



DESIGN AND ACCESS STATEMENT

Rev A

GARAGE SITE GREEN WALK
RUISLIP - MIDDLESEX

DEMOLITION OF THE EXISTING GARAGES & ERECTION OF TWO
SEMI-DETACHED DWELLINGS, LANDSCAPING & PARKING

DECEMBER 2022

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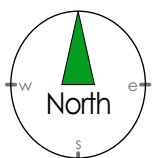
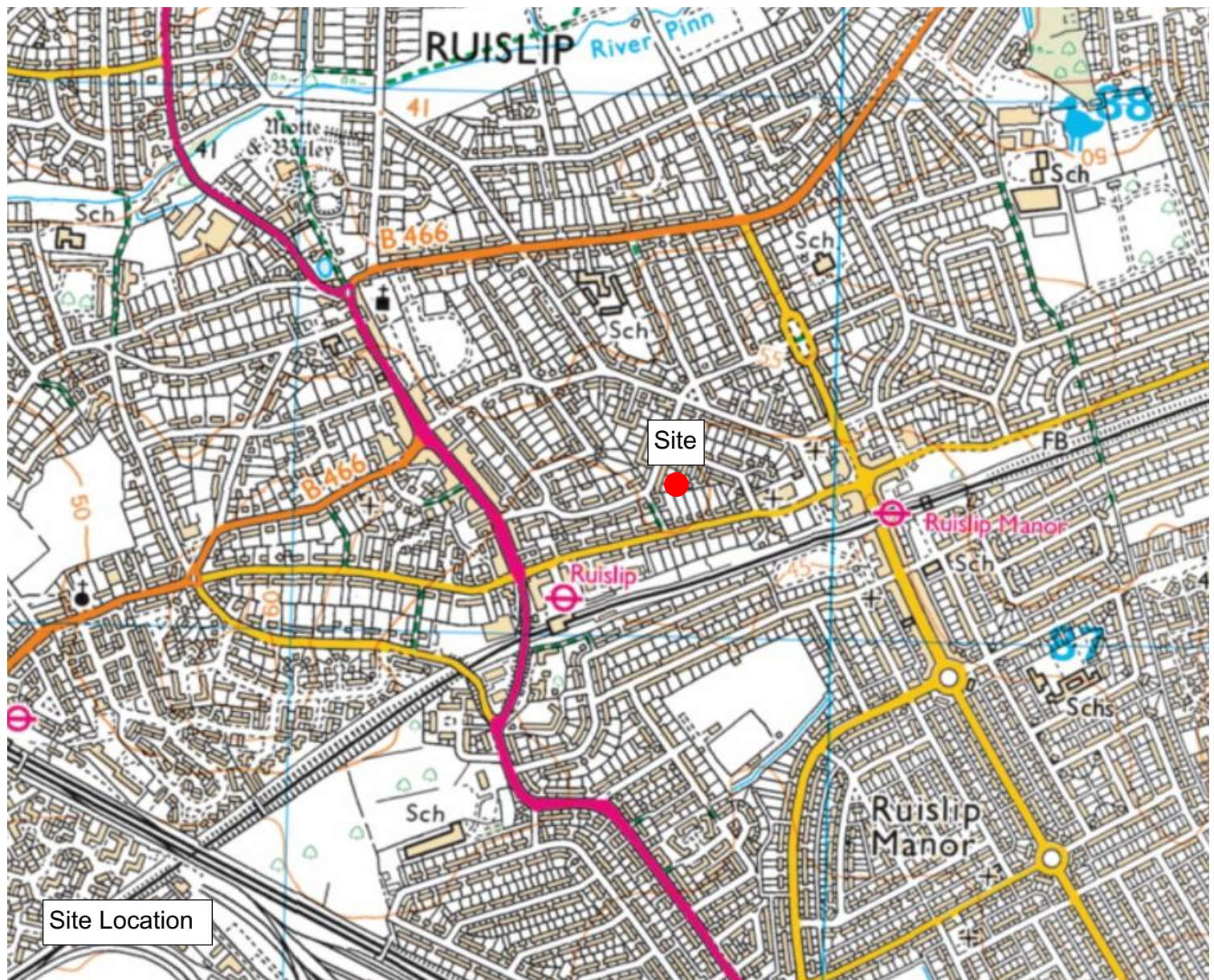
