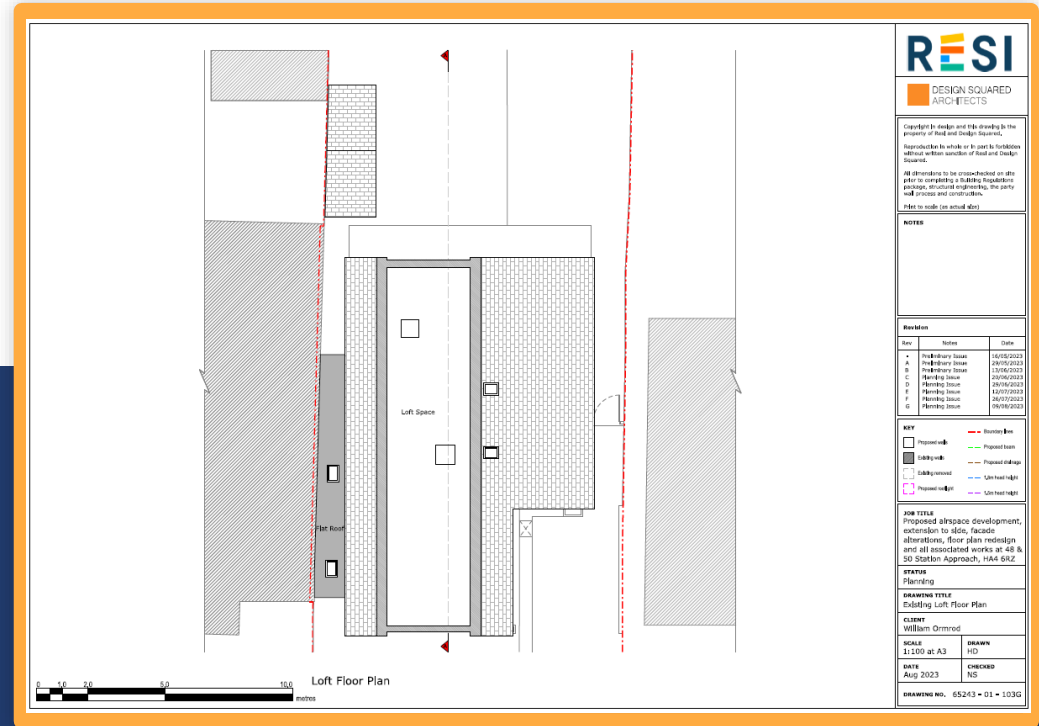
2. Site Analysis

2.4 Existing Plans

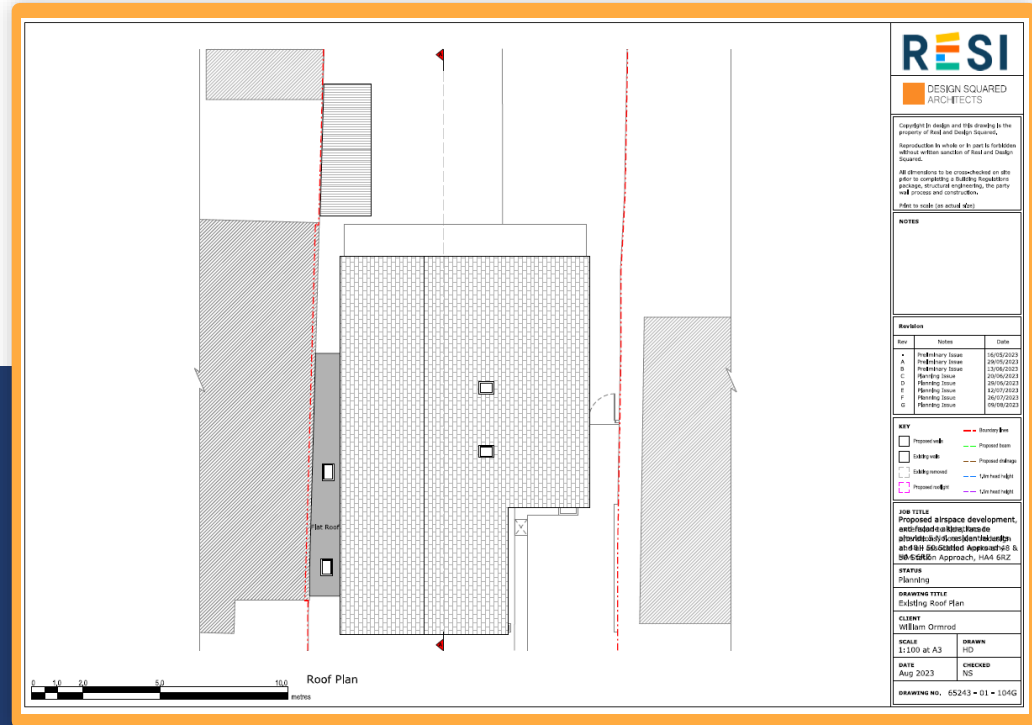


2. Site Analysis

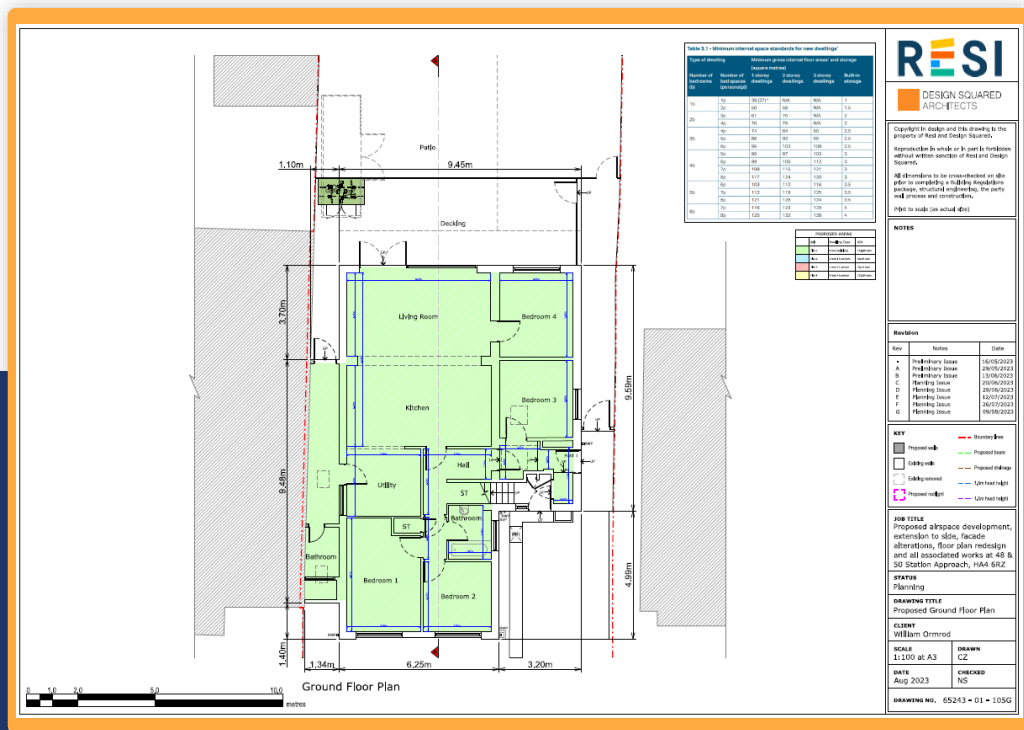
2.4 Existing Plans



2.4 Existing Plans

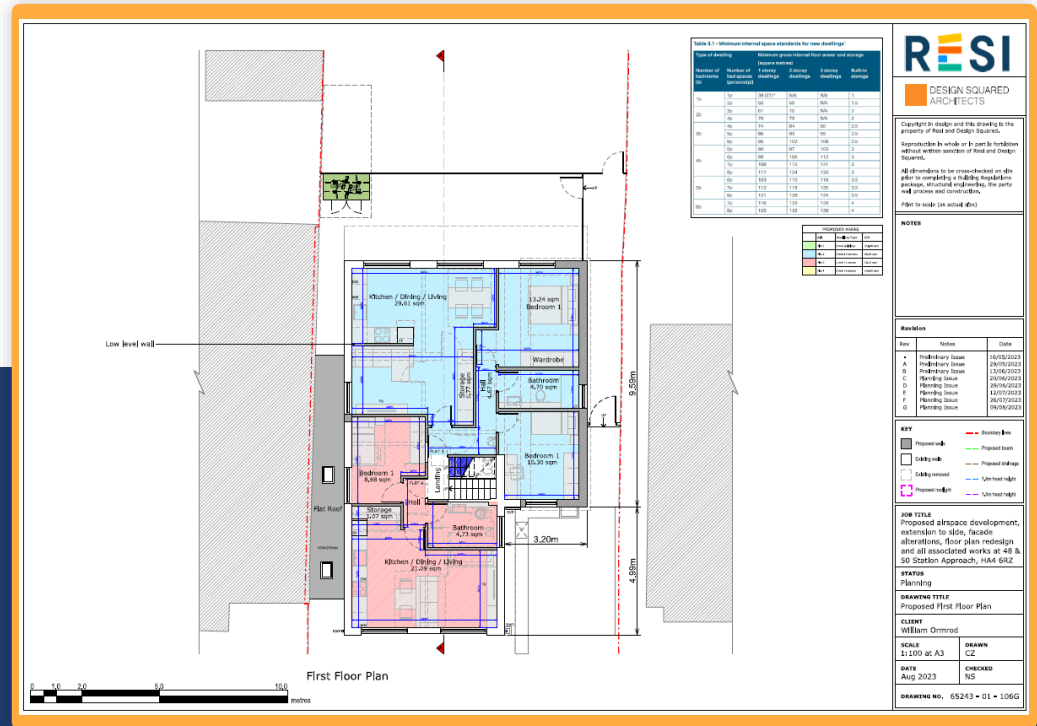


2.5 Proposed Plans



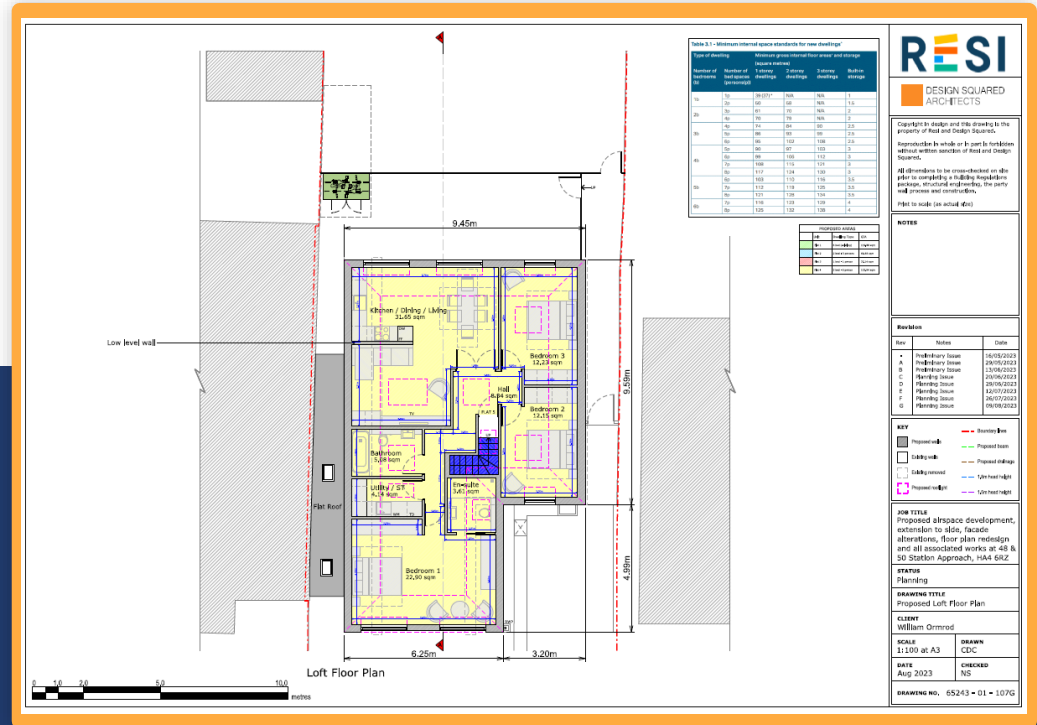
