



48 & 50 Station Approach

Design & Access Statement
March - 2024

Project Details



Client property address:

48 & 50 Station Road
Ruislip
HA4 6RZ

Resi address:

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SW9 7QE
London Borough of Lambeth

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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 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

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.

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 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 three bedroom flat at ground floor level and a four bedroom flat at first floor level which is currently being used as a HMO.

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



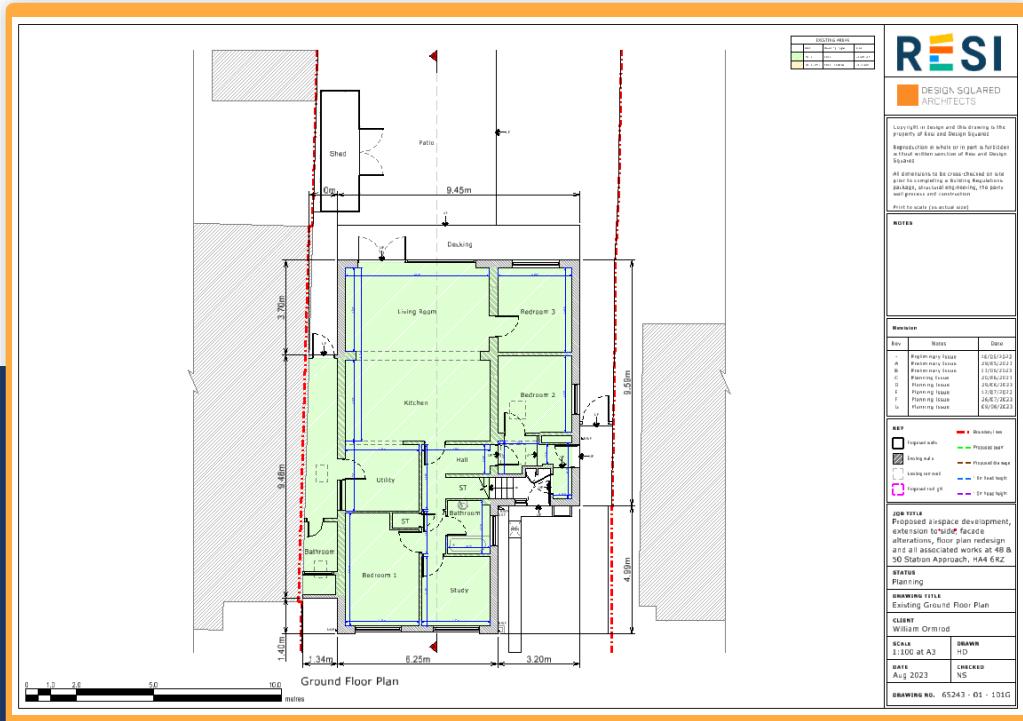
Front view



Rear view

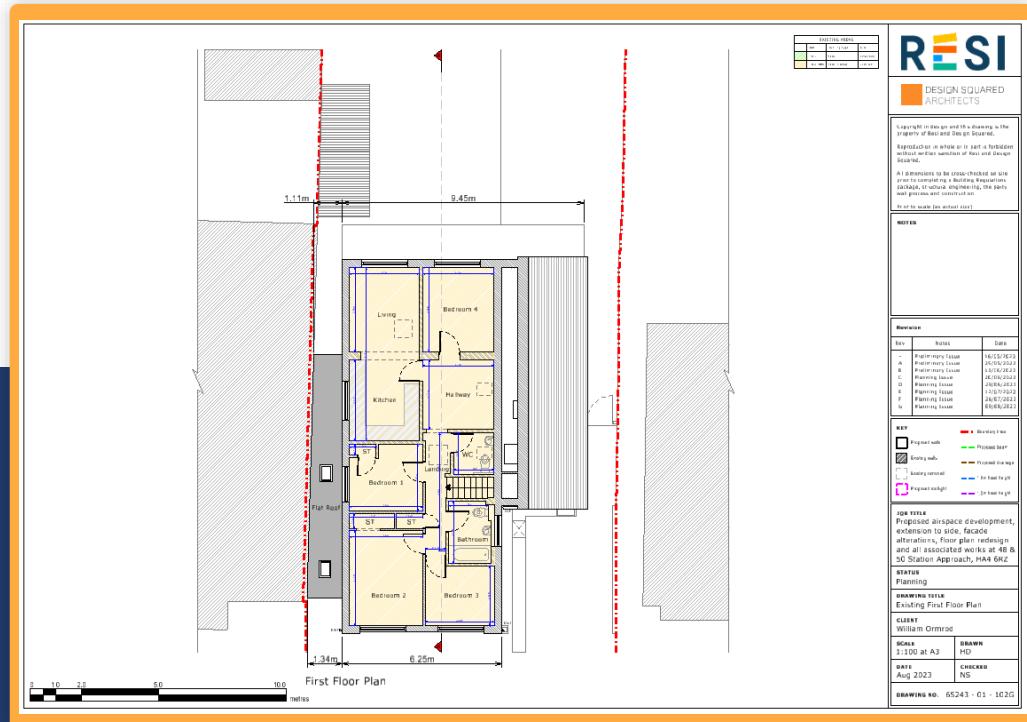
2. Site Analysis

2.4 Existing Plans



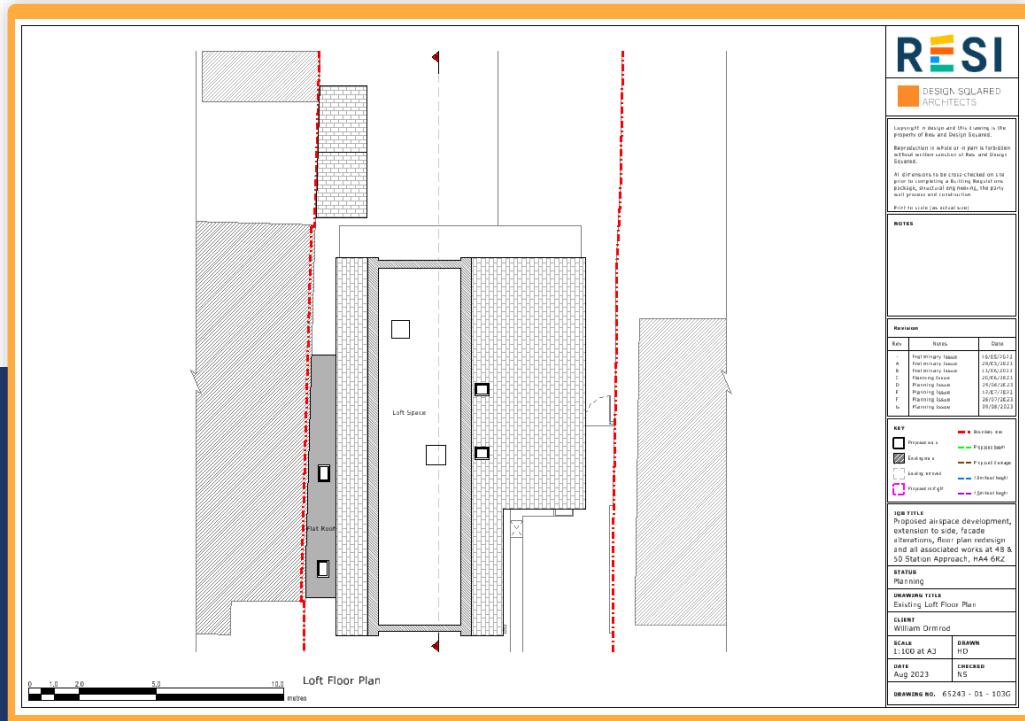
