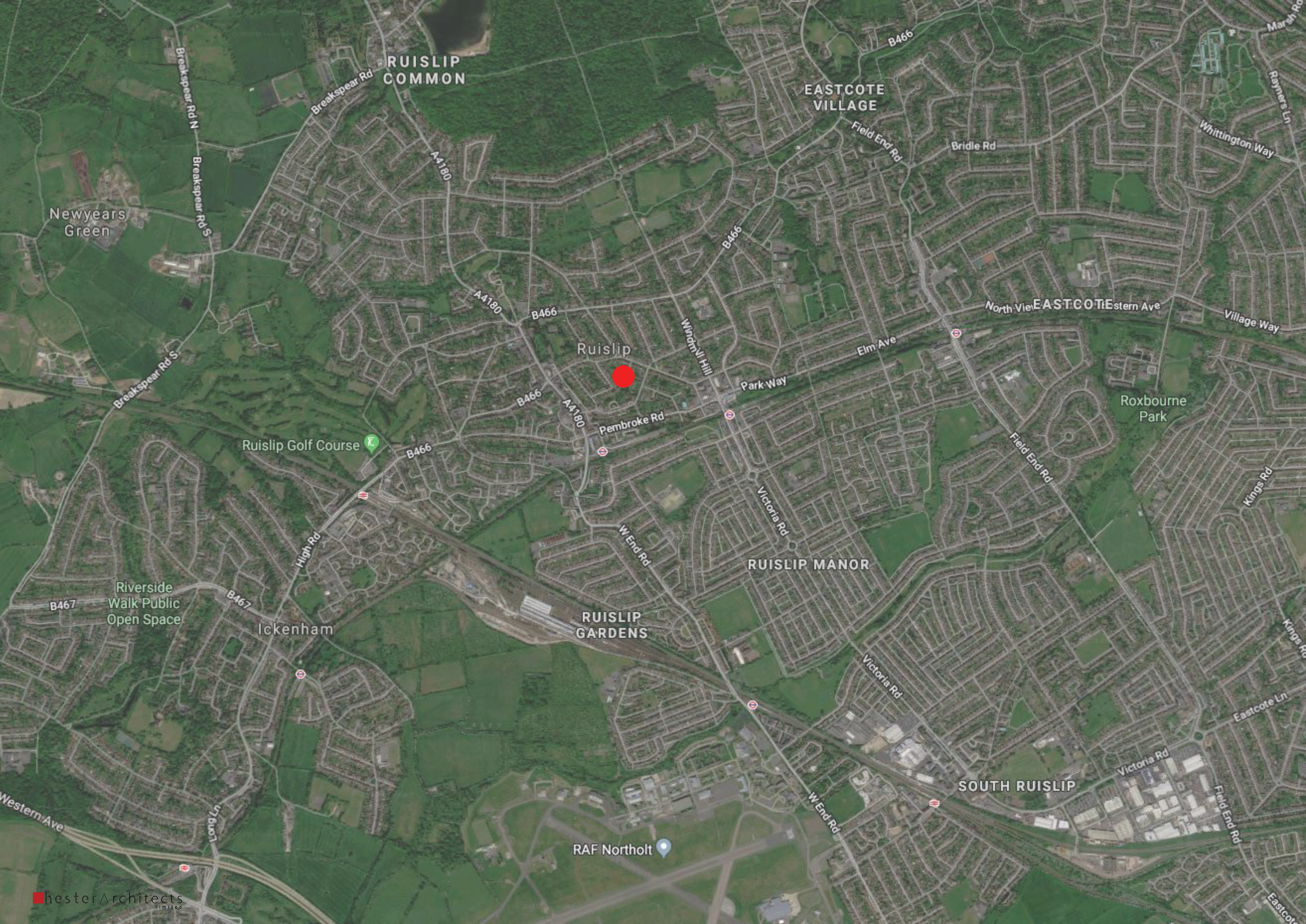




Green Walk, Ruislip – Design and Access Statement – December 2020





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1. INTRODUCTION

Ruislip Manor Cottage Society Ltd is a private, non for profit organisation that provides good quality, affordable accommodation to local people in housing need and on low income within Ruislip and surrounding areas.

