

33 Kingsend

Design and Access Statement

Mr Hiran Patel
33 Kingsend
Ruislip
HA4 7DD

11th April 2017

Dear Sir/ Madam,

This supporting Design and Access Statement has been prepared by the property owner of 33 Kingsend, Mr Hiran Patel. It accompanies a planning application for the erection of a two storey rear extension, a single storey side extension and the installation of two dormers to front and one dormer to rear.

A previous proposal for 33 Kingsend was submitted to Hillingdon Council on 9th January 2017 (Reference 72500/APP/2017/75). This proposal was refused due to (i) bulk, scale and design of the two storey rear and single storey side extension; and (ii) bulky incongruous front dormers.

The sole objecting party to this proposal was the Conservation and Urban Design Officer. Inspection of the comments provided by the Officer within the Officers Report highlighted material areas of the proposal which required further consideration as well as some practical recommendations. It should be noted that these points have been especially valuable in defining the revised scheme.

Referencing these points, the property owner has worked closely with the architects to appropriately modify the development proposal. A draft scheme has been shared with and reviewed by the Case Officer (H. Ryatt) and the Conservation and Urban Design Officer (A. Lad), via two planning consultations in March 2017. These sessions have validated the acceptability of the revisions made, verified the appropriateness of the revised proposal in respect to scale and design, and confirmed suitability in reference to the street scene and the wider Ruislip Village Conservation area.

Accordingly, it should be acknowledged that the modifications presented are rooted in the preliminary recommendations set out in the Officers Report and the final design presented herein, is a direct result and reflection of the feedback provided in the consultations. For reference purposes, a summary of the discussions has been included in Appendix 1.

In view of that, it is respectfully requested that the application be reviewed and approved with any appropriate conditions deemed necessary. Should any amendments be required to make the proposal acceptable, it would be appreciated if these are communicated at the earliest opportunity to allow for suitable revision(s) to be made.

Kind Regards,

Mr Hiran Patel

1. Application Site

The application site comprises a detached two storey dwelling situated on the South side of Kingsend with the principal elevation facing North. The property benefits from smooth rendered elevations, painted white. The property exhibits heritage features such as a front gable, differing eaves levels and front and rear catslide roofs, all of which will be maintained and enhanced as part of the overall proposal.

The property is set back from the front boundary and is paved to the front to provide three off street car parking spaces via a carriage driveway. There is a soft landscaping area to the front.

2. Surrounding Area

The property sits between no.35 (West) and no.31 (East) directly opposite the turning into Sovereign Close from Kingsend. Kingsend is a residential street which includes a mixture of house designs and sizes although most are predominantly two storey medium to large detached houses. The site is within the Ruislip Village Conservation Area and falls within Character Area 3, the residential areas to the west of the High Street. These were originally developed in the “Garden Suburb” tradition and contain buildings of generally good architectural quality, set in large, mature gardens.

3. Proposed Scheme

The application seeks planning permission for the erection of a two storey rear extension with the addition of one dormer to the rear, a single storey side extension including garage conversion, and alterations to the roof on the front elevation in the form of two front dormers.

The two storey rear extension is 3.6 metres deep, extending at ground floor for the width of the property and reduced width at first floor to preserve the existing cat slide roof feature. From the rear, the first storey extension roof form will appear as one hipped roof which will remain subordinate to the original hipped roof behind. A dormer is also proposed to the rear as well as subtle modification to the pitch of the rear cat-slide element.

The single storey side extension will replace the rear section of the existing garage and be set back 1.0 metre from the rear extension to avoid a full wraparound at ground floor. It will be finished with a flat roof with the retention of the dummy pitched roof to the front elevation. An appropriate parapet is proposed on all exposed sides.

To the front the addition of a small flat-roof dormer is proposed to the cat-slide element with a second part-dormer on the opposite corner. There are also minor changes proposed to the front entrance and the gable window.

4. Use

The building is to remain in residential use.

5. Design

From a design lens, the street is not uniform in appearance; although predominantly 2 storey detached and semi detached houses built in the 1920's and 1930's there are a number of stylistic variations on the traditional theme. Aside from these, there are a number of later houses and one building from no 22 Kingsend is a 1970's built house in yellow stock brickwork. Most houses follow similar shape and size, and the set back from the highway is consistent.

Much consideration has gone into the design of the proposal, with the aim to conserve key heritage features and delicately enhance the property in keeping with its original plan form. The proposed materials to be used will match the appearance of those exhibited in the existing dwelling. This will aid harmonization of the proposed development with the original building and wider conservation area.