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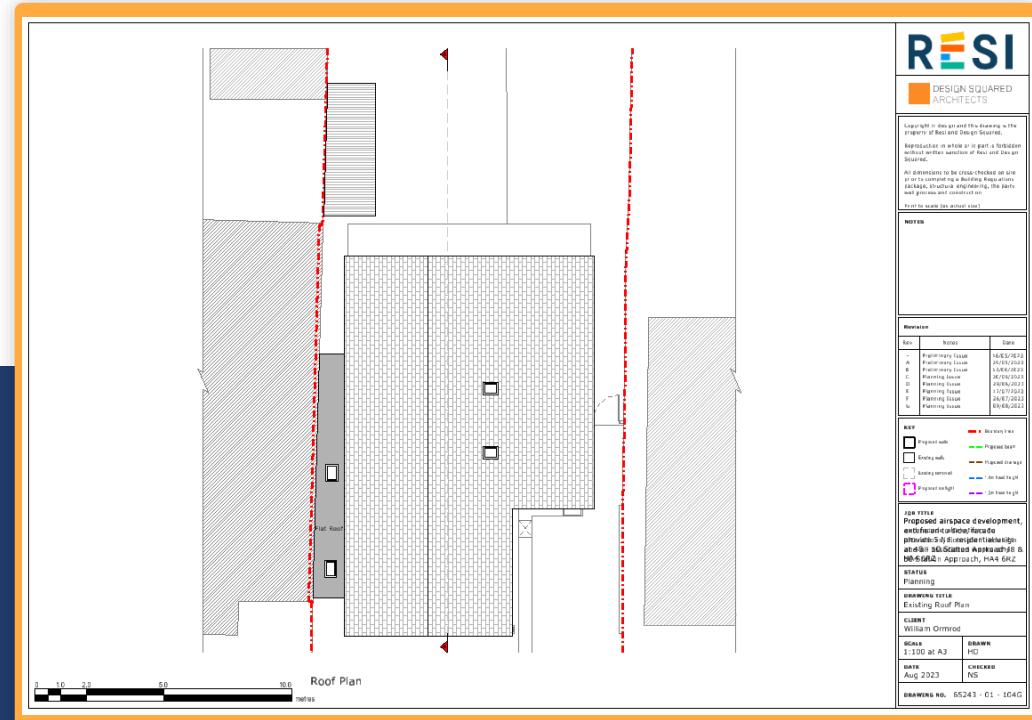
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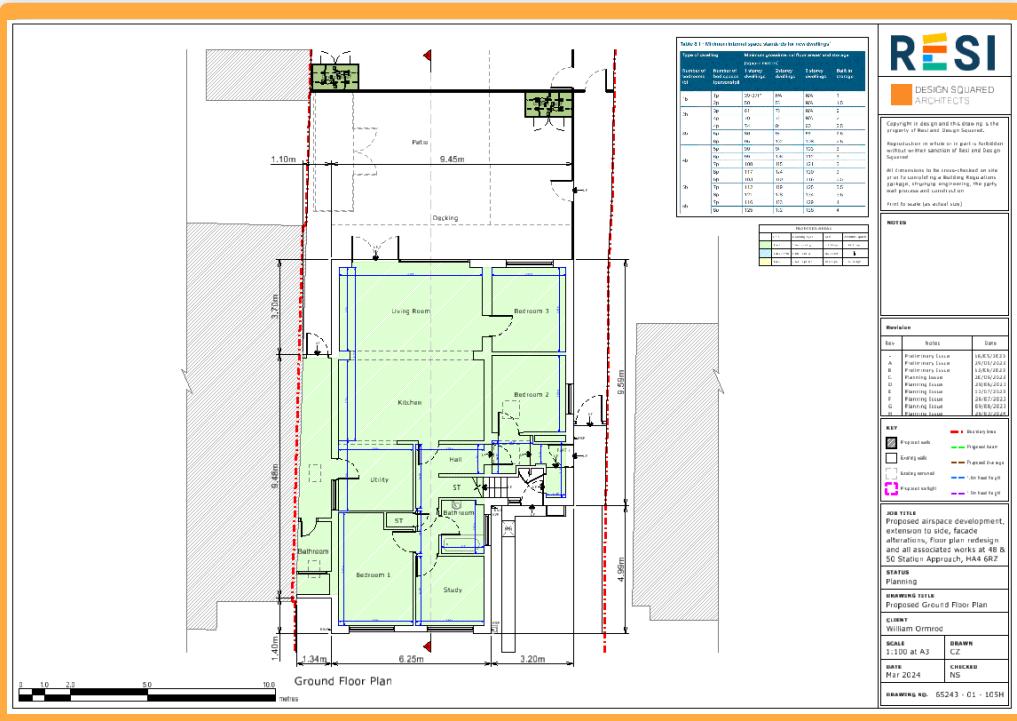
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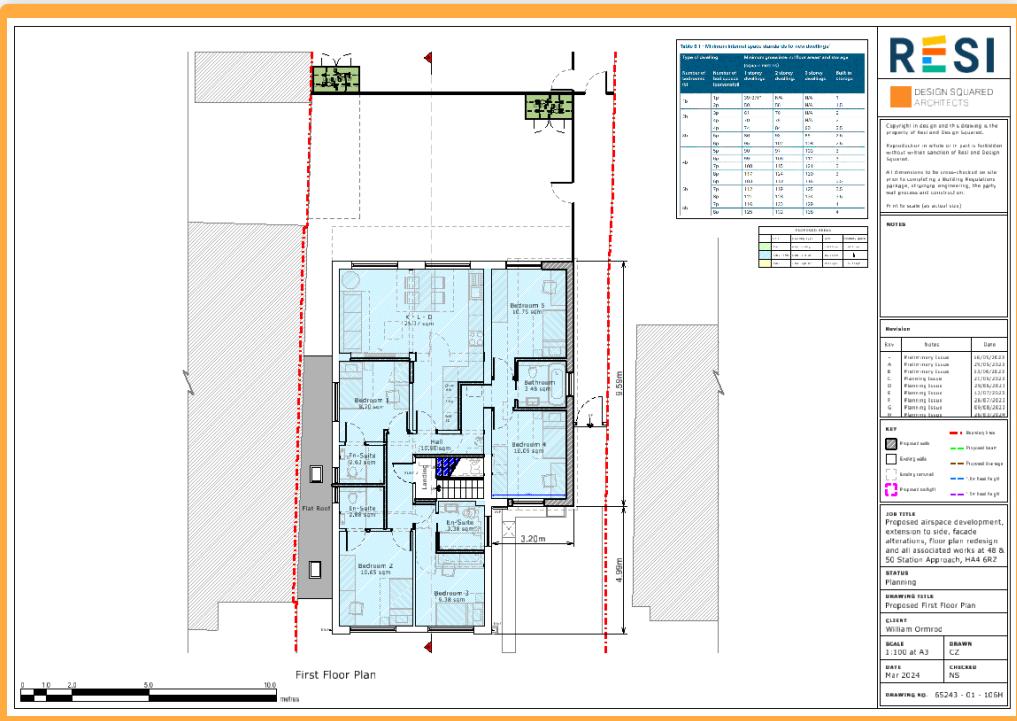
2. Site Analysis