The society has been in existence for over 100 years and does not rely on external funding to achieve its social objectives. The society owns over 200 properties in the Ruislip and Northwood area and is in much need of family-sized larger units in order to offer its tenants alternative accommodation as their families increase. The bulk of their portfolio is 2 and small 3 bedroom dwellings and this new development will allow the society to accommodate larger families in comfort to modern day standards.

Ruislip Manor Cottage Society has appointed Hester Architects Ltd to prepare this planning application for the demolition of the existing domestic garages and the construction of two new residential units. The site located at the end of the Green Walk cul-de-sac and surrounding area are in the ownership of the Ruislip Manor Cottage Society Ltd.

The aim for the development is to create two generously sized 3 bedroom family houses.

2. SITE CONTEXT

2.1. Site Location and Environs

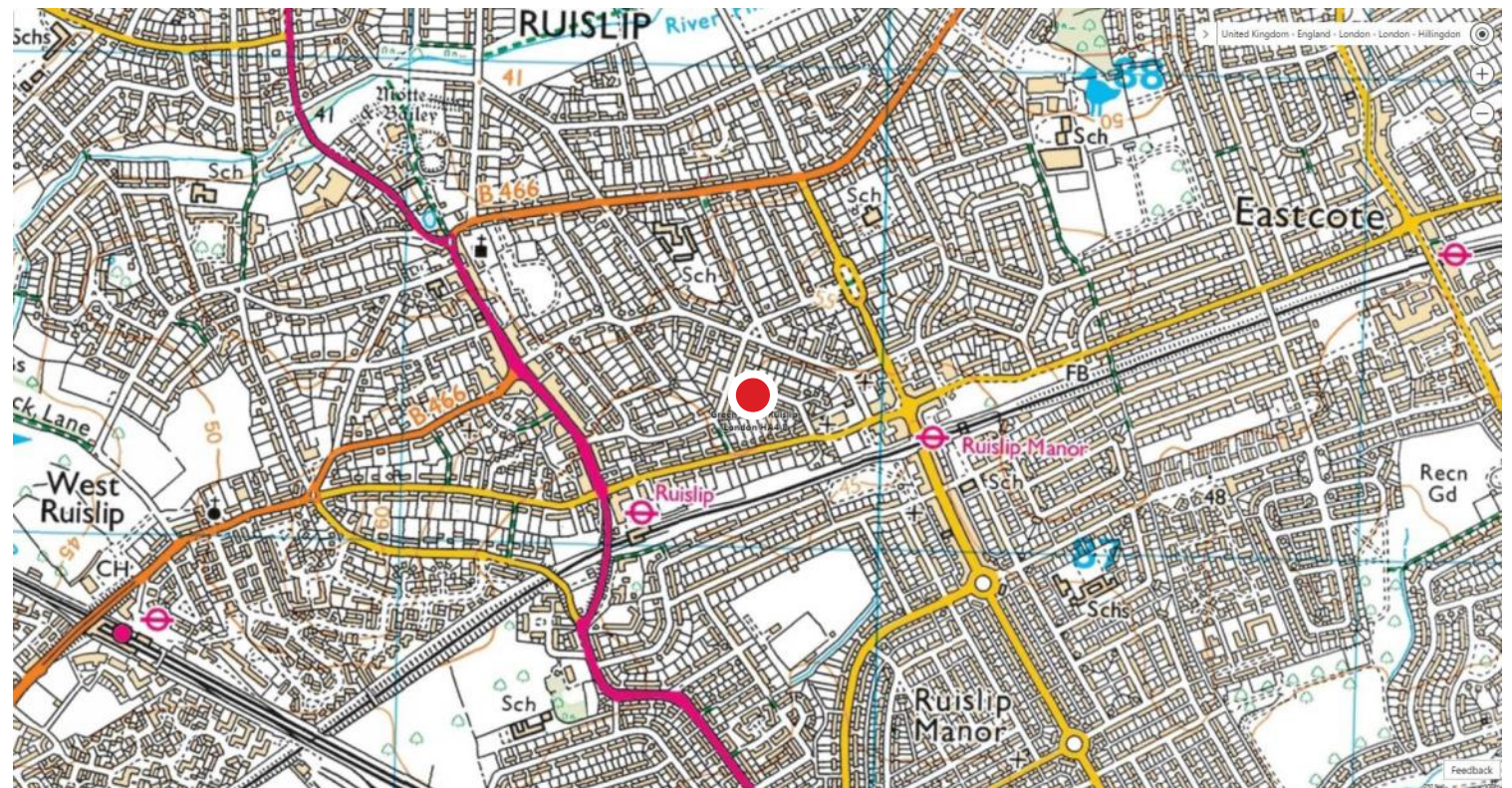
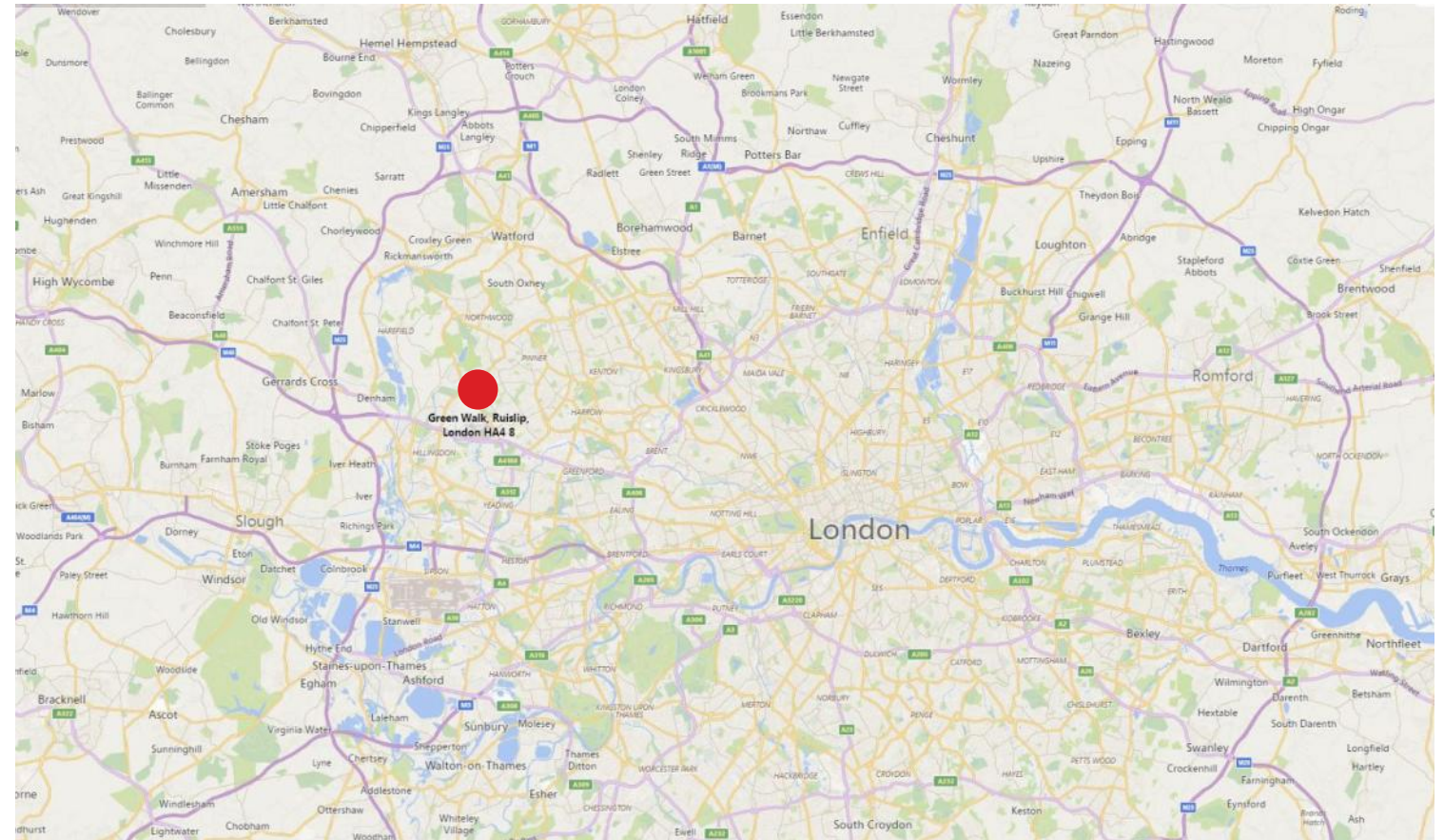
The site is located in Ruislip, within the London Borough of Hillingdon. It is in very close proximity to Ruislip tube station, and is currently occupied by domestic garages situated on the land at the end of a cul-de-sac, behind nos. 4 and 5 Green Walk.