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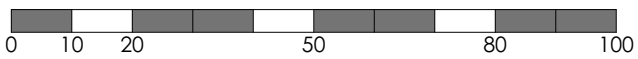
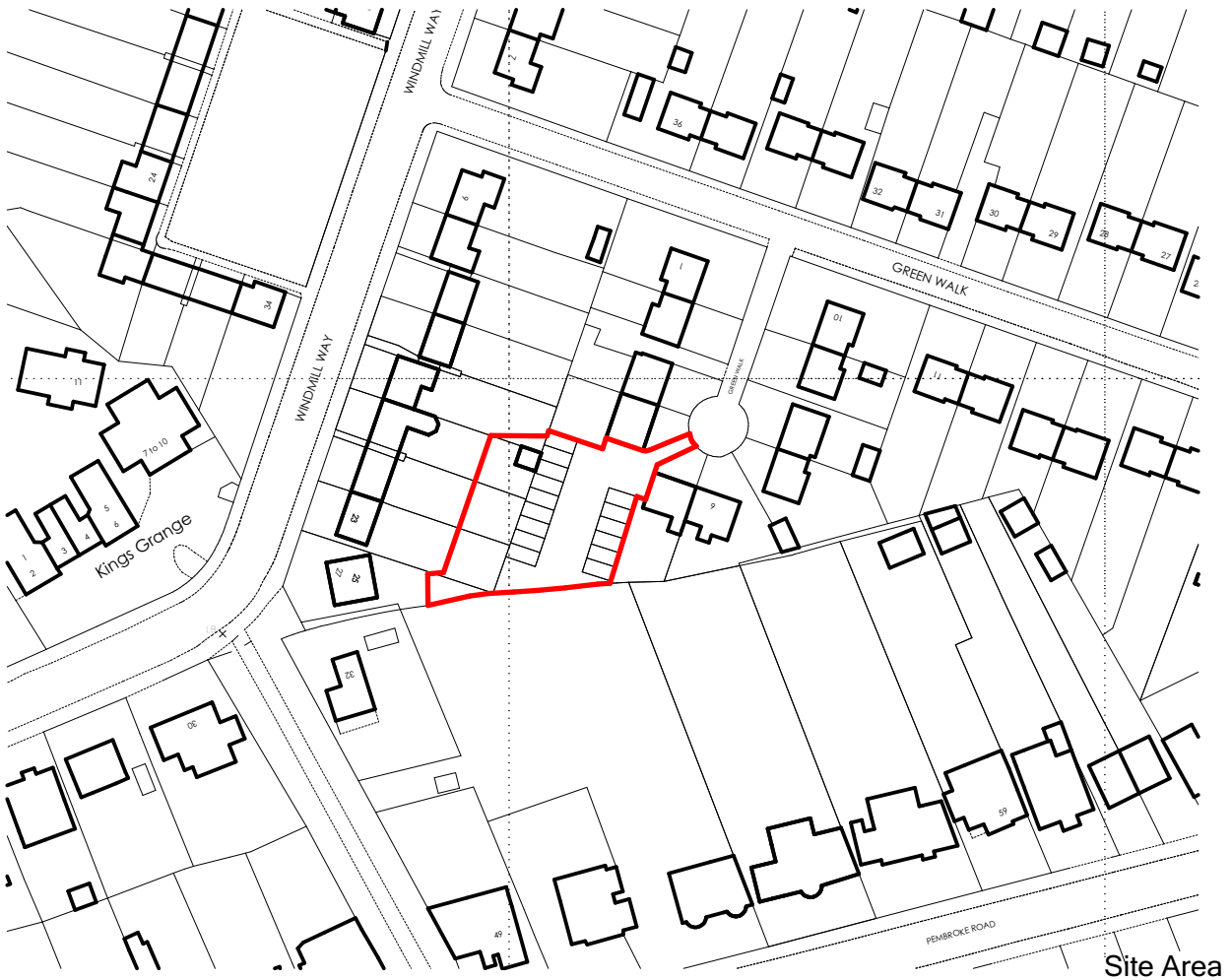
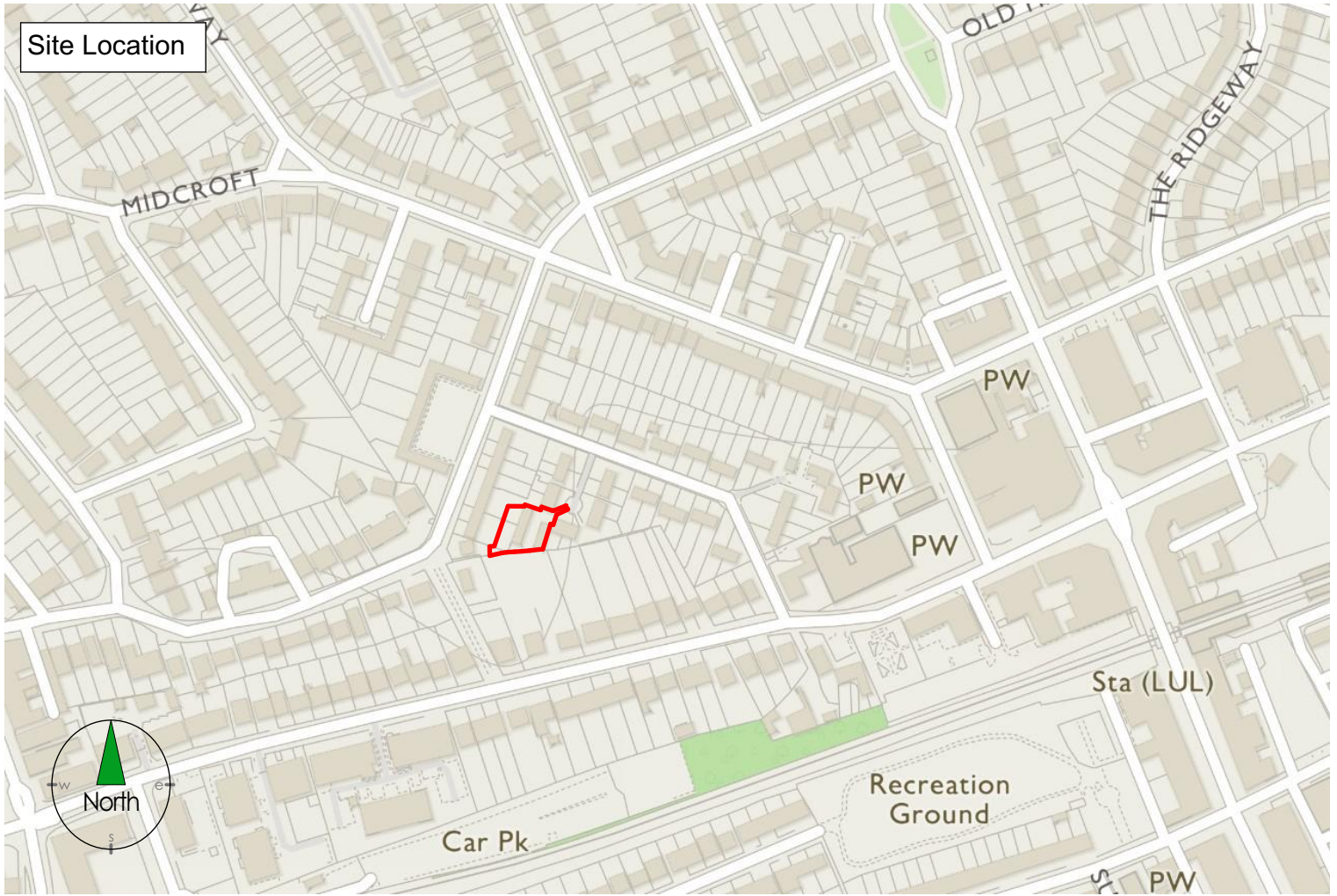
Introduction