2.5 Proposed Plans



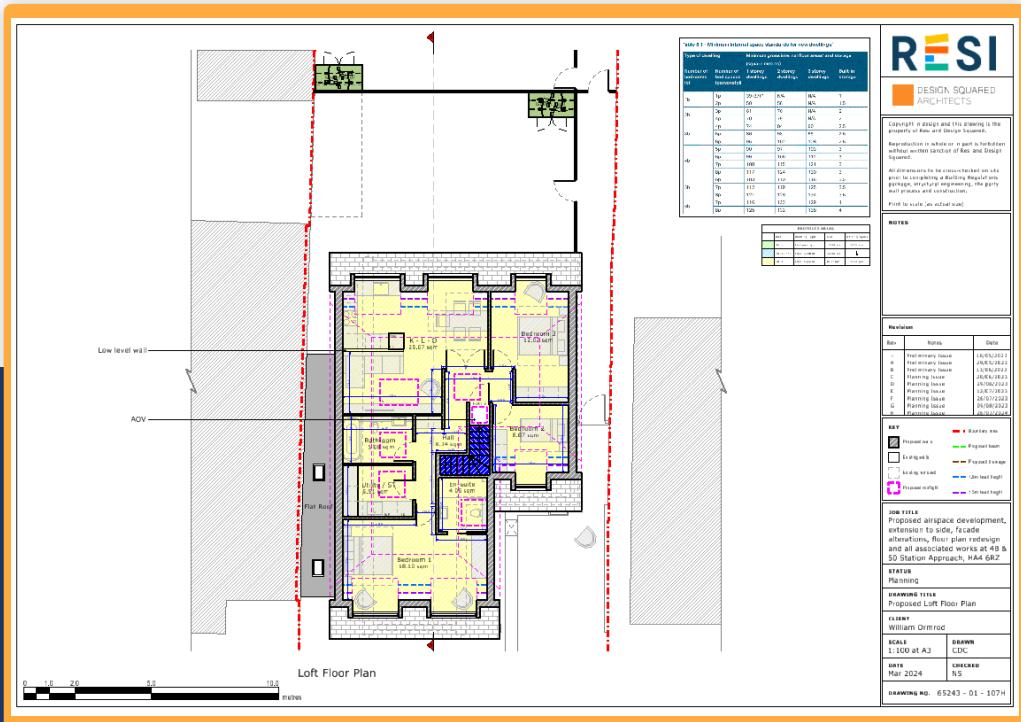
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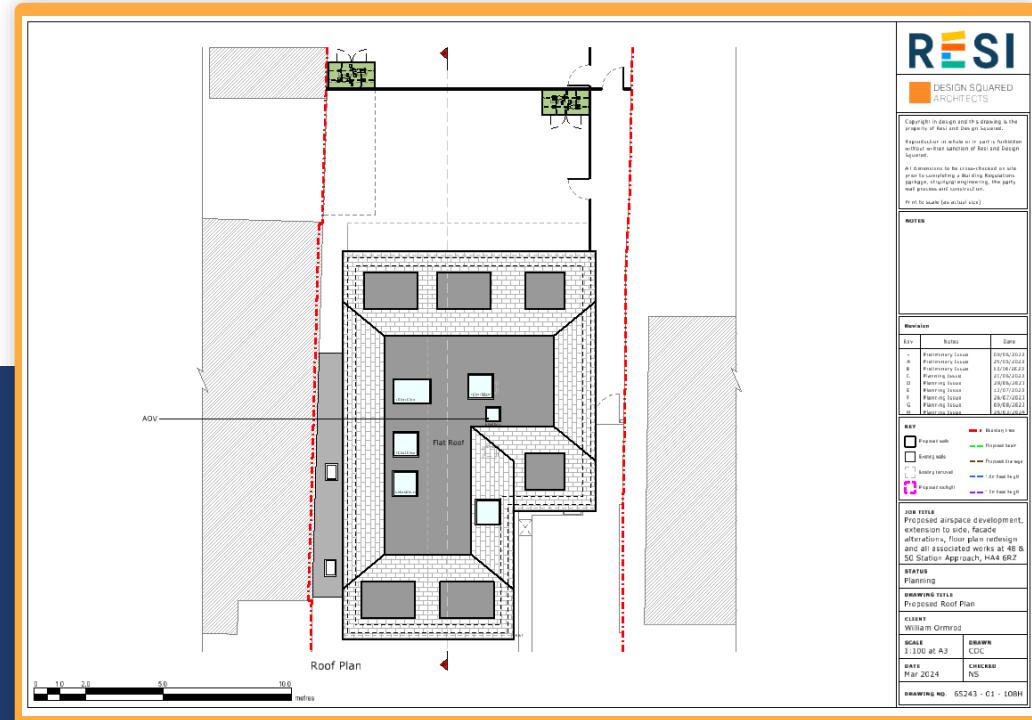
2. Site Analysis

2.5 Proposed Plans



2. Site Analysis

2.5 Proposed Plans



2. Site Analysis

2.6 The proposal

The proposal seeks to develop the site creating a two storey side extension and airspace development.

The current building is not in keeping with the surrounding, it presents a front gable while the two adjacent properties have front sloping roofs.

The proposal seeks to replicate the style of the property to the west. The eaves height, ridge height and overall style has been carefully designed in line with this property to create continuity in the street scene at the same time as creating additional residential space to benefit Hillingdon's housing stock.

The front garden at the moment is used as parking space. 2 no. parking spaces are existing. The proposal seeks to re-configure the parking arrangement to clear the front garden which feels cramped. One of the parking spaces will be relocated to the rear of the property which will enable a direct view of the entrance to the property from the street. This will contribute to create an attractive front garden that enhances the property and the local vicinity.

There are two existing flats, one at ground floor, which will not be altered as part of the proposal, and one at first floor which is currently being used as a HMO. The proposal will upgrade the existing HMO creating additional residential space and improving the living conditions of the occupants.