Very few of these garages are used for parking as they are very narrow and slightly remote from the properties they serve. Most are used for storage and several are hardly used at all.

The surrounding properties benefit from adequate levels of parking. These are provided either on plot, by street permit spaces or in private garages within curtilage.

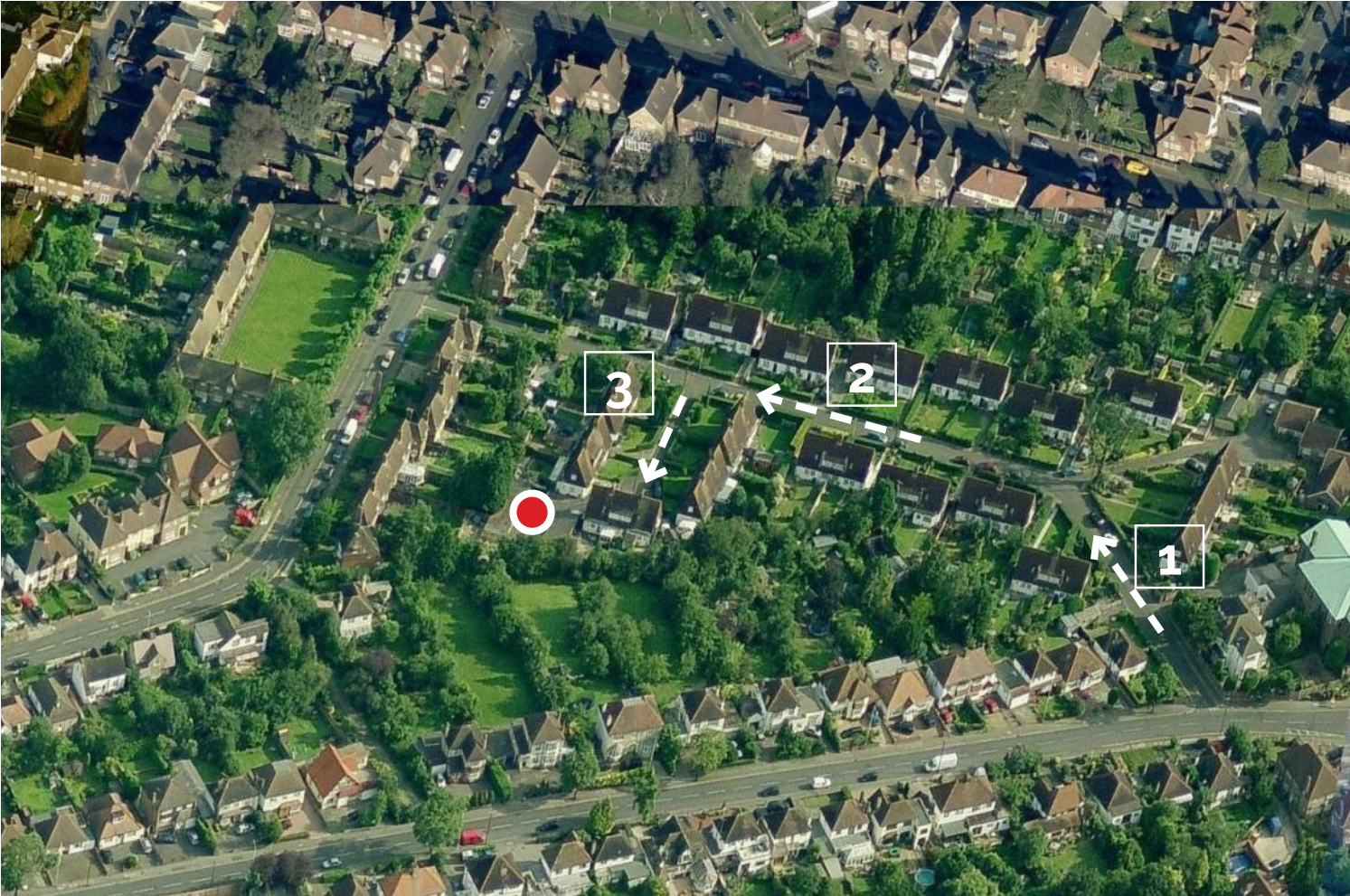
An intensive parking survey has been carried out and forms part of this application.