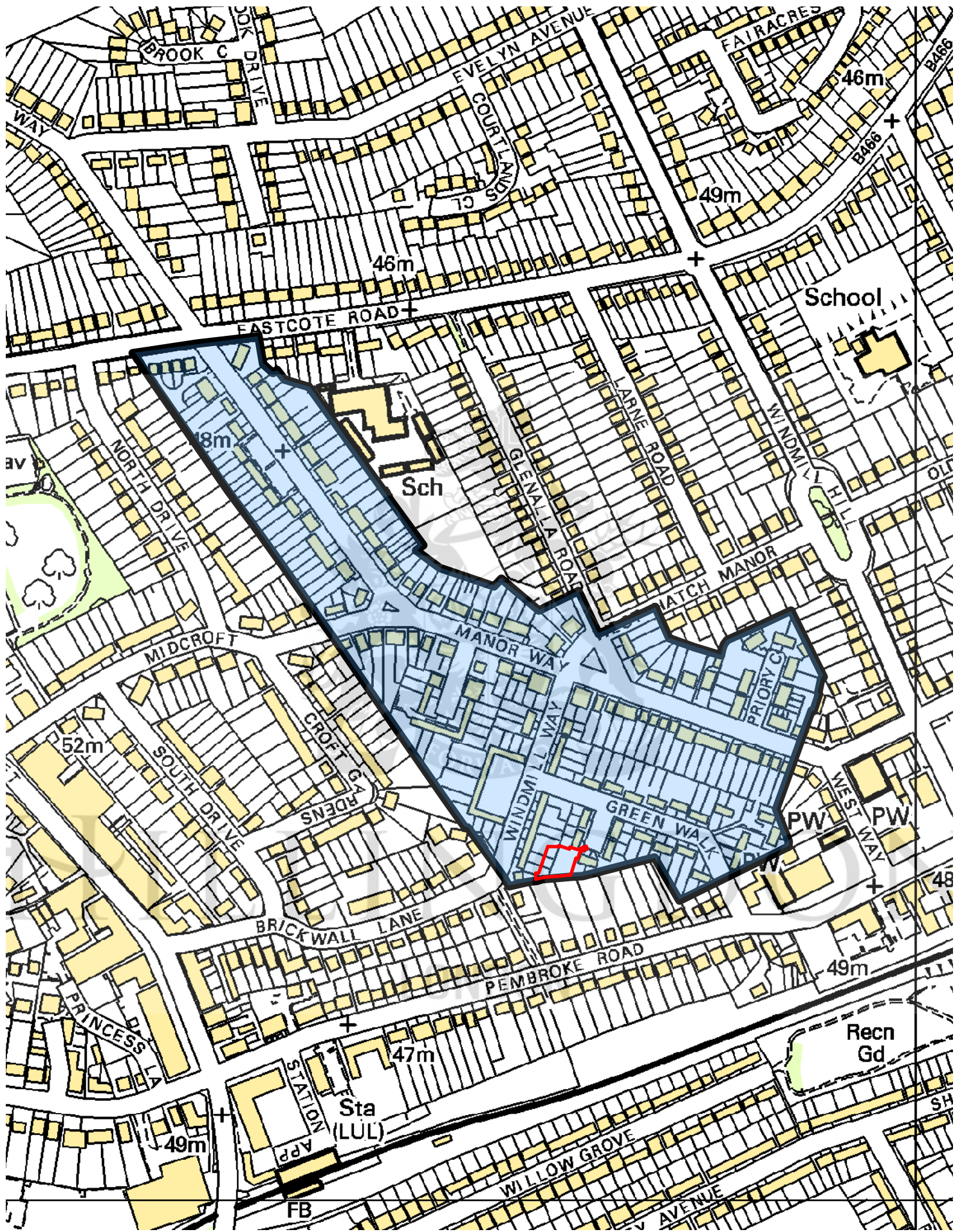
This design and access statement has been prepared by Key Land Estates Architecture Ltd. to support the detailed planning application submitted on behalf of our client The Ruislip Manor Cottage Society.

