

Design Access & Statement

Barber Shop
9, Ickenham Road
Ruislip
HA4 7BT

10th July 2020

This report is submitted in support of a full planning application for a first floor and two storey rear extensions to provide a new (1B1P) apartment. at 9 Ickenham Road. This application is a re-submission to secure permission for an alteration to the roof form

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0.1 PRECEPT

1.1 Background

Summary

- 1.1.1 This report is submitted in support of a revised planning submission application for a ground and first floor replacement rear extension over the existing single floor shop unit at 9 Ickenham Road. This application, henceforth referred to in this document as “07/7/20”, is new submission to secure an alteration to the design of the roof to ensure that all proposed development work is within the ownership red line. The new 02/02/20 proposals represent a reduction in the height and scale and massing of the approved roof form. This report is identical to the one submitted with the application eventually approved by appeal APP/R5510/W/19/3225709 and the planning and historic environment arguments remain the same. However, where appropriate comments have been added in bold. (Identical to this text).

Format and Methodology

- 1.1.2 The document has been structured and developed in line with the guidance produced by CABI (Design Council) and follows the format recommended in their publication *“Design and Access Statements, how to write, read and use them” 2006*. This report is succinct commensurate with the validation requirements of this type of application and is attached to this application as part of Hillingdon’s validation requirements.

1.2 Site Location

- 1.2.1 The Barbers shop at number 9, sits on the south side of Ickenham Road at the junction with High Street, Ruislip.



1.3 Site Context

Built Environment: General

- 1.3.1 This part of Ruislip has a broad profile of architectural styles comprising inter and post-war suburban housing. They flank both sides of Ickenham Road and many other roads in this area of early C20th residential development around the centre of Ruislip. However, the immediate locality of the site is defined by the early C20th Arts and Craft shopping parade of which the Barbers shop is a part. The area is typical of the small urban centres of Benjamin's "Metroland" throughout North West London. The shop is a single storey termination of the two/three storey shopping parade of which it is a part.

Built Environment: Historic

- 1.3.2 The immediate context of Ickenham Road is defined by the "Arts and Crafts" shopping centre which is somewhat compromised by the much later C20th metallic shop fronts that have replaced the finely detailed original glazed frontages. The Barbers Shop is within Ruislip Village Conservation Area, There are no statutorily listed or scheduled buildings or monuments in close proximity either physically or visually; so the proposals will not have an impact on a setting of an historic structure.

Built Environment: Site

- 1.3.3 9 Ickenham Road sits on a very small roughly triangular urban plot that backs onto very green and extensive garden spaces of Poplars close. The North elevation fronts onto Ickenham road the side elevation faces directly down the bend in Ickenham road towards Ickenham itself. The single storey building is an integral part of the shopping parade with a pitched roof and architectural detailing contiguous with the two/three storey elements of the parade.

Natural Environment

- 1.3.4 The natural environment does not have a designated status or of any special local interest. The plot to the Barbers shop is defined by a rear access alley that is completely of a hard paved finish. There are significant number of shrubs bounding the alley of the type and size expected within typical suburban garden.

Transport

- 1.3.5 The proximity of the site so close to the centre of Ruislip means that it has excellent transport links, including Bus stops on the High Street enabling access to the rest of London. The Ruislip Underground station is a 5 – 8 min walk, 380m from the site



View South from North side of
Ickenham Road



Side: West Elevation



Rear: North Elevation

2.0 DESIGN

2.1 Land Use

Proposed Use

- 2.1.1 The proposal calls for a new first storey and rear two storey residential extensions. The floor plan and roofscape available is large enough to deliver a one bed one person flat. The development of a flat over the shop in a Conservation Area is in line with Council and Historic England policy improving vibrancy in historic town centres and reducing the need for vehicular journeys into Town Centres. Therefore, the applicant considers that residential C3 development would be the most appropriate use class.