Specific attention has been made to address key areas of the proposal based on recommendations provided by the Conservation Officer and on guidance received from the Planning Officer. Details on each of these are provided in the appendices of this statement:

- Appendix.2 Scale of extension
- Appendix.3 Front Elevation Dormers
- Appendix.4 Front Gable Window
- Appendix.5 Roof Design (First Floor)
- Appendix.6 Other areas

6. Layout

The proposed extension will create additional space to meet the modern day requirements of a growing family. The development of the property and changes to the internal layout, will respect and relate to the original layout of the house. Changes proposed will allow for improved utilization of space and light and will promote existing features of the house.

7. Access

Access to the property will remain via Kingsend. The proposal does not seek to alter any aspect of the access to the dwelling.

Appendix.1 Summary of Planning Consultations

Two separate planning consultations have been undertaken by the property owner with the Case Officer (H. Ryatt) and a second which incorporated the Conservation Officer (A. Lad). A synopsis of these meetings has been summarised below to provide context for the final submitted design herein.

9th March 2017: Meeting between Property owner (H. Patel) and Planning Officer (H. Ryatt)

Agenda:

- Insight to and validation of the re-design recommendations provided in the Officer's Report of the refused application
- Discussion of all contentious areas that will assist in the re-drafting of the proposal

Outcome:

- Case Officer provided detailed explanations and background to all contentious areas
- Key examples of what would be considered 'acceptable' in a revised design were discussed and documented
- Mock elevations were critiqued by the Case Officer and appropriate feedback was given

28th March 2017: Meeting between Property Owner (H. Patel), Planning Officer (H. Ryatt) and Conservation Officer (A. Lad)

Agenda:

- Presentation of the revised proposal to the Planning Officer and Conservation Officer, with a view to demonstrate how each of the contentious areas of the refused application have been appropriately modified in line with recommendations provided
- Comprehensive assessment of the overall proposal to confirm that all elements are appropriate and suitable for the Ruislip Village Conservation area and overall would be considered acceptable as part of a re-submission
- Identification of any unacceptable elements in the revised proposal and discussion of viable alternatives that would be acceptable in a re-submission

Outcome:

- Draft proposal and elevations were critiqued by the Case Officer and Conservation Officer and were well received
- Agreement was reached on what would be deemed appropriate and acceptable in all areas of the presented proposal and minor amendments were discussed where necessary
- Further recommendations were provided on various other areas where the Conservation Officer felt enhancements would enrich the overall proposal

Appendix.2 Scale of Extension

Upon the recommendation of the Conservation Officer, the scale of the development has been reduced at (a) the rear first floor so that it does not extend across the full width of the entire property; and (b) the ground floor side storey so that the extended area remains subordinate to the original dwelling and avoids a full wraparound at ground floor level.

The revised rear extension design is sympathetic to the original asymmetric style of the property and preserves the intended character of the dwelling by conserving the cat slide roof feature, which is the property's most prominent heritage asset to the rear.

The proposed single storey side extension will sit 1m behind the extended ground floor property and will therefore remain subordinate to the main dwelling development. This is considered in line with the recent planning permission granted to the neighboring property, 31 Kingsend in January 2017.

As recommended, an appropriately designed parapet will be included on all exposed sides of the side extension.

The size and projection of proposed single storey side extension and the scale and design of the rear two storey extension was agreed as acceptable in the planning consultations undertaken.



Appendix.3 Front Elevation Dormers

Upon the recommendation of the Conservation Officer, the two front dormers have been significantly altered in both size and style to small, simple dormers that are respectful to the original building and do not detract from its original character.

The width of the dormer window panes has been reduced to the minimum required for Building Regulations (450mm) and height has been scaled appropriately to maintain consistency with all other rectangular windows panes on the front façade.

The full dormer cheeks will be clad in matching clay tiles, with a matching framed window. The roof over both dormers is proposed as a simple flat roof.

In terms of the street scape of Kingsend, there are a number of examples of similar rooftop dormers on the highway elevation and reference has been made to these in the proposed design.

For the full dormer on the cat slide roof, the examples at No 59 and 52, Kingsend have been acknowledged in volume and positioning, respectively. For the part-dormer, the examples at No 51 and 53 Kingsend have been acknowledged in volume and positioning, respectively.

The size, positioning and overall appearance of the dormers was agreed as acceptable in the planning consultations undertaken.



No. 59 Kingsend



No. 52 Kingsend



No.51 Kingsend



No.53 Kingsend

Appendix.4 Front Gable Window

The current landing to the first floor is both extremely narrow and suffers from a severe lack of light due to the lack of any external facing windows. To address this it is proposed that the new wider landing area is positioned at the core of the first floor, with the replacement of the gable bedroom with a gallery area to allow sufficient light in the central landing area from the gable window.

Upon the recommendation of the Conservation Officer, the original proposal to insert a Georgian style window into a wider opening and into the existing arched brickwork above, has been discarded due to its incongruity with the original house.

