

PLANNING AND HERITAGE STATEMENT

Site Address:
39 Rodney Gardens
Ruislip
HA5 2RT

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The Application: Single Storey Side Extension

The Site:



Location & Background:

The application site is located along Rodney Gardens within a mainly Residential area of Eastcote Park Conservation Area.

It is noted that the surrounding properties are mostly Single Family Dwellings which have been extended by means of various extensions, including; Ground Floor and First Floor. These are common additions to properties within areas of growing families. This application looks to extend the existing Family Dwelling. This proposal will be in-keeping with the surrounding properties and will not be out of character.

The property will be accessed via the existing Front Entrance with the proposed Side Extension providing a Storage/Utility Area and Ground Floor WC. This ensures the proposal does not detract from the Street scene or affect the neighbouring properties.

There is multiple Off-street Car Parking on-site, whilst on-street Parking is easily available.

The property is located within a Conservation Area (Eastcote Park) and close to Public Parks/Gardens. Due to this, the proposal has been designed to have minimal impact on the Heritage and Conservation area.

It should also be noted, the surrounding properties within the area are predominantly Residential with private Amenity spaces. The site benefits from a large space to the side but the side extension has been kept to a minimum, ensuring the proposal does not detract away from the Conservation Area.

With the site being within a Conservation Area, the existing style of Fenestration, Roofing and detailing is a reflection of the immediate area and Architectural design. The Heritage of the Conservation Area is an important part of the location and this would be incorporated into the proposed design.

Design:

The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours or to the local street scene.

Physical building works include the following:-

- Single Storey Side Extension

This proposal, to extend the existing Family Dwelling, is considered to be an appropriate and sustainable use of the property site. It is considered that the proposal, represents a far better and more appropriate use of this space.

It is considered that the proposed extensions would provide better floor space for the family with the addition of good public transport access to Central London or to other centres and private/public Amenity spaces.

To ensure the development fit aesthetically within its surrounds and Heritage, the external facades will be finished in Brick facing materials and Pitched/ Roofs, as a reflection of the main Dwelling. This proposed finish will be matching the existing to ensure the extension does not seem out of character.

Heritage:

Many of the properties/extensions within the area have been designed to reflect the Architectural 1930's style. With the site being located adjacent to a Conservation Area, extra care has been taken to ensure the proposed extension do not affect the Heritage and design style.

As in many Conservation Areas, the Heritage and style of Architecture are a vital part to maintain the rich history of growing/development. With this in mind, the new extensions have been designed as a continuation of the existing Building.

Fenestration has been designed to reflect the existing, ensuring the proposed extension blends seamlessly.

Access:

As noted above, the application site is situated close to the main line railway station, which provides excellent transport links to other centres, including Harrow, Northwood, Central London and to many other locations.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

Conclusions:

This application, which have been carefully designed so that it causes no harm to neighbouring properties or street scene, would enable the extension to provide a good sized Family Dwelling.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing undeveloped land, as promoted by central and regional Government as well as by the local planning authority.

Please do not hesitate to contact us if you need any further information.