



210 LADYGATE LANE, RUISLIP, HA4 7QY
DESIGN & ACCESS STATEMENT

DECEMBER 2021



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1.

1.00 Introduction

1.01 This Design and Access Statement has been prepared by Julia Utoko for the proposed erection of a part single storey, part two storey rear extension and a front porch to the existing two bedroom semi-detached dwelling at 210 Ladygate Lane, Ruislip, HA4 7QY.

1.02 The planning application and this document are to be read in conjunction with the detailed architectural drawings: PL001, PL101, PL102, PL201, PL202.

2.00 Site Location

2.01 The site is located on the south-western side of Ladygate Lane between its junctions with Breakspear Road to the west and Leaholm Way to the east, within the London Borough of Hillingdon.

2.02 Ladygate Lane is a predominantly residential street with a variety of terraced, semi-detached and detached houses and bungalows varying in their style, scale and appearance.

2.03 No 210 Ladygate Lane is a two storey semi-detached house. The dwelling is set back from the highway by 6.8 metres, with the front paved driveway providing off-street parking for two vehicles. The property is benefits from a sizeable rear garden with standard timber fencing, vegetation providing the boundary treatment and mature and semi-mature trees.

 Site Boundary

1. Location Plan. Scale 1:1250
2. View of 206-215 Ladygate Lane
3. View from 210 Ladygate Lane - Looking East
4. View from 210 Ladygate Lane - Looking West



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3.00 Site History & Context

3.01 The existing dwelling dates from the 1930s and is a part of the larger group of similar semi-detached houses on the corner of Ladygate Lane and Breakspear Road. Presumably, original houses had three bedrooms. However, around the 1960s, they undertook some redevelopment and were turned into two-bedroom dwellings to accommodate bathrooms on the first floor. The original footprint of the houses measures approximately 6x6 metres creating a cramped home falling well under the current minimum national space standard. Subsequently, many of those houses have been extended and transformed into three and four-bedroom dwellings. (Please refer to page 5)

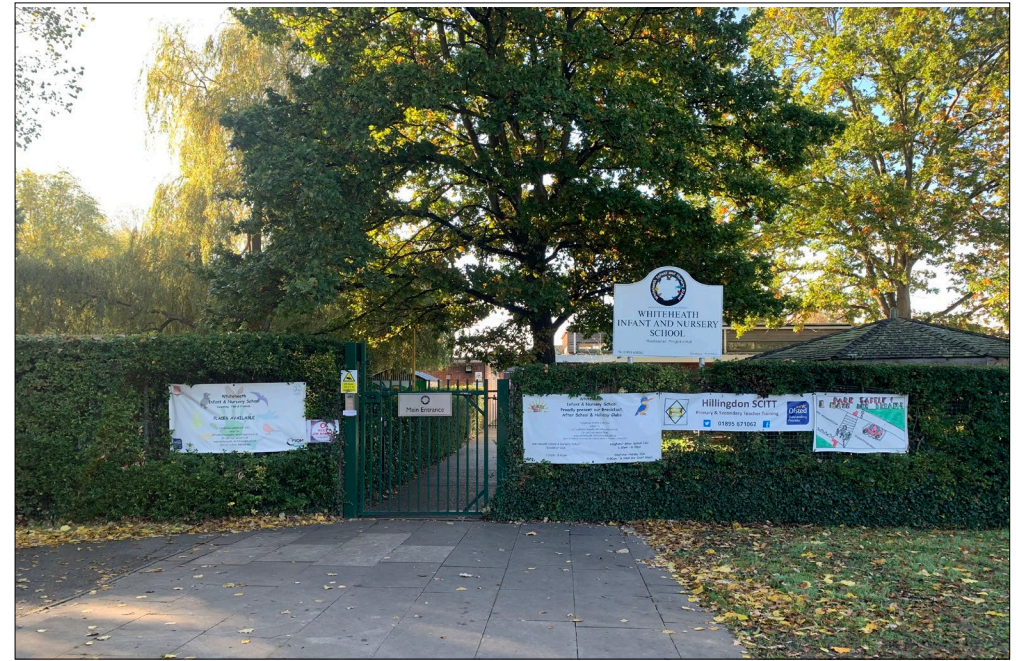
3.02 The original surroundings consisted of detached and semi-detached houses and bungalows dating from the 1920s to - 1930s (map1). Some of the terraced houses were added to the street scene later, presumably, around the 1970s. Whiteheath Junior School was built between 1966-1973, and Whiteheath Infant and Nursery School were opened in 1979 further west along Ladygate Lane. Located opposite the school is Ladygate Bowls Club which was built around 1981.