Setting

- 2.1.2 The extension works will sit over the existing shop and will abut the existing first floor of the shopping parade against which the single storey shop sits. The Conservation area is of sufficiently varied architectural character in terms of early C20th and the early C21st that its setting will be preserved by sensitive design. The scale of the proposals are such that they are commensurate with but also subservient to the scale of existing buildings and the Parade it comprises a part of

2.2 Development Quantum

- 2.2.1 The existing total site area (not including the access road) is **50m²**. The existing Shop built footprint is **39.9m²** (including **8.8m²** of the triangular later extension) which gives a net internal area of **34m²**. The built footprint of the proposed replacement extension is **15.25m²** an increase of net floor area of **12.37m²**. The total net area of the proposed upper floor is **39m²** this means that within the London Housing Design Guide parameters a bed 1 person (1B1P) apartment can be achieved.

2.3 Design Appearance and Style

Architectural Style

- 2.3.1 The first floor and rear two storey extensions are designed to be a simple extrusion of the existing building and pitched roof form. The elevational treatment will replicate the detailing and rhythms of the existing parade but to support a subsidiary role the architectural features, including fenestration and detailing will be reduced in module. The geometric form will be maintained and will be extruded westwards to have minimal impact upon neighbours. Proposed fenestration will replicate the existing rhythm, proportion and configuration of the existing early Edwardian windows. The "Arts and Crafts" precedent has been used to ingratiate the new storey with the existing parade.
- 2.3.2 A contemporary approach to the extension has been explored but rejected because of the potential impact upon the setting and character of the Conservation Area. A contemporary design could be sympathetically inserted into the existing landscape.

2.3.3



Previous Elevation Approved from APP/R5510/W/19/3225709



North Elevation

1:50

Proposed front Elevation for this application 02/02/20

3.0 ACCESS

3.1 Access and Servicing

Site Vehicular Access: Commercial

- 3.1.1 There is no vehicular hard standing or direct access to the site. The infrequent servicing of the Barbers Shop is done from the road and or by foot. Customers access the barbers shop via the door off the street.

Site Vehicular Access: Residential

- 3.1.2 There is no designated vehicular hard standing or direct access to the site for residential accommodation. There is a public right of way from a vehicular access to the alley off the High Street. However, in line with London Plan policies the single person "Car free" development will contribute to the reduction of vehicular movement within the capital. The site is ideal for car free development and complies with local and national planning policy and aspiration.

Site Pedestrian Access

- 3.1.3 There will be direct pedestrian access to the proposed apartment via the existing side and rear alley. There will be no access from the barbers shop.

4.0 PLANNING

4.1 Background and History

Planning background

- 4.1.1 The permitted scheme approved following an appeal **APP/R5510/W/19/3225709** against a refusal for the initial application **70106/APP/2014/4054** is illustrated above in 2.3.3 and shows a complete hipped roof against the chimney and hip of the main roof to the parade. It was initially understood the neighbour was happy to enter into a party wall agreement for the proposal but on further consultation with him he decided he was unhappy with the incursion. In order to remove the need to construct any new roof over the neighbour's property this submission shows a remodelled and scaled roof to ensure all construction is within the red line. The scheme is identical in all other aspects and the arguments against the original refusal still remain true and in many cases are now irrelevant as scale and massing have reduced. The previous Design and Access statement dealt with the original reasons for refusal with bold additions in respect of this application are as follows:

4.1.1.1 Reason One:

The proposed development, by reason of the size, scale, bulk and design of the extension and the dormer window, would represent a dominant, incongruous and visually intrusive form of development which would be detrimental to the character and appearance of the existing property and the visual amenity of the street scene and the wider Ruislip Village Conservation Area, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012).

The applicant asserts that the revised new design now goes even further to meet the requirements of the above cited policies as the roof is reduced in scale behind a parapet that is identical to the original at ground floor the new roof is 0.37m lower than the scheme approved at appeal and is approximately two thirds of the volume. The proposed design still remains sensitive to the character of the “Arts and Crafts” shopping parade and the character and setting of the wider Ruislip Village Conservation Area.

4.1.1.2 Reason Two:

The proposed development fails to provide gross internal floor space of sufficient size for the future occupants of the one bedroom flat, and as such the proposal would provide a substandard form of accommodation to the detriment of the amenity of future occupiers, contrary to Policy 3. and Table 3.3 of the London Plan and the Mayor of London's adopted Supplementary Planning Guidance: Housing (November 2012).