In addition, a new residential unit will be created, this new dwelling will be a 3 bedroom flat that will utilise the roof space with the addition of dormer windows to mimic the adjacent property.

As part of the proposal, the rear garden will be subdivided to create private amenity space for the new unit. The access to this private amenity space will be from the side.

The existing HMO does not have access to the amenity space. The property is in close proximity to Stonefield Park, McGovern Park and Queensmead Sports Centre all of which are within walking distance. It is considered that the HMO is sufficiently served by the public parks nearby and therefore, it is not necessary to provide on-site amenity space which is non-existing at the moment.

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 re-arrangement of the existing parking spaces to move one of them to the rear and leave a more open front garden that enhances the entrance to the dwellings. There will also be provision for 6 no. cycle parking spaces.

Light and overshadowing

There will be no or low impact on the neighbours.

Privacy

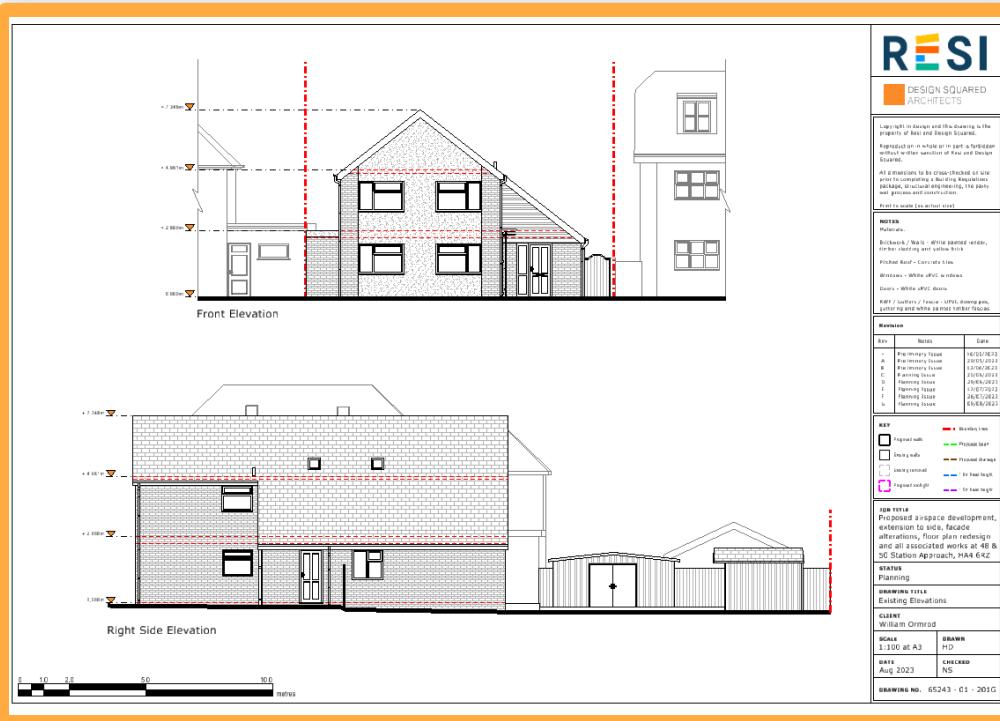
There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees or shrubs.