 Site Boundary

1. Ordnance Survey Map, 1938-1955. Not to scale
2. Photo of Whiteheath Infant and Nursery school
3. Photo of Ladygate Bowls Club Ltd



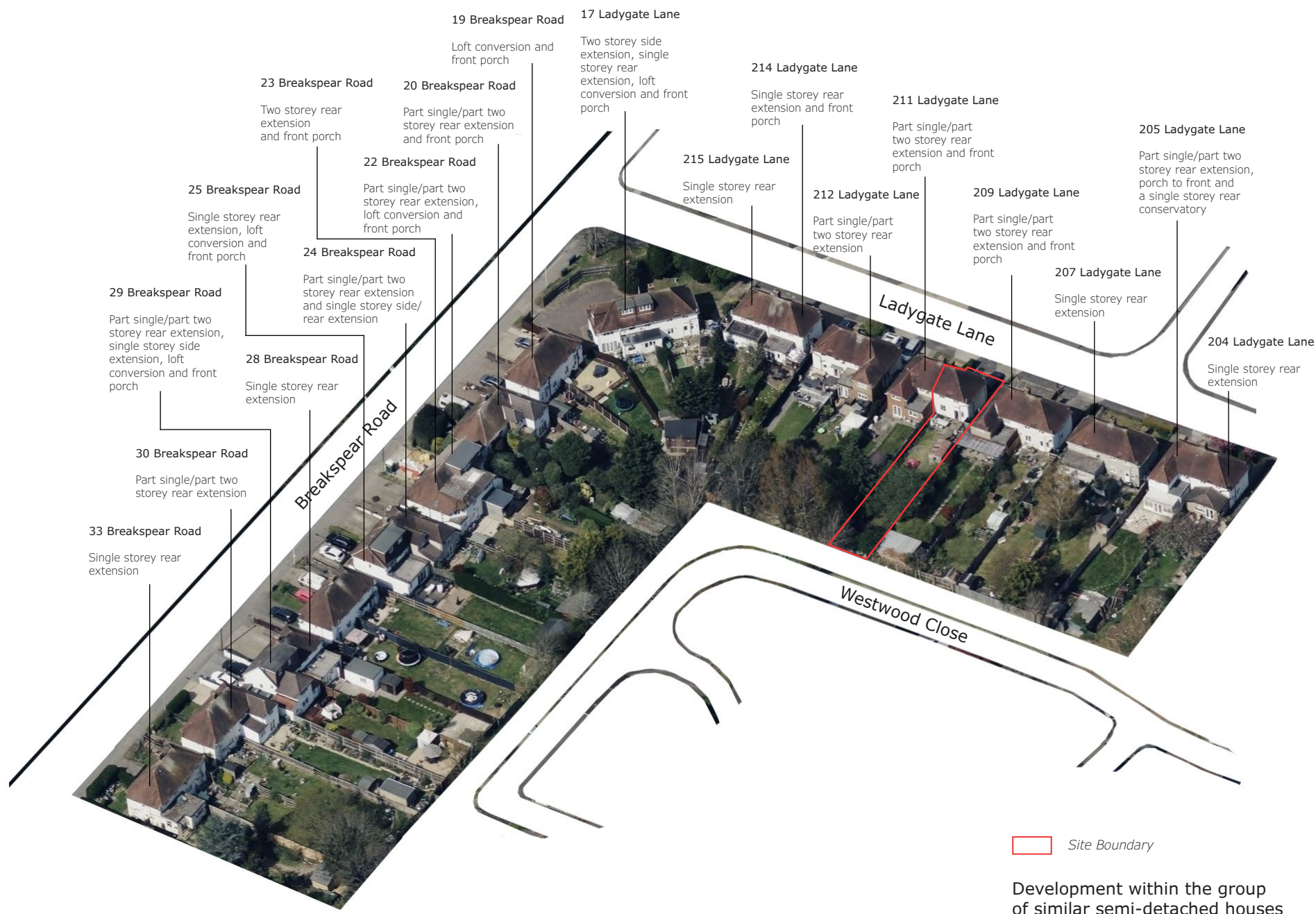
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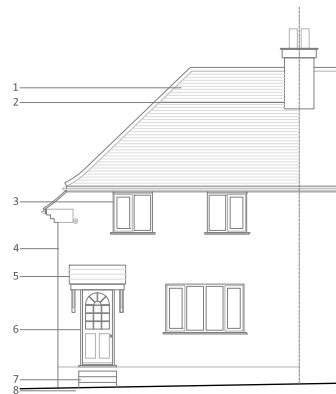


