
DESIGN & ACCESS STATEMENT

**PROPOSED
DEMOLITION OF EXISTING GARAGE
AND
CONSTRUCTION OF NEW PART SINGLE-STOREY/ PART TWO-STOREY
SIDE EXTENSION & FIRST FLOOR REAR
EXTENSION**

at

**9 MANOR WAY
RUISLIP
HA4 8HE**



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DOCUMENTATION

This report is to be read in conjunction with drawings 22/9MW/10 and 20.

HERITAGE STATEMENT

The property located in the Ruislip Manor Way Conservation Area. There is no Character Appraisal available for the area on Hillingdon Council's website.

The property is estimated to have been constructed during the late 1920's/1930's and enjoys some typical, but subtle art deco architecture detailing, including a projecting brick feature around the main entrance door, concrete porch canopy, smooth float white rendered walls and a stepped, brick-on-edge parapet detail to the attached garage, which appears to be part of the original construction. The parapet detail continues across the boundary, where there is a shared side access with the adjoining property.

The windows, although a more recent intervention, have sought to replicate what would have originally been provided using metal Crittall frames in the art deco style.

The property has been sympathetically extended to the rear, with detailing that replicates the overall style and character of the host building.

While the property forms part of a pair of quaint, semi-detached houses that mirror each other, they are in an area of residential properties of varying age and style, many of which having been significantly extended to both the side and rear towards the latter part of the 20th Century. The loss of the side garaging and the provision of side extensions for habitable use is not an uncommon feature on the street scene. Similarly, there are many properties in close proximity that have enjoyed two storey side and rear extensions of variable size, scale and design.

BACKGROUND AND OUTLINE PROPOSAL

The proposal seeks to demolish the existing garage and provide a new extension that provides new habitable accommodation to the side of the property on the ground floor, while extending at first-floor level to the side and rear to create an additional bedroom and improved bathroom accommodation. The new work will seek to replicate the key design features of the existing house, including the dado height brick plinth detail, the rendered finishes, brick on edge parapet detailing and the mock PVC-u art deco style windows.

DESIGN

Reference is made to the London Borough of Hillingdon's Local Plan (Part 2) – Development Management Policies – Adopted 16th January 2020. This provides general design guidance for extensions, along with more specific guidance for work within Conservation Areas. Policies DHMB 4 and DMHD 1 refer.

Paragraph 5.16 of Policy DHMB 4 requires that:

- *Extensions should not be out of scale with the original building, and should respect the property's original design*
- *side extensions should normally be set back from the original building line and retain gaps between buildings to avoid a terraced effect*
- *the original plan and form of the building should be respected, and there should be a relationship between new development and the roof form and proportions of the original structure.*
- *materials and detailing should match those of the existing property (e.g. existing features, window shapes and sizes, brick arches and eaves details) and features of interest should be retained*

In terms of scale and bulk, the single storey portion of the extension has been designed to replicate the height and scale of the garage that is to be demolished. The extension will project forward of the original garage, although a small crease, or set-back, is to be provided so that the joint between the new and existing work can be appropriately masked and the detailing retained.

At first floor level, the extension will be set back by 1.0m from the front of the house and set away from the side boundary by 1.0m, all in accordance with policy DMHD 1: C) iv, and v).

A similar extension has been provided to the adjacent property at No. 7 Manor Way. We note that the first-floor extension at No.7 is set away from the side boundary by 1.5m, although the guidance given in The Local Plan (DMHD 1), states that the 1.5m separation is only required in the Gatehill and Copsewood Estates. These areas have a much lower density, compared with Manor Way. I therefore believe the 1.0m separation to be appropriate, while keeping the development both proportionate and sympathetic to the host property. Other properties in close proximity that are closer to the boundary than 1.5m include No.3, 5 and 13.

Furthermore, the available width for the first floor extension at No.7 was greater, compared with No.9 and by allowing an extension up to 1.0m of the boundary, it will result in a first-floor side extension that closely mirrors that of No. 7 in terms of both its depth and width and will harmonise the setting within the streetscene and will cause no harm to the historic asset of the conservation area. By comparison, there have been other much larger interventions within the locality.

As mentioned previously, new work will seek to replicate the key design features of the existing house, including the dado height brick plinth detail, the rendered finishes, brick on edge parapet detailing and the mock PVC-u art deco style windows

Policy DHMD 1: Alterations and Extensions to Residential Dwellings also provides more specific additional planning guidance. The key requirements are detailed as follows:

Policy B) iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet

A parapet detail to match the existing garage is proposed on the front elevation. To assist with drainage, there is no parapet proposed along the side elevation, although such detailing is not uncommon for 1930's art deco style garaging. The edge of the flat roof will in any case, be obscured by the projecting side and front extension provided to No. 7, so this isn't believed to of concern.

Policy B) vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres

No. 7 Manor Way already enjoys a two-storey side and rear extension of similar depth, width and proportions. In view of this, the 45-degree sight lines are not compromised. Similarly, the two-storey element of the extension is remote from the boundary of No.11, where it clearly falls comfortably outside of the 45-degree sight line.

Policy C) i) side extensions should not exceed half the width of the original property

This requirement is demonstrably achieved.

Policy C) iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary

The single-storey element of the extension is approximately 500mm away from the boundary with the two-storey element at 1000mm. The shared access between the properties will ensure that a degree of visual separation between the adjoining buildings will always be maintained.

Policy C) v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation

This requirement is achieved.

Policy C) vii) in Conservation Areas, single storey side extensions may be required to be set back

A small set back is provided to the single-storey element at the front to provide a small crease along the front elevation in order that the extension will read as subordinate, while disguising the joint to make the extension appear as a more organic addition. While the original garages at No's 9 & 11 are set-back considerably further than this, their respective parapet walls do not match and notwithstanding this there are numerous properties along the street scene where side extensions have projected right up to the front building line and sometimes beyond, including the property at No.7, which is of course immediately adjacent to the extension. The small crease provided is therefore considered appropriate and will not be harmful to the street scene, or its setting within the Conservation Area.

MATERIALS TO BE USED IN THE CONSTRUCTION

As discussed previously, rendered finishes will be applied at high level, with facing brickwork up to dado height, incorporating a corbelled plinth detail that will fully match the existing in terms of design and detail, with a brick on edge coping detail bedded on creasing tiles on the front elevation of the single-storey element.

Windows will be provided in PVCu double glazed to match existing, with mock Crittall framing to reflect this existing installation.

SUMMARY AND CONCLUSIONS

There is no character appraisal readily available for the Ruislip Manor Way Conservation Area and the design of the extension has therefore been approached in a way so as to complement the key design features of the host building. The size, scale and bulk of the extension has been kept proportionate, with the two-storey element reflecting that provided at No.7, keeping it both proportionate and subordinate to the host building.

Given the forgoing, we consider the design of the extension to be sympathetic to the historic context of it's setting and do not believe that the proposals will be harmful to the street scene or the historic setting of the Conservation Area.