

Land to the rear of 2, 4 & 6 Arlington Drive, Ruislip HA4 7RL

Design and Access Statement

Listed Building Application



Aerial view of proposal site (Bing Maps ©)

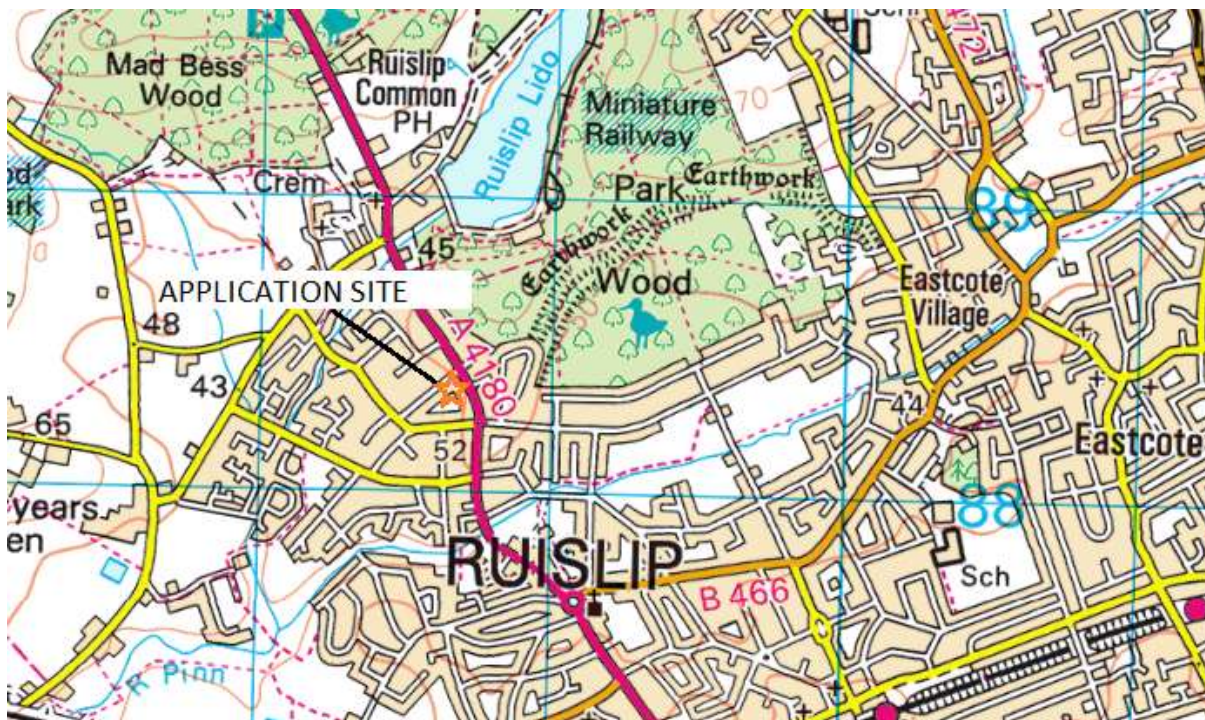
The Application Site

The land is within Class C3 dwelling house and within the built-up area of the Borough. The land is not in a Conservation Area. It is in proximity to Little Manor House, a Grade II Listed Building. The land lies outside any flood risk zone and away from any site of nature conservation. It comprises overgrown uneven garden land to the extreme southern end of the historic demise of the host dwelling but now divided between different legal titles these being 2, 4 and 6 Arlington Drive. Trees and common unmanaged species of shrub and bush are prevalent. The nearest dwellings are 8 Arlington Drive over 40 metres to the north west and the host dwelling also over 40 metres to the north east. Houses on Marlborough Avenue are over 100m to the south and Bury Street over 50m to the east. The boundaries are well screened by vegetation especially to the east where the common boundary with no.8 is blocked by a solid line of mature conifers.

The building is a sixteenth or seventeenth century timber framed house with front refaced in brick in the eighteenth century; central range and gabled crosswings at ends, which do not project; two storeys, four windows on front elevation; one bay right extension of one storey and attic, showing decorative half timbering; old tiled roof; Windows mostly small paned casements, but there is one eighteenth century sash with glazing bars; modern gabled porch; some exposed framing, with painted brick filling behind; tall compound chimney stack rises through roof behind. The building was listed 12 December 1957. List entry number 1358335. This dwelling has been extended at full 2-storey height to the north west flank.