Section 2.2.1 of this report indicates that the net living space of the proposed apartment is 39m² which is 2.0m² larger than a minimum living area required for a flat without a bath. The size of the proposed unit remains as approved by appeal

Table 3.3 Minimum space standards for new dwellings⁷

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5

4.1.1.3 Reason Three:

The proposed first floor rear dormer window and external staircase, by reason of their position, height and proximity to the adjoining property at 11 Ickenham Road would be detrimental to the amenity of the occupiers of this property by reason of overlooking into the rear garden, contrary to Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

The design of the rear elevations remains identical to the scheme approved at appeal. A Dormer window has never been proposed in the new schemes and is not in this re-application. The new design proposes an internal staircase without any direct South or East facing windows. In any event, the new proposed window is small not lighting a habitable room window and can be opaque up to 1.7m above internal floor level, should the Council require this. The first floor bathroom window on the South elevation will also be opaque to preserve both the privacy of neighbouring residents but also the future occupants. This design approach secures the privacy and amenity of residents at 11 Ickenham Road.

4.1.1.3 Reason Four:

The proposed development fails to demonstrate amenity space of sufficient size and quality for the proposed first floor flat. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

As the appeal inspector pointed out in the Appeal decision notice of 24th June 2015; **Appeal Ref APP/R5510/W/3005092** the issue of amenity space is no longer relevant for reasons of Hillingdon Council's own design guidance. Most Local Authorities and indeed Historic England are keen to and have adopted policies to encourage the occupation of flats over shops in retail Conservation Areas. (See below)

15. The Council have raised concerns about the lack of any amenity space associated with the proposed flat and that there would be a conflict with LPP2 Policy BE23 which requires the provision of adequate amenity space. However, the HDAS provides exceptions for the provision of private amenity space for small non-family housing above shops. By reason of the nature of the proposed accommodation and the likely future occupiers the absence of any private amenity space would reflect the guidance contained in the HDAS. Accordingly, it is concluded that the proposed development would provide a satisfactory standard of living accommodation for the future occupiers and, as such, it would not conflict with the Framework's core principle, LP Policy 3.5, the SPG, LPP2 Policy BE243 and the HDAS.

- 4.1.2 The applicant concedes that there were a number of issues with the previous application, particularly in terms of the proposed developments impact, through poor design, upon the setting and established character of the Ruislip Village Conservation Area. However, from the analysis above, it can be seen that this current application has overcome the previous reasons for refusal from the 2014 application.

4.2 Response to Reasons for Refusal 2018

Response to the Refusal of the 2018 Application

- 4.2.1 The applicant submitted a significantly revised application for development of a roof extension in 2018, Hillingdon ref: **70106/APP/2018/3352**. The application was refused for two reasons that despite the analysis offered in the Design and Access Statement of 17th September 2018, largely replicated the reasons for refusal from 2014? This section of this Design and Access statement addresses the two reasons for refusal from the 2018 application/refusal and explains how these reasons were not applicable to the 2018 application and following clarification within this application most definitely are not applicable to the new application in 2019 and Again in 2020. Further comments are indicated in bold in terms of this new submission for a reduced roof form in February 2020

4.2.1.1 Reason One:

The proposed development, by reason of its siting in this visually prominent position, size, scale, bulk and design would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original property, 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. The proposal is Therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts and the NPPF.

It was is clear from the elevation drawings submitted with the 2018 application (see new annotations) and again with the drawings submitted with this application, that the design has been composed to make is subsidiary to the main shopping parade. The Valley ("Double Pile") roof construction reduces ridge height and therefore elevational massing to the south west. The existing full height hipped roof plane behind, retains the principal visual impact upon this elevation and to the South west.

The proposed elevations harmonise with the existing parade as they replicate the architecture of the existing parade!

The elevations are designed to replicate the proportions, form and detailing of the original parade exactly. This will retain the buildings character and architectural contribution to this part of the Conservation Area. The elevations will be constructed in a brick to match, existing windows will be manufactured to replicate the form and configuration of existing neighbours windows (within Building Regulations) this can only help to preserve the Character of the Conservation Area (please see Heritage Impact Assessment (HIA) submitted with this application.