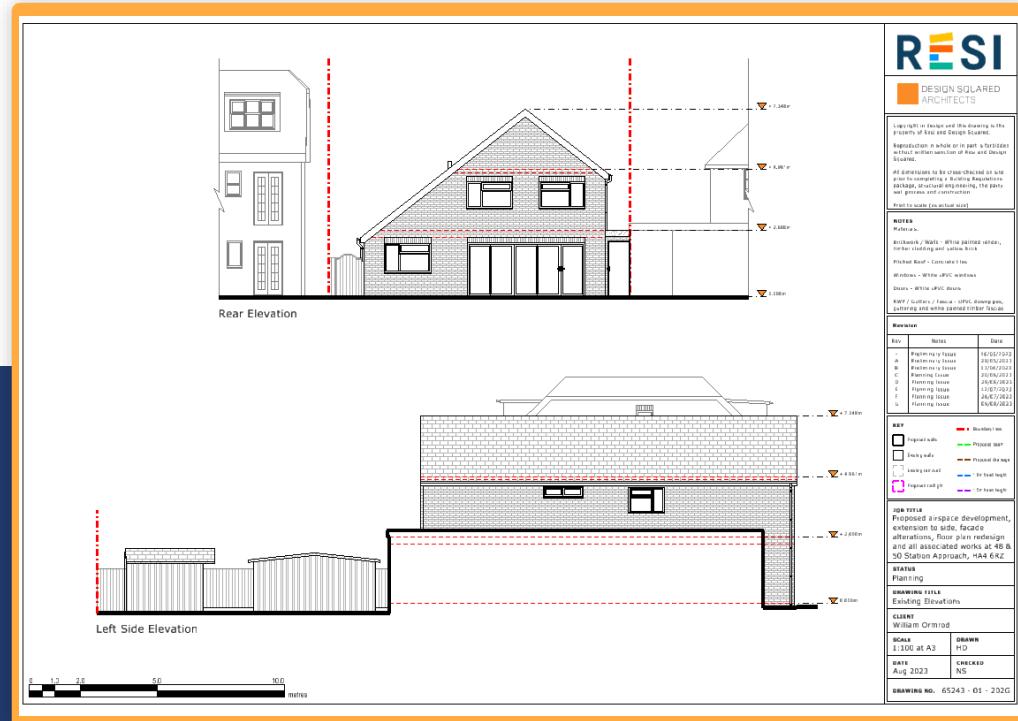
3. General Arrangement Drawings

3.2 Existing elevations



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3.2 Existing elevations



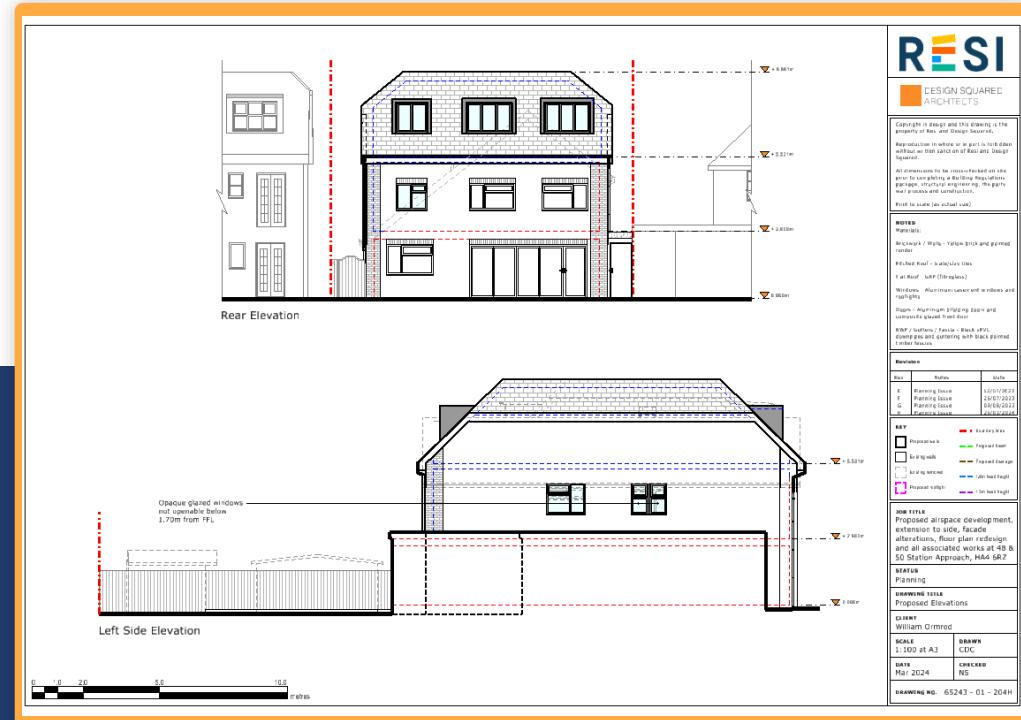
3. General Arrangement Drawings

3.3 Proposed elevations



3. General Arrangement Drawings

3.3 Proposed elevations



4. Conclusion

4.1 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.