2. Site Analysis

2.5 Proposed Plans



2. Site Analysis

2.5 Proposed Plans



2.5 Proposed Plans



3. General Arrangement Drawings

3.1 Plans, Notes, and Considerations

Considerations

Access and transport

Access to the property is to remain unchanged. There are 2 no. existing parking spaces. The proposal includes the addition of 2 no. Proposed parking spaces at the rear of the property to achieve a total of 4 parking spaces. There will also be provision for 8 no. cycle parking spaces.

Light and overshadowing

There will be no or low impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees or shrubs.

3.2 Existing materials

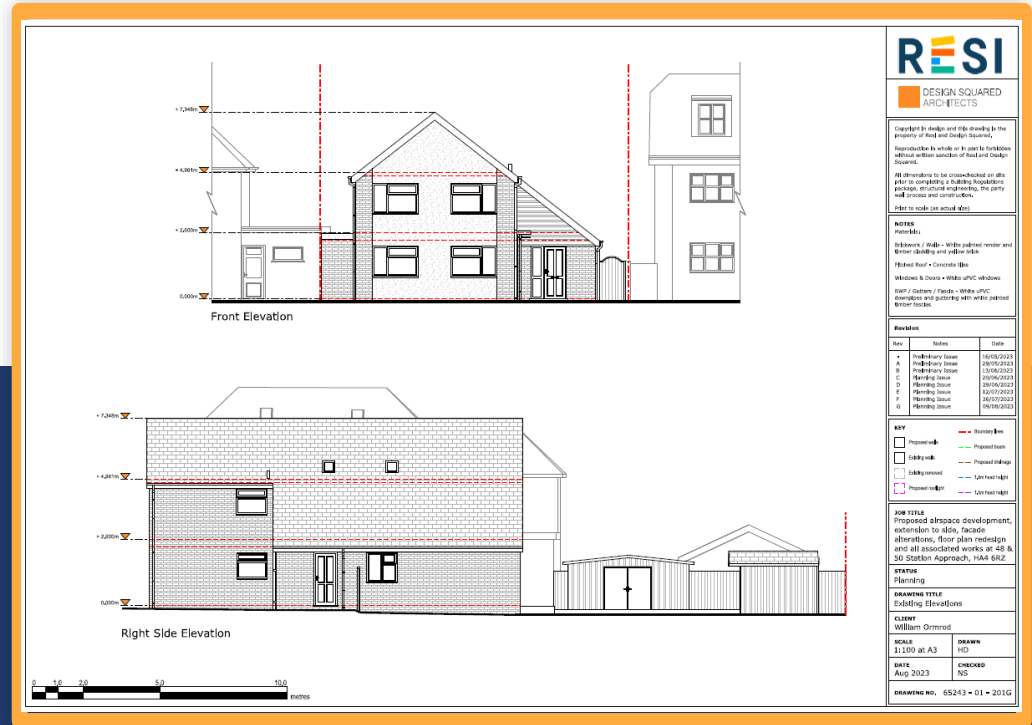
Brickwork / Walls - White painted render, timber cladding and yellow brick

Pitched Roof - Concrete tiles

Windows - White uPVC windows

Doors - White uPVC doors

RWP / Gutters / Fascia - UPVC downpipes, guttering and white painted timber fascias



3. General Arrangement Drawings

3.2 Existing materials

Materials:

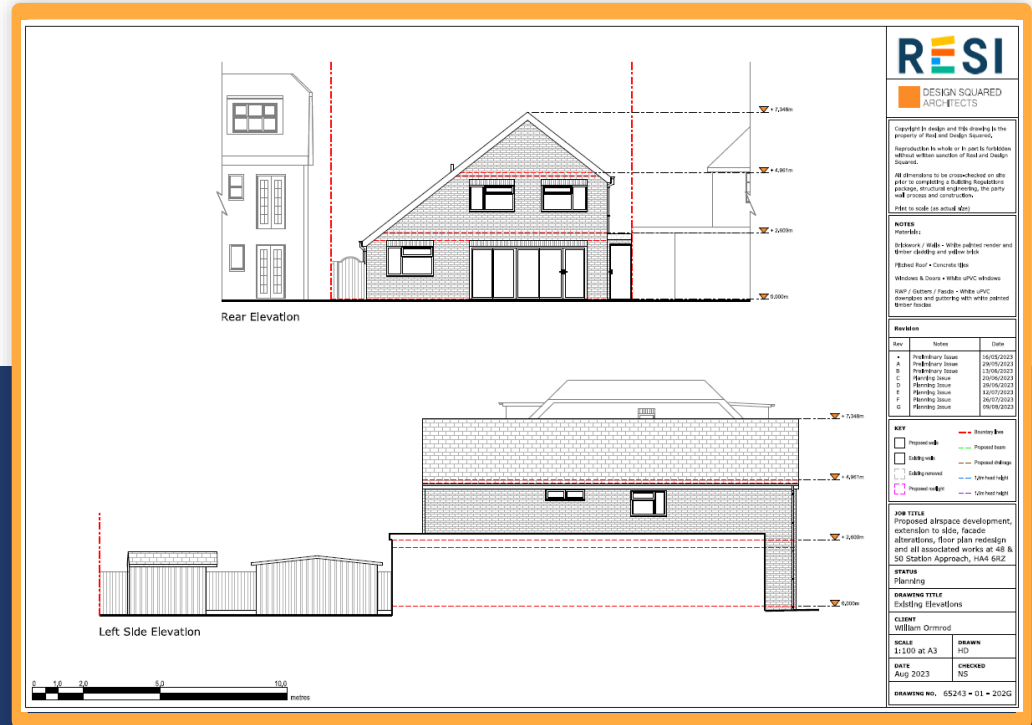
Brickwork / Walls - White painted render, timber cladding and yellow brick

Pitched Roof - Concrete tiles

Windows - White uPVC windows

Doors - White uPVC doors

RWP / Gutters / Fascia - UPVC downpipes, guttering and white painted timber fascias



3. General Arrangement Drawings

3.3 Proposed materials

Materials:

Brickwork / Walls - Yellow brick and timber cladding

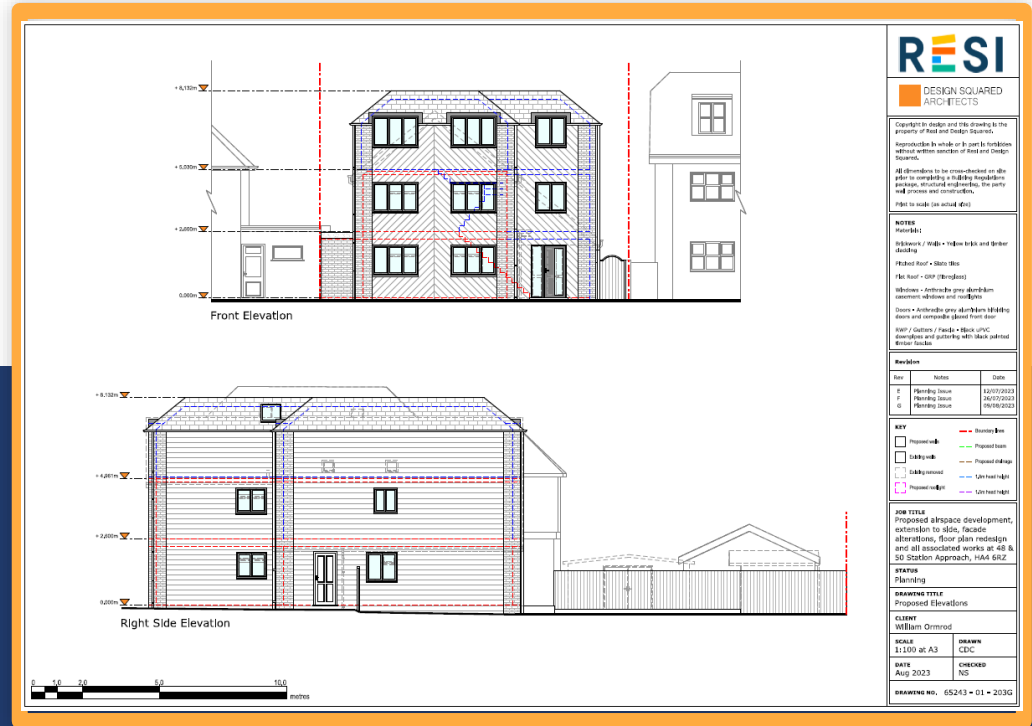
Pitched Roof - Slate tiles

Flat Roof - GRP (fibreglass)

