

Design and Access Statement

200 Ladygate Lane, Ruislip

1.0 Introduction

This application is being submitted on behalf of Mr and Mrs Shah for the extension of their two-storey dwelling located on 200 Ladygate Lane, Hillingdon. A previous application (70541/APP/2020/4322) was submitted but was refused by local authority. This new application has responded to these concerns with a design that is aligned to the local policies as well as enhancing the character of the existing dwelling.

2.0 Previous Application

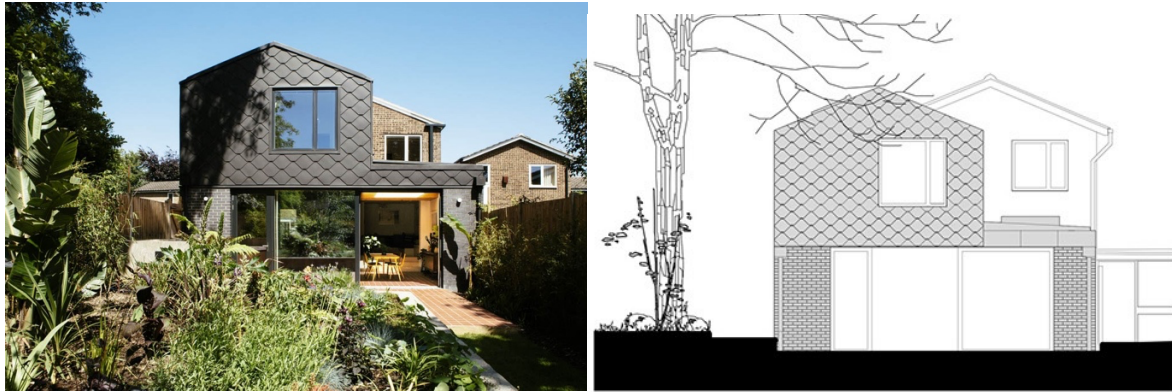
The previous planning application (70541/APP/2020/4322) for a part two, part single storey rear extension was refused by Hillingdon Council for the following reasons:

- The rear extension at both levels were perceived to be excessive in scale, bulk and depth having an adverse impact on the adjacent properties with its design failing to harmonise with the architectural composition of the original semi-detached dwelling.
- A Flood Risk Assessment was not included as part of the application

3.0 Revised Proposal

The submitted scheme has taken on board the comments and made the following changes to address the concerns:

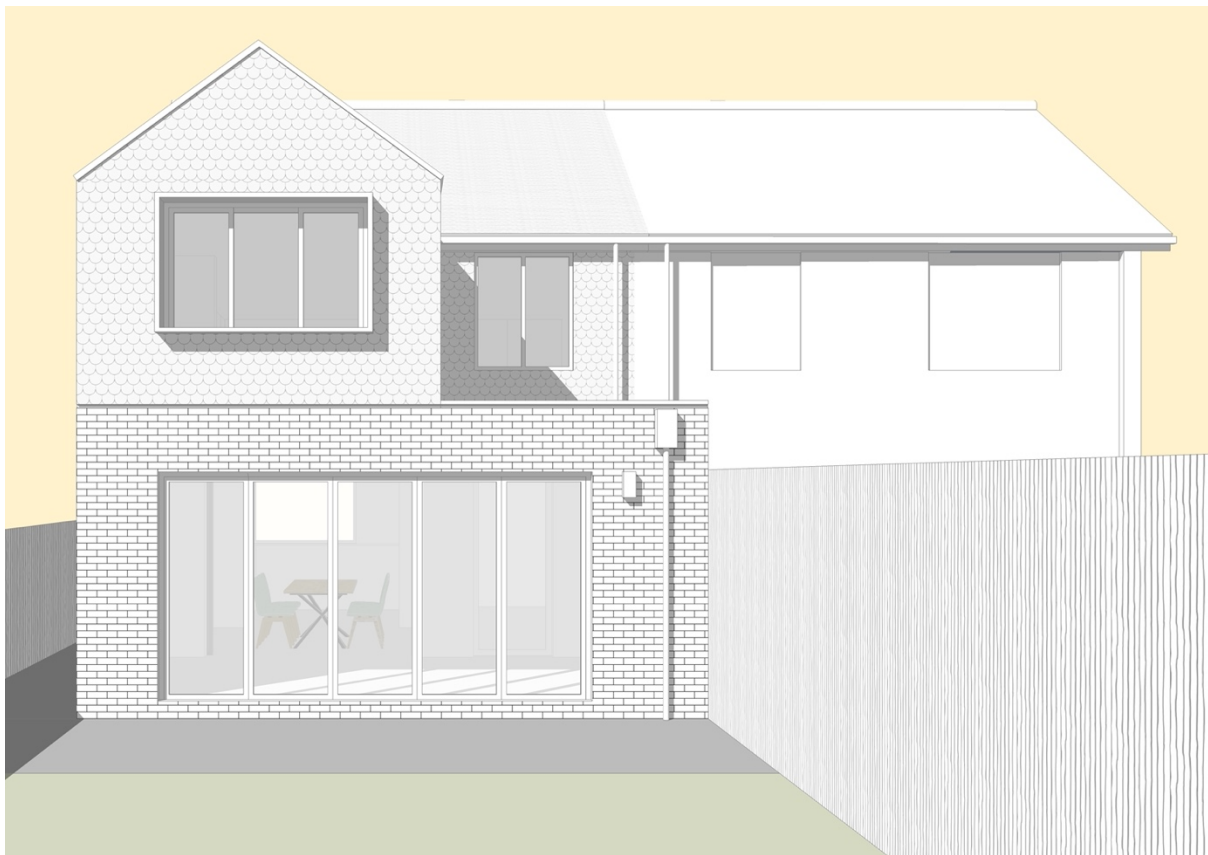
- The proposed single storey rear extension has been reduced in depth to 3.6m in accordance with B(i) of Policy DMHD 1: Alterations and Extensions to Residential Dwellings. It is clad in brick to match the existing
- The proposed first floor extension has been reduced in depth and width. The part first floor extension is now only from bedroom 2 and protrudes the same depth as the ground floor extension. It has pitched roof with a gable and is subordinate to the main roof. The extension does not have an adverse impact on loss of daylight, loss of sunlight or loss of outlook to the properties at 198 and 202 Ladygate Lane as it is clear of the 45-degree line, therefore in accordance with B(iv) of Policy DMHD 1: Alterations and Extensions to Residential Dwellings. A similar design solution has been undertaken to other properties along Ladygate Lane (nos. 205, 209, 211 and 212).
- The existing first floor is clad in clay tiles. It is proposed that these are replaced with zinc shingles alongside the first-floor rear extension. This will give the rear extension a contemporary take whilst softening its impact on the rear streetscape. The images below (Precedent) are an example of a residential scheme where this material has been applied.



Precedent: Example of a part single storey and part two storey rear extension to a semi-detached property, like that of 200 Ladygate Lane.

4.0 Summary

The illustrative view outlined below demonstrates that the revised scheme is a better design to that of the previous application. It has reduced in bulk, scale and mass whilst creating a contemporary take on the existing property through contemporary materials and detailing. There is no impact to the principal elevation to Ladygate Lane as the interventions are all to the rear and thus the perceived symmetry of the buildings is maintained.



Illustrative rear view of proposal