As recommended, the revised proposal involves maintaining the bricked arch above the window due to its design merit and prominence in the wider Ruislip Conservation area and observing the original window width so that the opening is not disproportionately altered in regards to the building's overall composition.

The only change proposed, is a marginal increase in the gable window height, to allow in more light and support better light distribution into both the landing area, and onto the ground floor hallway area, which similarly endures limited light.

In regards to the street scape of Kingsend, the road exhibits an assortment of window sizes, styles, positioning and colours on the principal elevation. Included within these are examples of elongated windows and stairway windows on the front façade.

Examples of larger or elongated windows have been referenced at No 8, 20 and 63a, and these have been acknowledged in size and positioning.

The change in size, and overall appearance of the proposed gable window was agreed as acceptable in the planning consultations undertaken.



No. 8 Kingsend



No. 20 Kingsend



No. 33 Kingsend – Current landing, demonstrating width and lack of light



No. 63a Kingsend

Appendix.5 Roof Design (First Floor)

In regards to the street scape of Kingsend, the road exhibits a range of roof styles, including a significant number of crown and flat roof forms at the first floor where properties have been extended to the side and/ or rear.

Upon the recommendation of the Conservation Officer, the proposed roof form, of the scaled down rear first floor extension, has been significantly modified. The proposed two-hipped roof has been replaced by a one hipped roof form which stylistically emulates the original hipped roof. The design ensures that all proposed roof faces are sloped and there are no flat or crown roof sections to the first floor, as recommended by the Conservation Officer.

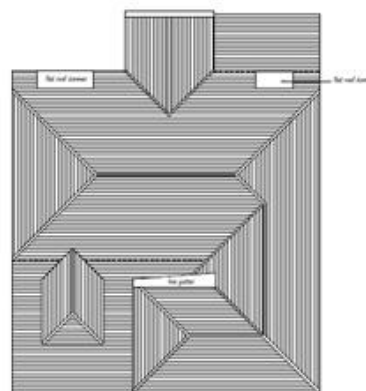
From the rear, the proposed hipped roof will remain subordinate to and will not detract from the original wider and taller hipped roof form behind. The design would also not reduce or detract from the prominent existing rear cat slide roof, which will be a retained heritage feature, central to the proposal. The proposed design is in keeping with the wider Ruislip Conservation area and with the street scene, with a similar example of the proposed rear roof being at 34a Kingsend.

In regards to the cat slide element, to avoid a flat roof section at ground floor, the Conservation Officer recommended appropriately re-pitching the roof and this has been incorporated into the final design.

The overall roof design was agreed as acceptable in the planning consultations undertaken.



Aerial view of Kingsend property roof styles



33 Kingsend - Proposed Roof



Example: 34a Kingsend

Appendix.6 Other areas of the Proposal

During the planning consultations other areas of the proposal were also critiqued and reviewed for acceptability by the the Planning Officer and Conservation Officer. They also also offered some guidance into enhancements that could be made to the proposal and additionally stated the acceptability of further alterations that could be considered. A number of these considerations have been incorporated into the rework of the application herein, in order to improve the overall design.

The below table references minutes taken from the second planning consultation and highlights the outcome from the review and enhancement considerations to be made for the final application for three key areas. Also referenced, is the final treatment for each area as per this application.

<i>Area:</i>	<i>Outcome of Review by Planning Officer/ Conservation Officer:</i>	<i>Enhancement considerations deemed acceptable by the Planning/ Conservation Officer:</i>	<i>Final Treatment in Application:</i>
<i>Rear Dormer</i>	The rear dormer was considered appropriate in style and size with the pitched roof and three window panes.	Given the change in pitch of the cat slide roof, it was agreed that in principle, it would be acceptable if the dormer was brought further out.	A suitable rear dormer projection has been agreed upon based on the scale of the house and in order to not detract from the cat slide roof feature. As agreed, it will have a pitched roof and three window panes.
<i>Doors and Windows</i>	All front and rear, door and window sizes and styles were considered acceptable.	The rear first storey extension includes a garden-facing room with 5 window panes. Consideration may be given to splitting these up as two-and-two or three-and-three panes.	Upon the recommendation of the Conservation Officer, the first storey window has been broken up into two sets of three window panes.
		The front door sidelights could be removed and replaced with bullion glass as per the original dwelling.	Due to the bullion glass being a charming feature of the original house, the property owners are proposing to re-site this on the front façade to the current cloakroom, in order to retain the character of the property.
<i>Rear Canopy roof</i>	The large ground floor canopy roof spanning the width of the rear extension was considered unacceptable.	A small canopy could be considered on the rear, spanning only the French doors to the kitchen area.	The canopy has been reduced on the rear to span only the French doors of the kitchen area.