Windows - Anthracite grey aluminium casement windows and rooflights

Doors - Anthracite grey aluminium bifolding doors and composite glazed front door

RWP / Gutters / Fascia - Black uPVC downpipes and guttering with black painted timber fascias



3. General Arrangement Drawings

3.3 Proposed materials

Materials:

Brickwork / Walls - Yellow brick and timber cladding

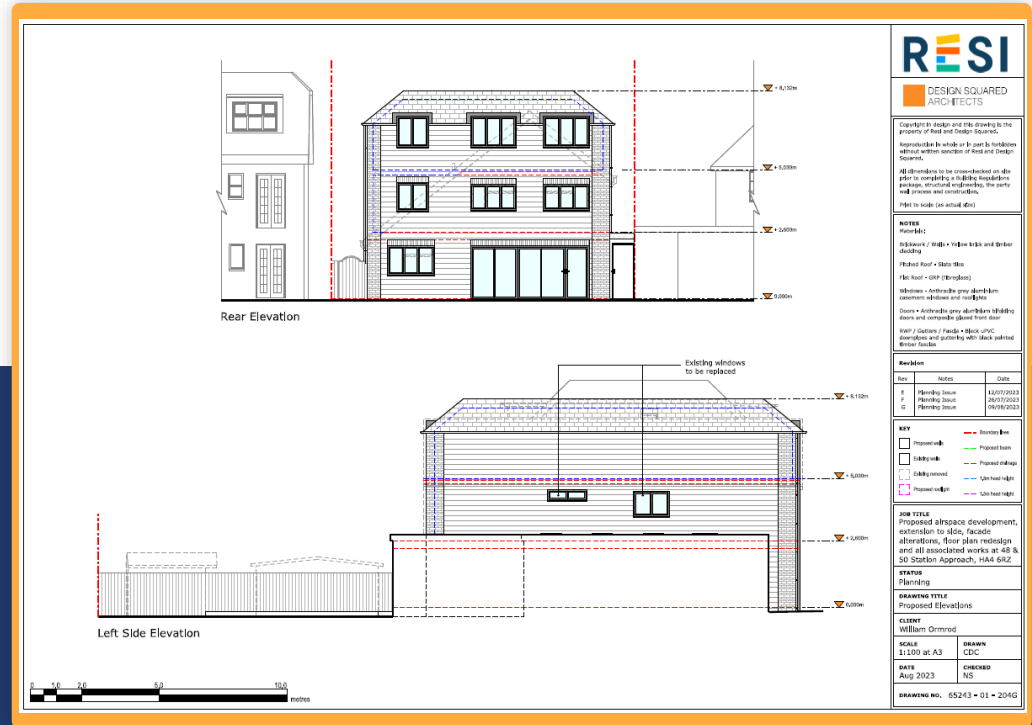
Pitched Roof - Slate tiles

Flat Roof - GRP (fibreglass)

Windows - Anthracite grey aluminium casement windows and rooflights

Doors - Anthracite grey aluminium bifolding doors and composite glazed front door

RWP / Gutters / Fascia - Black uPVC downpipes and guttering with black painted timber fascias



4. Conclusion

4.2 Conclusion

The proposed development is one that will improve the existing property allowing optimal use of this residential property, retaining and improving its character while at the same time making a positive contribution to the housing stock of the borough.

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 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 character and context of the site and wider area with regards to scale, bulk, massing, detailed design and materials, and the proposals would be subordinate to the main dwelling.

All materials would be contextually appropriate and of a high quality, integrating well with the existing dwelling and wider material palette in the 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 area.