This revised reduced roof application helps further to address the reasons for refusal of the 2017 application 70106/APP/2018/3352 approved through appeal APP/R5510/W/3005092. The inspector did not agree with the Council's reason for refusal "One" so the scale form and massing as previously proposed was by definition acceptable. This ensures then that the new reduced scale roof is also acceptable.

4.2.1.1 Reason Two:

The proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the one bedroom flat and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to the London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance – Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

The revised application still proposes new 1Bed1Person flat that is identical to the design approved by the appeal inspector and is the same size and proportions and the layout still complies with the London Plan standards and the "Nationally Described Space Standards 2015" that the plan now defers to.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

"Nationally Described Space Standards" March 2015 amended May 2016

In terms of the other requirements from the NDSS 2015 the following requirements were also met by the proposals submitted in the previous application. They are still met by this 02/02/20 revised roof form application and this application 10/02/2020 is again identical.

1. The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.

The proposals do comply with the minimum space standards in fact are 2.0m² larger than the minimum requirement for a unit without a bath! The standards do not require an integral bedroom and do not suggest a partitioned bedroom is unacceptable indeed it is an improvement of living standards! However, in the interests of covering all interpretations of planning principal this application has been revised to remove the partition illustrated on the associated drawings to create what is often misinterpreted as a "Studio". In order to clarify this situation the application contacted the London Mayor to get a definition of the standards and received the following email:

Dear Mr Smith,

A new dwelling will need to meet the Technical housing standards - nationally described space standard (Policy 3.5 of the 2016 London Plan) that you can find here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

These standards do not use the term studio, the smallest unit is for a one bedroom one person dwelling, and thus this could be a studio or a one single bedroom dwelling. If your dwelling has a bedroom its room's dimensions will need to comply with the minimum size for room area and width set out in part 10 of the NDSS for either a one bed space or two bed space bedrooms. In addition dwellings would also have to satisfy the requirements of London Plan policy 3.8 B b and c Housing Choice in terms of accessible and adaptable dwellings meeting the requirements of M4(2) and M4(3) of Part M volume 1 of the Building Regulations, which will impact on bedroom size.

Kind regards

Elliot Kemp

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The proposals have a storage area of 2.0m²

2. A dwelling with two or more bed spaces has at least one double (or twin) bedroom

Not applicable

3. In order to provide one bed space, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide

The bed space proposed on the 2018 application within the partition was 7.9m² and the principal dimensions of the Bedroom were and are 2.8m long by 2.5m

wide the bed space then did and does comply with the NDSS 2015 and therefore the London Plan. The open “studio” space will comply

4. In order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5m²

Not applicable

5. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

Not applicable

6. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)

Not applicable

7. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

Not applicable

8. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement

Not applicable

8. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

All rooms will have a 100% area minimum of 2.3m ceiling height

4.2.2 Overall, the proposals from 2018 and the subsequent resubmission from February 2020 and now this submission of 10/07/2020 have all complied with London regional or Local Plan Policy.

4.3 Design Approach to Planning Constraints

Site Layout & Arrangement Basic Principles

4.3.1 The proposed site layout is shown on VSA18 12 – 003 the layout is driven by the existing footprint of the Barbers Shop; the new floor will be set back from the original building line to sit over **and behind** the original parapet line. The roof will have a valley gutter to give it a lower and subsidiary ridge line, whilst staying sympathetic to the parades historic character as this is an historic roof form.