RMCS is a philanthropic organisation, which was founded in 1911 to provide decent and attractive houses for the working classes in Ruislip and continues to accommodate those who cannot afford to buy or rent property on the open market. During the 100 years that the RMCS have operated, they have provided excellent rented accommodation to local Ruislip families on low incomes and in housing need, with rents that are well below market rents and often lower than housing association rents.

Whilst they continue to provide accommodation to those who cannot afford to buy or rent property on the open market, changing demographics mean that the organisation needs more family accommodation for their tenants. Indeed, this is a wider problem that is recognised by the Council. RMCS are desperately in need of additional quality family housing to help an ever increasing demand for affordable rented properties. Therefore the development of this garage site would provide two high quality family homes for local people to rent.







Ruislip, Manor Way Conservation Area

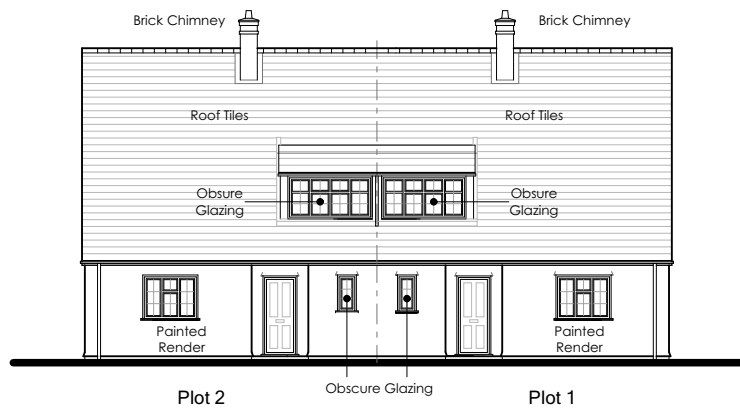


Existing Aerial Photos

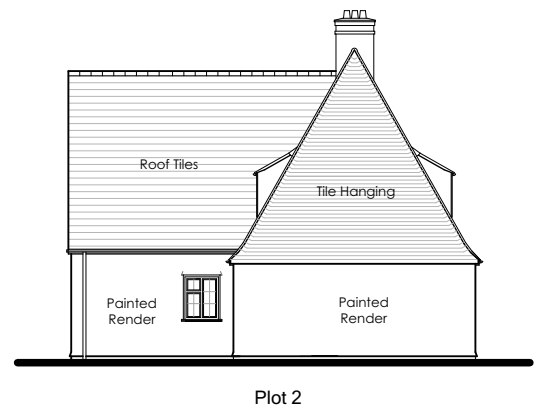


Existing Site Photos

The site is dominated by the hardstanding and the single storey pre-fabricated concrete, and rundown garages that remain in place. The garages therefore detract from the character and appearance of the street and the Conservation Area.



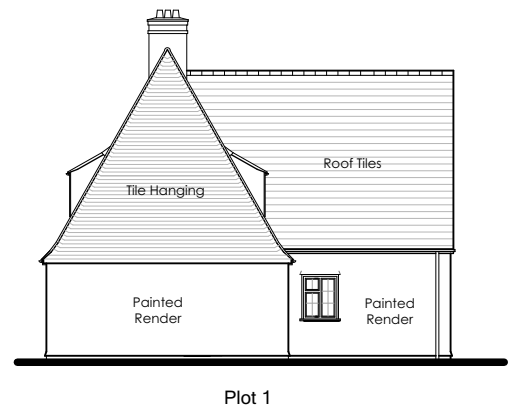
Front Elevation - North
Facing Green Walk