2.2. Red Line Plan - 1:1250



2.3. Surrounding Views

The site sits within an area with a distinctive character. Green Walk is defined by predominantly white rendered chalet cottages, with steep pitched roofs, low ridge height and clear, repetitive window rhythm.



Street View 1



Street View 2



Street View 3

2.4. Existing Site Plan



3. PROPOSAL

3.1. Use

The proposed development for the site consists of a pair of semi-detached three bedroom houses with one off road parking space per plot.

Each house benefits from generous private gardens to the rear, side and an open front garden.

3.2. Height and Massing

An extensive design process has ensured that the new dwellings create an appropriate composition, respectful of its surroundings.

The eaves height is just above ground floor, to match the existing neighbouring properties. To the rear, it is proposed a 1.5 storeys projecting bay, in order to accommodate comfortable headheights for the bedrooms.



3.3. Appearance and Design

The following elements help create a harmonious relationship between the existing setting and the proposed houses:

- reduced scale: the proposed development is very similar in height as the neighbouring properties
- configuration of the elevations: the windows, doors and dormers configuration follow the same principles, rhythm and sizes as the cottages
- architectural detailing: the windows and doors style is similar to the neighbouring houses
- materials: rough cast white render walls and tiled roofs match the existing finishes.

Following the refusal of the previous application,, the team has taken further steps to achieve a sympathetic relationship with the neighbouring properties:

- reduced the overall size of the building from 4bed to 3bed dwelling, with a reduced footprint
- removed the side bays
- repositioned the building to sit outside the 15m distance from all neighbouring properties
- increased the front gardens