Of importance to the setting of this house is its open and rural looking spacious garden borrowed from the adjoining ownerships of nos. 4 and 6 Arlington Drive which are under separate legal titles. The preservation of this undeveloped area together with boundary trees,

a water well and separation distance from anything built were cited as key reasons for refusal of applications for planning permission and listed building consent for a pair of semi-detached 2-storey dwellings and two detached 2-storey dwellings. Decisions R/5510/Y/18/3196617, 3198389, R/5510/W/18/3196615 and R/5510/W/18/3198386 refer.



Wider locational context [Bing Maps ©]

Proposal

The application is for a 4-bed detached 2-storey dwelling with off street parking for at least 2 vehicles. The dwelling would blend well within its setting by virtue of its scale and form and appearance that features roof angles, external materials and characteristics that reflect those in the existing houses in Arlington Drive. The placement of the house on the very rear of the plot would avoid any impression of congestion on the site. The design therefore reflects the

inter-war style of the road and thereby harmonises well and otherwise unobtrusively in the street scene, while avoiding imposing in any way or via poor juxtaposition upon the Listed Building. The minimum distance of separation between the respective buildings would be over 30 metres.

Vehicular access is available direct from the public highway. The site boundary with Arlington Drive is an historic boundary wall and will be retained along its full length.

The landscaping scheme will include well shrubbed boundaries to screen the garden and protect the amenities and setting of the Listed Building and its character from the proposed new dwelling. The ground will be brought level with the ambient land topography so that the height of the house will not stand proud and risk obtrusion. The large dead willow tree at the north east side perimeter will be replaced with a variety of specimens and species as specified on the drawing and the boundaries with no. 8 and Little Manor House along the proposed driveway will be well screened especially with retained conifers on the western flank to screen them from any traffic. The rear boundaries would be fitted with a 1.8m timber close-boarded fence. The approach driveway will utilise the current gate and a crossover proposed to highways requirements. This will avoid loss of the part of the white boundary wall.

The applications for tandem development of two dwellings as previously submitted and refused (references 71084/APP/2017/785 and 6) were given thorough reappraisal in the formulation of this current application. The reasons for refusal of those applications read:

1. The application, by reason of its siting (in a rear garden), design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the

residential use of the site to the level proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character and appearance of the residential area as a whole. The proposal is, thus, detrimental to the visual amenity and character of the surrounding and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2016), guidance within The London Plan Housing Supplementary Planning Guidance (March 2016) and the NPPF (March 2012).

2. The proposed dwellings, by reason of their location, design, layout and loss of the existing open garden aspect of the site, would have an unacceptable impact on the character, appearance and setting of the Grade II Listed Little Manor House, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE9, BE10 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

3. The proposed 1.8m high brick boundary wall sub-dividing the site, by reason of its siting in proximity to the existing dwelling (2 Arlington Drive), would result in the provision of inadequate levels of daylight/sunlight and poor/no outlook to existing habitable rooms, therefore giving rise to a substandard form of living accommodation to the detriment of the amenity of occupiers of 2 Arlington Drive. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposed development would result in the loss of an existing street tree to facilitate the proposed driveway and fails to demonstrate that the development would not have a detrimental impact on existing landscaping and tree planting within the site. The proposal would thus be to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area and contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

It is in the light of these significant shortcomings that the current single house option has been devised and it is now considered that the various issues are satisfactorily reconciled.

The new dwelling would draw from the worthiest of the existing dwellings in the locality for its design, given the setting of the Grade II Listed Building. The external materials would comprise multi stock brickwork in garden bond to the elevations with tile hanging wrapping around the first-floor projecting element of the frontage elevation; red clay tiled roofing with finial ridge course, timber framed diamond glazed fenestration and timber doors, all with soldier courses and sills. The chimneystack would be embellished with corbelling to the crest and shoulders and the porch would be fitted with a timber upright on a brick plinth. The materials would therefore achieve harmonisation in terms of the mid-20th century character of

the locality and respect the setting and avoid visually jarring with the appearance of the Listed Building.

Amount and Scale

The height and overall scale and bulk of the dwelling would be similar to the run of houses already in situ in Arlington Drive and the environs. The dwelling's size would also thereby mean that the house would result in no visually incongruous presence. It would in any event enjoy screening by virtue of its set-back and vegetated enclosure and appear for the same reason, in perspective, as a modestly scaled structure in the prevailing streetscape.

Conclusion

In summary, the proposal reconciles the problems associated with the previous refused and dismissed applications by avoiding harm to the setting of the Listed Building, all key trees and on-site elements, the openness of the site and the street scene and will moreover provide a further unit of accommodation. It will be positioned to avoid harm to neighbour amenity and sustainably located and built to current required standards to meet energy efficiency requirements.