2025

Design and Access Statement

AMNA KHAN
AK-STUDIOS

Introduction

This Design and Access Statement has been prepared to accompany a full planning application for the installation of solar photovoltaic (PV) panels at 19 Bury Street, Ruislip. The property is located within half a mile of Ruislip Station and lies inside the **Ruislip Village Conservation Area**, an area designated by the London Borough of Hillingdon in 1969 to safeguard the medieval core of Ruislip from unsympathetic development. The Conservation Area was further extended in 1973 and again in 2008 to encompass parts of the High Street and adjoining residential streets. Its purpose is to ensure that any new development respects the special architectural and historic character of the village and contributes positively to its overall setting.

Existing Property

The application site consists of a detached two-storey, four-bedroom dwelling. The property includes an existing single-storey rear extension with a pitched roof and skylights. Together with numbers 15 and 17 Bury Street, the house is accessed via a private drive that branches off the main A-road (Bury Street). A landscaped buffer separates the houses from the public road, meaning that the properties sit back within the plot and are partially screened from wider views.

The house is faced in a combination of brick and render, which is typical of the surrounding area and complements the varied architectural styles within the Conservation Area. Importantly, the property does not have a complex planning history and no previous applications for roof-mounted renewable technology have been made on the site.

Relevant Planning Applications

- Reference 78216/APP/2023/2391

  Status Approval

  Proposal Erection of a rear dormer and installation of solar panels

  Address 19 MILL DRIVE RUISLIP HA4 7GL

  Decision 15-10-23

The Proposal

The proposal seeks consent for the installation of 19 solar PV panels on the roof of the main dwelling and on the roof of the existing rear extension. A total of 14 panels are proposed on the side and rear roof slopes of the main house, with the remaining 5 panels positioned on the rear extension. The design has been carefully considered to avoid any intrusion on the primary elevation of the property, ensuring that the installation remains discreet and sensitive to its surroundings.

The scheme will provide significant environmental benefits, including improved energy efficiency, reduced reliance on fossil fuels and a meaningful reduction in the property's carbon footprint. This directly supports local and national sustainability objectives, including those set out in the **National Planning Policy Framework (NPPF)** and the **London Plan**, both of which strongly encourage renewable energy generation at a domestic scale.

It is also relevant to note that solar technology is already in evidence within the wider neighbourhood, demonstrating a recognised community interest in and acceptance of renewable energy. By following this approach, the proposal reflects current patterns of sustainable development while remaining respectful of the heritage setting.

Design and Heritage Considerations

Given its location within the Ruislip Village Conservation Area, the proposal has been carefully assessed to ensure that it preserves and, where possible, enhances the character and appearance of the area. The panels are proposed only on side and rear-facing roof slopes, ensuring that they will not be highly visible from the public realm. The property is set back from the main road and screened by mature landscaping, further limiting the potential for visual impact.

The installation is entirely reversible, involving no loss of historic fabric or structural alteration to the building. The property itself is not a listed building and the proposed works do not affect any listed features or designated heritage assets. In this regard, the proposal is considered to cause **no harm** to the special architectural or historic interest of the Conservation Area. Instead, it represents a modest and well-considered intervention that balances modern energy needs with the established character of the area.

The Council's planning policies highlight the importance of integrating sustainability with sensitive design. By siting the panels discreetly and avoiding intrusion on the building's front elevation, the proposal accords with these policies and demonstrates an appropriate level of respect for heritage context while addressing pressing climate change objectives.

Conclusion

The proposed installation of solar panels at 19 Bury Street represents a sustainable and environmentally responsible form of development. The works will significantly reduce energy costs for the occupiers and contribute positively towards local, regional and national climate change goals. At the same time, the location and design of the panels ensure that they will not be unduly prominent or harmful to the character and appearance of the Ruislip Village Conservation Area.

The house's set-back position, combined with existing landscaped screening, ensures minimal visibility of the installation from the public realm. The fact that similar renewable energy solutions have already been implemented in the wider neighbourhood further demonstrates that such proposals can sit comfortably within the Conservation Area without undermining its heritage value.

For all these reasons, the proposed development is considered to preserve the character and appearance of the Conservation Area whilst delivering important environmental and social benefits. It is therefore respectfully requested that planning permission be granted.