Previous Application



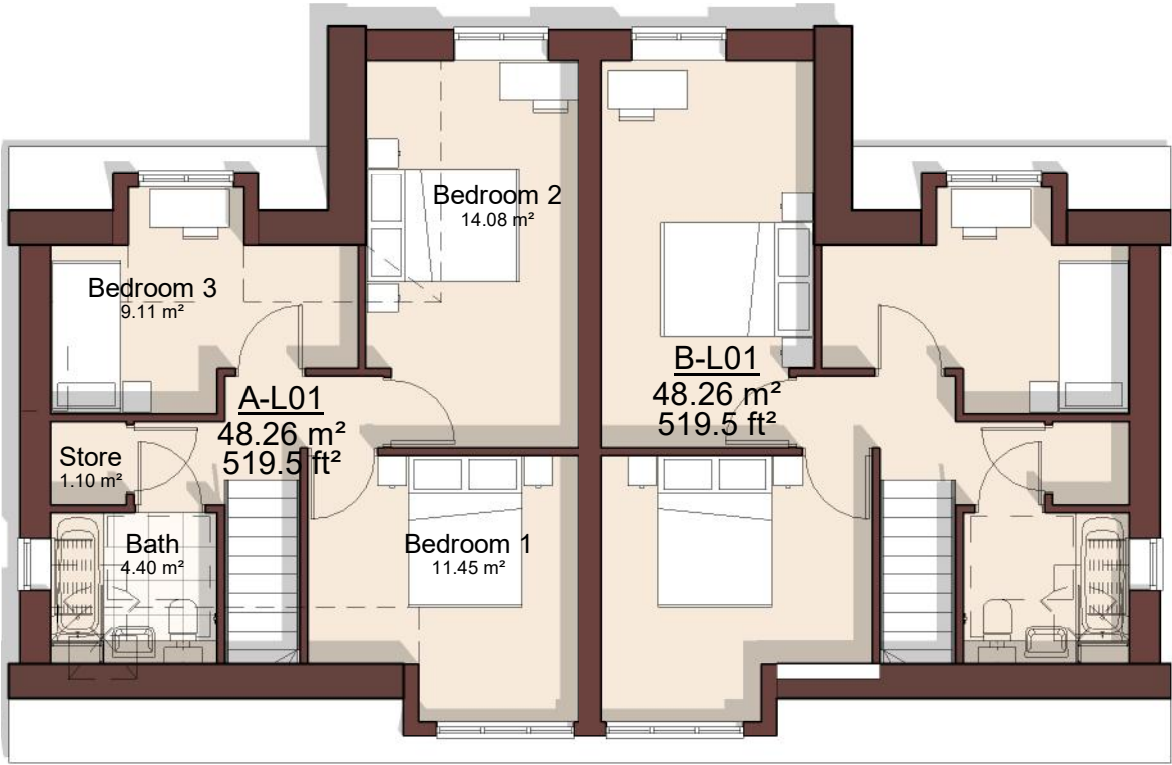
Revised Application



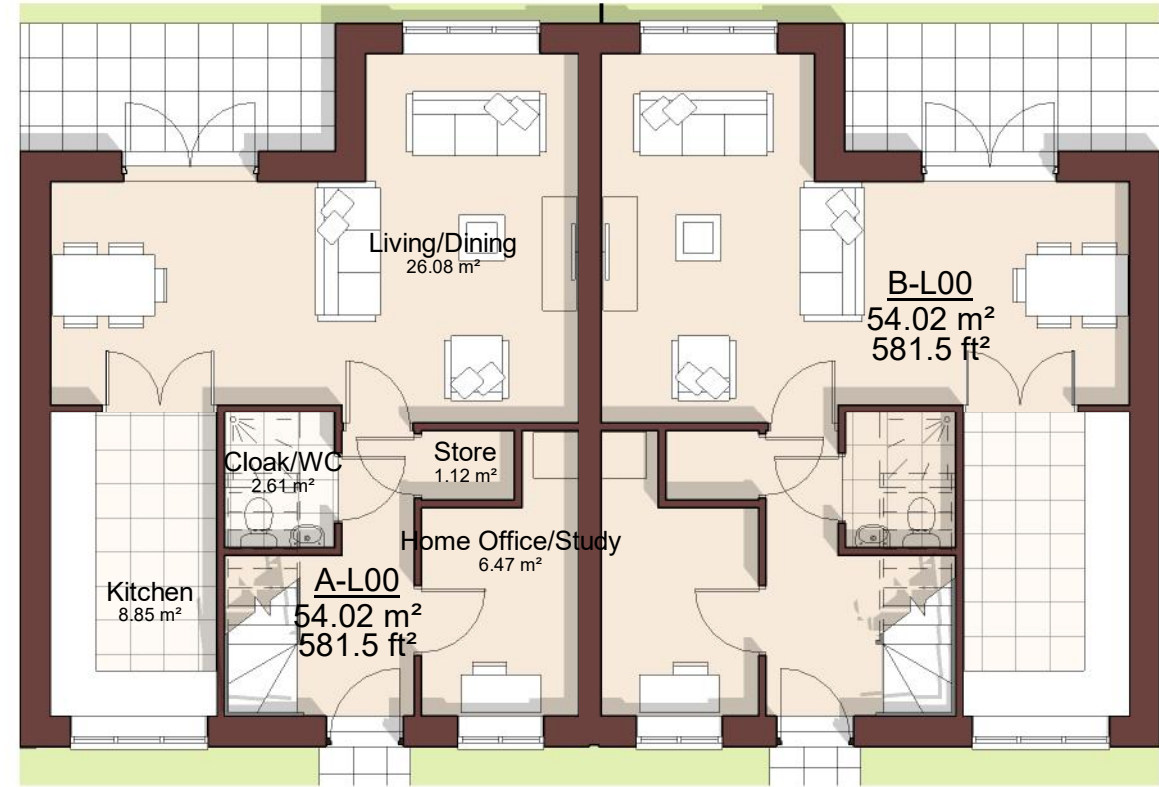
Proposed Site Plan



Proposed Floor Plans and Elevations



Proposed First Floor Plan
1 : 100



Proposed Ground Floor Plan
1 : 100

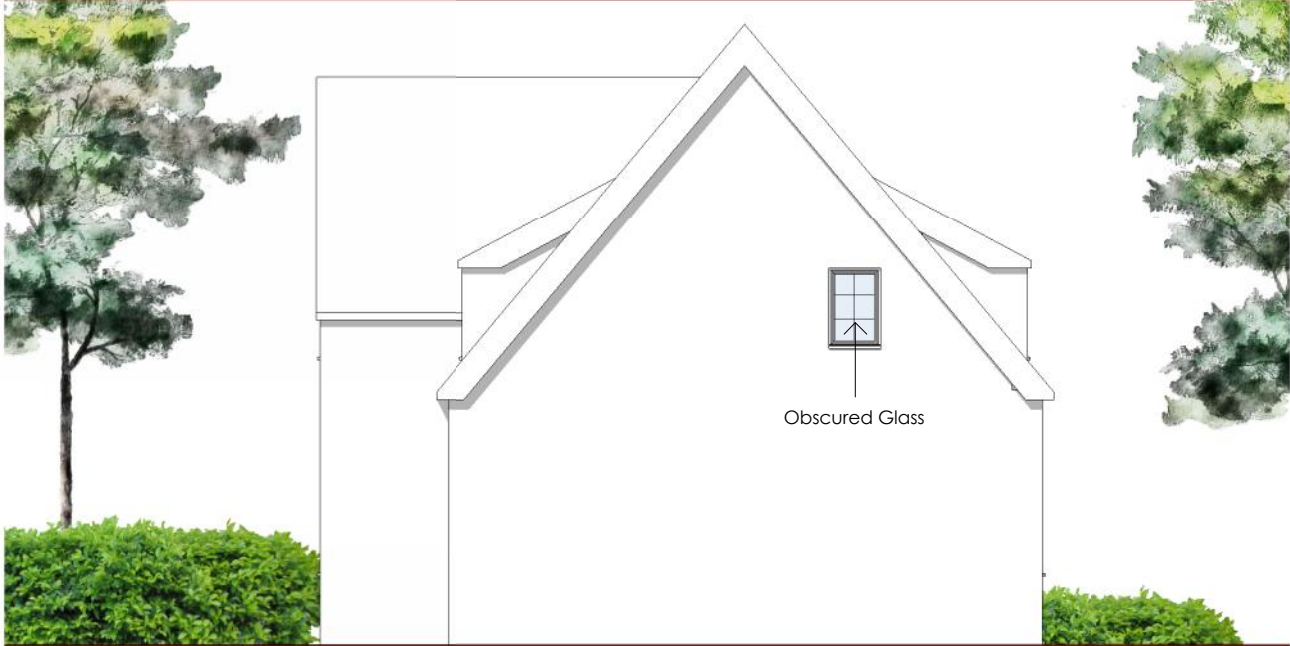
Front Elevation
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100



3.4. Green Walk Indicative Streetscape Impact

Due to the existing buildings, high hedges, the deep set back and low eaves height of the proposed volume, the impact on the Green Walk street scene is minimal.

The new houses will hardly be visible from the public realm as shown in the comparative images below. Thus the impact on the Conservation Area is minimal.

Street View 1



EXISTING

Street View 2



PROPOSED



3.5. Access

The site is conveniently located within 6min walking distance of Ruislip Manor Underground Station, served by the Metropolitan and Piccadilly Lines. Various bus stations offering connections to Burnt Oak, Harrow, Northwood, Ealing Broadway and Uxbridge are also in close proximity to the site.

Overall, the site is located in an area which allows convenient walking, cycling and public transport links to a number of key destinations. The requirements of residents can be largely met within the area of Ruislip which provides a range of convenience stores and leisure facilities.

3.6. Parking

The proposal provides one parking space per each new house, and 2 new parking spaces for the adjoining properties at no. 4 and 5 Green Walk, with an ample area for accessing and exiting site.

The transport assessment which forms part of this application demonstrates that the development will not have an impact on the local highway network, therefore, there are no impediments on existing transport or highway networks that would prevent the granting of this planning permission.

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Hester Architect's Head office is located in Drayton St Leonard on the outskirts of Oxford near Wallingford, with a second office in Uxbridge, West London.

The Chairman Malcolm Hester, with Director Phillip Trueman, are backed up by a dedicated team of talented technical staff and a wide range of specialist partners. Diane Adams our Finance Director, is responsible for the financial administration and the day to day management of the Company.