Following consultation and liaison with development management and conservation officers' alternative roof designs have been explored and two options were considered a parapet with no pitch element behind, and a double hipped pitch that resolved at the same eaves level as the parade. Neither of these alternative approaches are considered appropriate by the Councils Conservation Officer (see elevations below) and in light of other existing double hip roofs behind parapets within the Conservation Area (See photographs below) it has been accepted that the design of 02/02/2020 is the most appropriate to enable the applicant to build within his own red line



North Elevation

1:50



North Elevation

1:50



High Street Ruislip



High Street Ruislip

Dimensions

- 4.2.2 The extension will measure **9.0m x 5.5 m** and will be a single storey of min 2.3 internal height in compliance with the *“Nationally Subscribed Space Standards”* DCLG 2015 and in delivering a liveable unit these standards have been applied to internal spaces and the overall space within the proposed unit namely:

4.2.2.1 The unit has an area of **39m², 2m²** more than the minimum requirement of a (1B1P) apartment with a shower.

4.2.2.2 The unit has more than **1.0m²** of built in storage (please see ground floor plan VSA18 12 – 003).

4.2.2.3 The unit has a main bedroom floor area of **7.9m²**, greater than the NPSS requirement of **7.5m²** with a principal dimensions of **2.5m x 2.8m** both dimensions being larger than the required minimum of **2.15m**.

4.2.2.4 All of the first floor space is at **2.3m** ceiling height

Privacy and Outlook: General

- 4.2.3 The separated nature of the new floor from the nearest house and obscured by the existing heavy Poplar hedge means that there are now no development management issues in terms of privacy and outlook for immediate neighbours; the privacy strategy is as follows:

- 4.2.4 The **previous and present proposals** have been designed to concentrate the interactive face of the development to the north public face of the building to minimise the impact of the proposals on neighbours on Poplars Close. The proposals have employed the following design choices to help minimise impact:

4.2.4.1 New windows on the south elevation at ground floor will be screened by the existing **2.0m** fence and a high dense conifer hedging along the boundary.

4.2.4.2 The smaller bathroom windows at first floor level will have fixed lower lights and will be opaque to a level of **1.7m** above the internal first floor level. The transom of the upper opening hopper window will also be above **1.7m**. This ensures that there will be no overlooking of neighbours gardens from the new extension first floor bathroom.

Site Topography

- 4.2.5 Overall, the site is flat with a relatively consistent level which also reduces the implications for privacy or overlooking. There are no proposals to change the existing grade level on the site.

Building: Height

- 4.2.6 **With the previous scheme** as would be expected, the extension if extrapolated with the same single pitch over would have been as high as the parade that it is connecting to. The design strategy **was** to adopt a double dual pitch with valley gutter to reduce the overall ridge height and retain a level of subsidiarity for the new first floor. **The inspector accepted this as an acceptable design approach to reduce height and therefore massing of the previous application.** The 02/02/20 application and this news 10/07/2020 application proposes a roof form that is lower and significantly less in massing, volume and scale.

Perceived Scale

- 4.2.7 The scale and form of the proposed extensions will directly reflect the scale and form of the rhythm and floor levels of the existing parade and has been composed to be kept at the minimum possible whilst still generating a credible historic building design. The 02/02/2020 and this new 10/07/2020 application will reduce perceived scale further

Existing Landscape

- 4.2.8 The site is characterised by its hard landscape which is to be expected in its semi urban location. However, hedges and planting in neighbours gardens giving the site a very green boundary

Proposed Landscape

- 4.2.9 The strategy for landscape design will be to reinterpret the space that have not been built over with higher quality hard materials and a one of special small species pot thriving tree to compliment the entrance of the proposed new residential unit.

4.3 National Policy Analysis & Review

National Planning Policy Framework (NPPF)

Achieving Sustainable Development (Para.7)

- 4.3.1 The proposals respond to the economic need to put the *“right development in the right location”* in that there is an urgent need for smaller new homes in London and in particular within the urban centres close to transport and shops and community facilities. This alone makes the proposed development “sustainable”.

Achieving Sustainable Development (Para.9)

- 4.3.2 It is considered that the proposed development is sustainable because it will contribute to the local community and improve the quality of the built historic environment over previously developed land. Through appropriate design and compliance with Conservation Area policy; sustainable housing will improve the conditions in which local people live and reduce pressure on the suburban landscape and green fringes of the Borough...

Core Planning Principles (Para.14)

- 4.3.3 The new home will adhere to adopted local planning policy and offer an opportunity for creative, flexible planning over already developed land. The setting of the site is a suburban centre within a Conservation Area and with the proposed revised approach to design that character can at least if not enhanced be preserved. As an absolute policy position, development on the site will have a null impact upon designated historic and natural areas and assets.