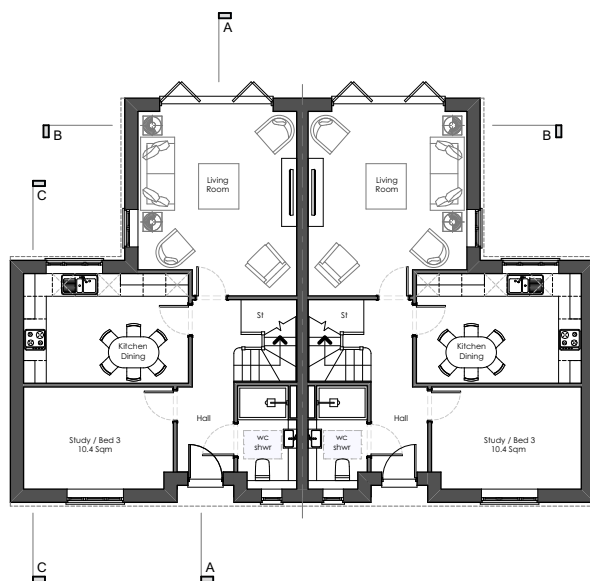
Side Elevation - East



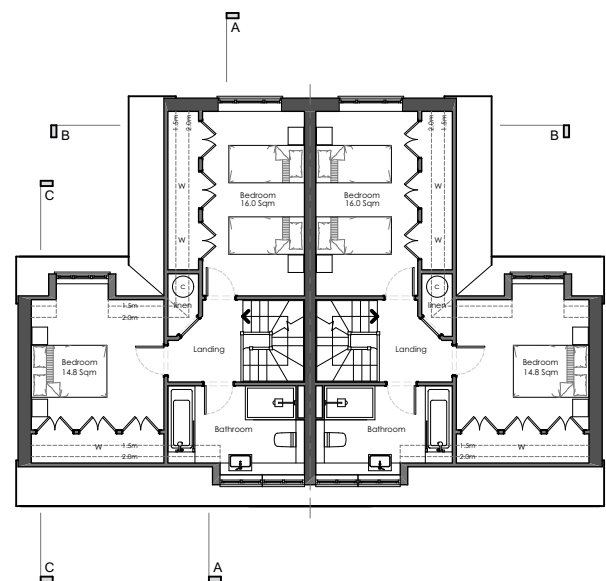
Rear Elevation - South



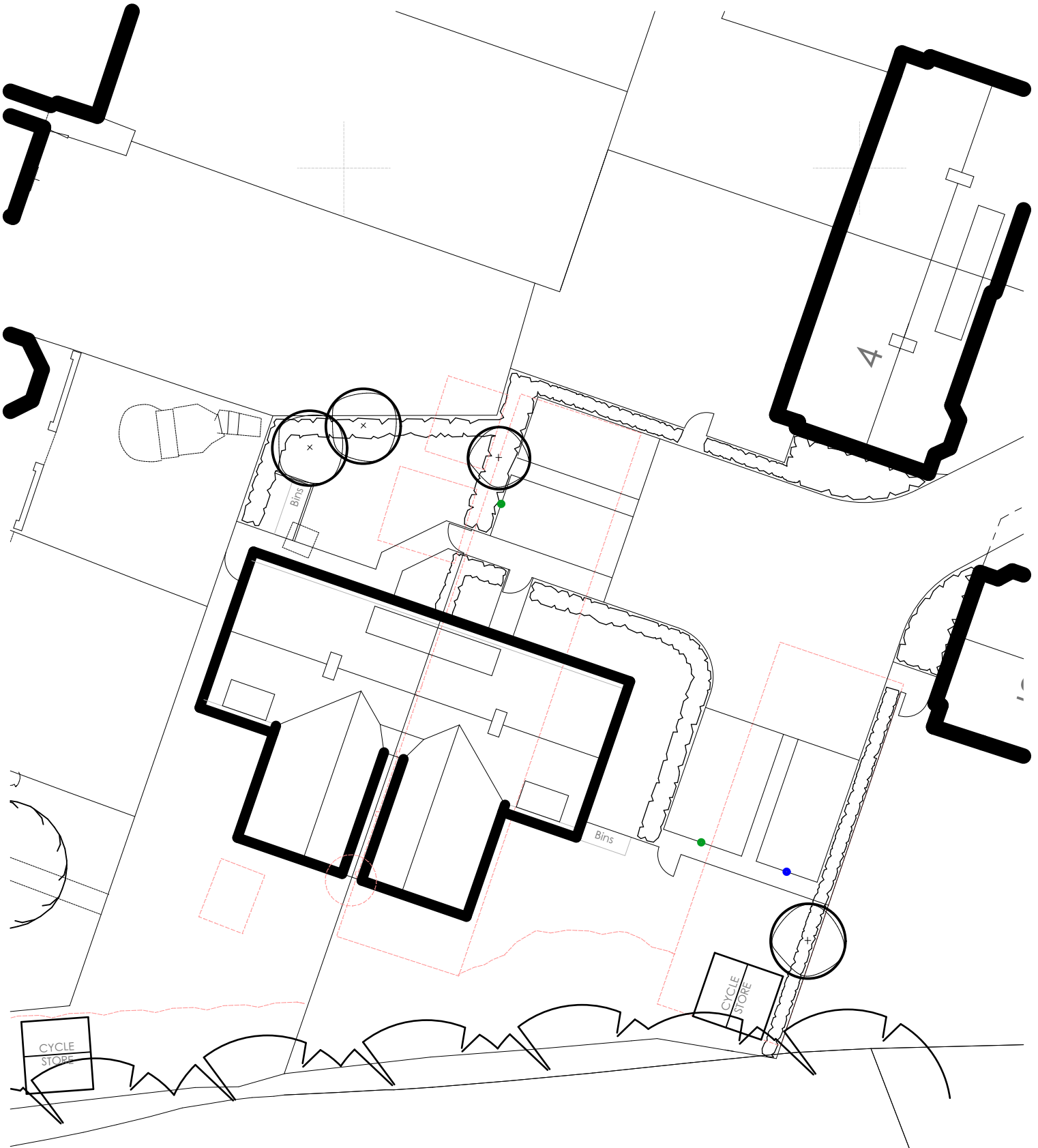
Side Elevation - West



Ground Floor



First Floor



Proposed Site Plan



Scale

The proposed new dwellings has been carefully designed to ensure that they are compatible with the scale of the existing properties within Green Walk. The Ridge Height, Roof Pitch and elevational appearance match that of the adjoining dwellings No 3, 4, 5 and 6 Green Walk.

Design

The form of the proposals would replicate the cottage like character of the nearby existing dwellings. All eaves and verge details, ridge, wall finishes, windows, doors, roof tiles and tile hanging together with the roof pitch and dormer windows would match that of the adjoining properties along Green Walk and the new dwellings would knit seamlessly within the character of the surrounding area and appear a well-integrated addition to the Conservation Area.

It may be considered that the proposals would affect the preservation of the Conservation Area and some harm would be caused. However, with the removal of the unsightly garage and the construction of two high quality much needed affordable homes we feel that in this instance it would amount to less than substantial harm at the lower end of the scale.

No side facing windows are proposed at first floor level that would result in overlooking. Also, only first floor bedroom windows face rearwards and the front facing first floor windows are bathrooms and consists of obscure glazing therefore mitigating any overlooking of adjoining properties. Therefore it is considered that the proposal would not adversely impact on the living conditions of neighbouring occupiers. The proposal therefore complies with Policies DMHD 1 and DMHB 11 of the Local Plan Part 2 (2020). Impact on the amenities of the occupiers of neighbouring residential properties

Appearance

All external materials, finishes and colours used in the construction of the proposed dwellings will match that of the surrounding buildings. This will preserve the character and appearance of the conservation area in and will be in accordance with policy HE1 (Hillingdon's Local Plan Part 1, November 2012), policies DMHB 1 and 4 (Hillingdon's Local Plan Part 2, January 2020), the London Plan 2021 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Refuse & Recycling

The Refuse & Recycling collection will be incorporated into the collection arrangements of the adjoining houses.

Conclusion

The proposals would not result in significant harm to the character and appearance of the Conservation Area. The re-development of these garage blocks are regarded as being acceptable, as long as it meets the Council's aims in terms of design quality and protection neighbouring amenity. The design will match the houses around Green Walk and therefore the proposals would therefore appear to comply with the aims of the Council's development plan policies. It is considered that this respectfully designed scheme will contribute positively to the existing residential area without impacting upon the quality or outlook of existing properties.