Delivering a Wide Choice of High Quality Homes (Para.49, 50)

- 4.3.4 The proposed development options for the site provides for the opportunity to provide a broader choice of “Lifetime” high quality homes for a single person in an area of otherwise predominantly family housing. The site is more appropriate to single person living, although if it was considered appropriate, a further floor could be added within the proposed roof space.

Requiring Good Design (Para. 56)

- 4.3.5 The new home can demonstrate compliance with the design quality standards and aspirations of the “Nationally Described Space Standards, the NPPF and Local Planning Policy. In doing so it is considered that the proposal can also demonstrate quality and inclusive design through principles based on a response to local character. However, architecture in the area is rather mixed in quality and a more contemporary low carbon approach using natural materials could be employed if it was felt appropriate.

Conserving and Enhancing the Natural Environment (Para.109)

- 4.3.6 The proposals will not cause any damage or long term harm to the greener landscape that sits on its boundaries.

Conserving and Enhancing the Historic Environment (Para.109)

- 4.3.7 It is considered that the proposals for the new home at 9 Ickenham Road will not negatively impact upon the immediate and broader local historic character. The site is within but also remote from any registered or locally designated historic assets and will not impact on the setting of an historic site or building. The impact of the building on the Ruislip Village Conservation Area will be tested in section 5.0 of this report

4.4 Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

Policy BE1: Built Environment

- 4.4.1 *The council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. - all new developments should:*

1. achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;

- 4.4.2 The applicant is of the opinion that the proposed new first floor apartment does deliver a high quality design, as it is based on precedents found in the area. The plan form, massing and design composition relies heavily upon the architecture from the first part of the C20th Arts and Crafts shopping parade and the detailing that it enjoys. The design also responds to the Council's assessment that the individuality and personality of the buildings also contributes to the surviving character.

2. be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

- 4.4.3 Great care has been taken to respect local character when developing the design for the new home at number 9 Ickenham road. The relative location of the site at the extreme end of the parade, means that it does not have quite as an important role in wider views and streetscape setting than a site close to the junction with the High Street. However, the front elevation in particular has been designed to integrate the building into the immediate streetscape of this part of Ruislip Village, against its existing two storey neighbour.

The material specifications are graphically indicated upon the application drawings and are shown as traditional in nature and sensitive to local colours and textures. It is expected that Hillingdon Council will condition these materials should permission be forthcoming

3. be designed to include "lifetime homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;

- 4.4.4 This element of the policy is no longer relevant as "Lifetime Homes" as a principle has been withdrawn and revisions to the Building Regulations. Part M of the regulations now ensures that these principles of adaptability and accessibility are delivered later in the development process.

9. not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas;

- 4.4.5 The proposed new apartment at number 9 will actively contribute to reducing pressure to develop on the suburban space and green fringe of Hillingdon.

4.5 Hillingdon Local Plan: Part Two – UDP Saved Policies (November 2012)

- 4.5.1 Policy BE13: Street Scene

Development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

- 4.5.2 As part of this planning submission the applicant has submitted a part street scene drawing VSA18 12 - 004 that illustrates the impact of the proposed new home on the immediate element of the parade and so the street scene. The proposals now look comfortable in relation to their existing neighbours and reflect the historic proportions and details that were employed by the original designer of the parade; therefore "harmonising" the proposals with the area. The proposals are not impacting upon existing features within the street scene.

4.5.3 Policy BE15: Alteration Original Building

BE15 proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

- 4.5.4 The Barbers shop at number 9 is an opportunity to concentrate housing development within a busy suburban centre. The building has been designed to replicate the forms, scale and detailing of the original parade beneath and to the east, therefore satisfying the more exacting requirements of preserving the character of the Conservation Area.; Therefore, in turn satisfying the requirements of this policy.

4.5.5 Policy BE19: Character

BE19 the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

- 4.5.6 The proposed extension will replicate the historic architectural character and scale and forms

4.5.7 Policy BE21: Residential Amenity

BE21 planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

- 4.5.8 After the careful application of a design strategy design the proposals will not result in the diminution of any neighbours or wider residents amenity

4.6 Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Extensions 2008

4.6.1 Pitched Roofs

3.7 a range of pitched roof types may also be acceptable, including mono-pitch and dummy pitch roofs. the roof should not exceed 3.4m at its highest point.. Generally, roof designs must not significantly obstruct sunlight and daylight to any adjoining neighbour's property. to help prevent this it is recommended that the roof pitch is set to an angle and is as shallow as possible (depending on the roof type, construction and material). the drawing on page 15 illustrates the heights permitted for different types of roof.

- 4.6.2 The previously appeal approved scheme and its roof pitch and height was the result of ensuring that the design harmonises with the existing building and the character of the Conservation Area. The pitch of the revised 02/02/20 roof design has also been chosen to maintain the character of the parade with a single hipped roof behind a parapet identical to that of the existing ground floor.

4.6.3

5.0 Side and First Floor Side Extensions: Two Storey

5.14 no direct overlooking will be permitted. Adequate distance should be maintained to any area from which overlooking may occur. regard should be given to the character of the area and the distances between buildings but as a guide the distance should not be less than 21m between facing habitable rooms and windows and 24m from window to patio window. however, in these situations where the distance between existing houses already breaches this distance, any new development should not result in any additional overlooking.

4.6.4

The new first storey extension will not compromise direct separation distances with number 11 Ickenham Road, because the buildings area not directly aligned. The design strategy has ensured that no habitable rooms face north and the windows that do are obscure glazed to 1.7m above internal floor level. Windows to the west elevation will also be glazed to 1.7m above internal floor level

5.0 SUMMARY & CONCLUSION

5.1 Summary

General Principles

5.1.1

This 10/07 2020 submission for a reduced roof from still complies with the conclusions outlined below and in reducing the scale and form of the roof; the new proposal is even more in compliance with policies and reduction of impact through sensitive design. Therefore the following arguments accepted by the appeal inspector in the decision notice for APP/R5510/W/19/3225709 In terms of the technical planning and design considerations remain true , The proposals have been developed following assessment of Hillingdon Council's policies and SPD. The reasons for refusal of the 2014 and 2018 applications have been analysed and the design adjusted accordingly to satisfy these reasons for refusal. It is considered that the proposals will preserve the character of the Conservation Area and also the privacy and amenity of neighbours. The design is sympathetic to the character of the original parade over which it sits and the immediate context of Ruislip and the High Street Conservation Area.

5.2 Conclusion

5.2.1

Overall the applicant respectfully suggests that this present application should be considered independently of any previous application particularly in light of recent negotiations and should be permitted because:

5.2.1.1 By the NPPF definition the proposals are sustainable development. They provide much needed residential accommodation without the need to assign new land.

5.2.1.2 There is a recognised housing need for smaller housing units for single people.

5.2.1.3 The concentration of these smaller units in town centres is not only good planning practice but is common sense.

5.2.1.4 The provision of residential units over shops is a sensible way of intensifying the use of developed land reducing pressure on suburban areas and the green fringes of metropolitan areas.

5.2.1.5 There is no negative impact upon the historic environment from “living over the shop”. Indeed, Historic England has policies which encourage this to revitalise suburban centres and help preserve otherwise underused historic areas.

5.2.1.6 The proposals through the adoption of historic building design approach and detailing at least “preserve” the character of the Conservation area and arguably improve the character of the parade to the West and the South elevations.

5.2.1.7 Overall, the proposals will preserve residential amenity, character and the privacy and outlook of neighbours.

5.2.1.7 Although the proposed flat is small **39m²** it complies with the requirements of the London Plan Housing Design Guide 2015. The proposals also comply with the Nationally Prescribed Space Standards requirements 2015.

5.2.1.8 This new proposal 10/07/2020 represents a reduction in scale form and volume and it is considered to impact even less than the appeal approved scheme. The proposed roof form illustrated on the drawings submitted with this application is an accepted historic roof form and is found elsewhere in Ruislip Village Conservation Area.

END

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