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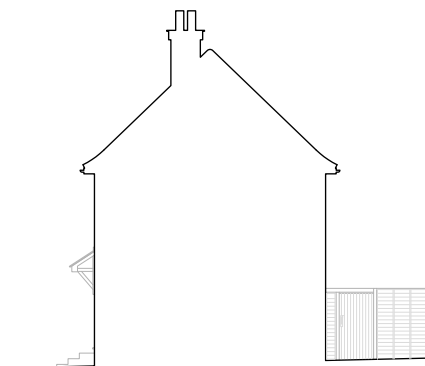


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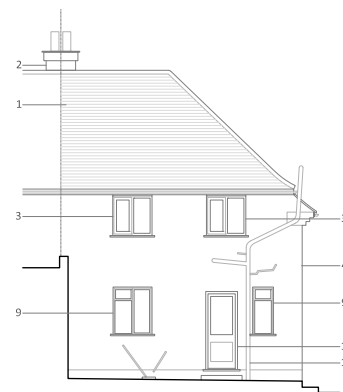




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1. Existing Front Elevation. Scale 1:200
2. Existing West Elevation. Scale 1:200
3. Existing Rear Elevation. Scale 1:200
4. Existing East Elevation. Scale 1:200
5. Photo of the Existing Front Facade



5.

4.00 Planning History / Precedents

4.01 One previous planning submission for No 210 Ladygate Lane has been found on the Hillingdon Council planning portal:

76419/APP/2021/1816 - Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)
05-05-21 - Approval

4.02 The loft conversion proposal has not been implemented yet. The works are scheduled to take place together with the rear extension proposal to minimize the negative impact and disturbance to the adjoining premises.

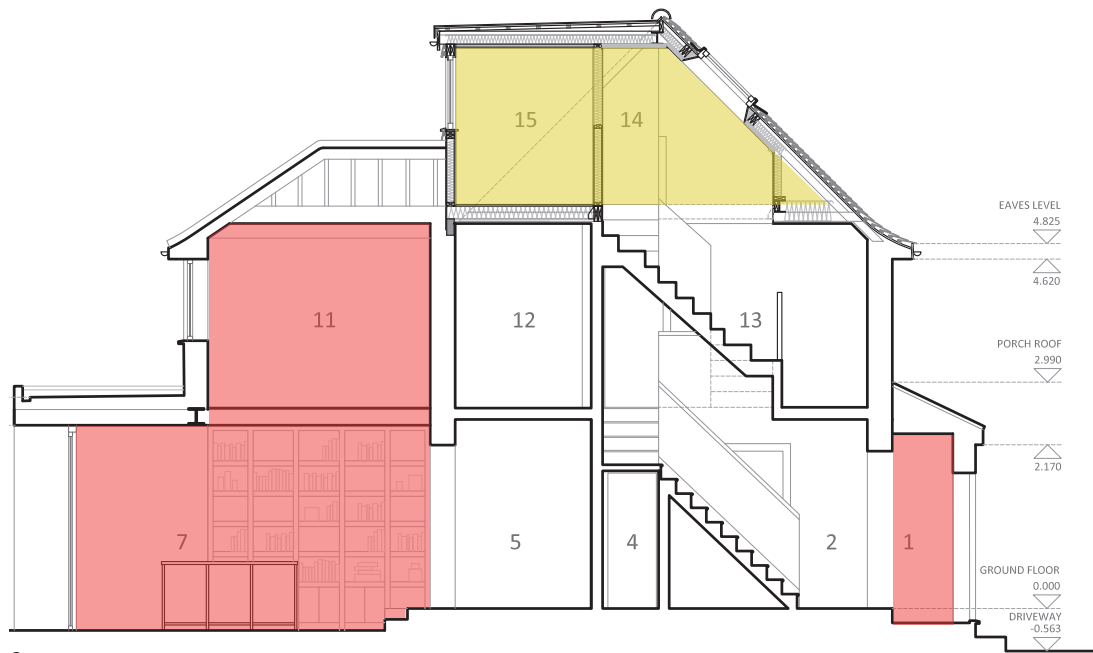
4.03 Majority of the semi-detached houses in the area have substantial extensions to the side and the rear. The most recent one is No 22 Breakspear Road:

75536/APP/2020/1261 - 22 Breakspear Road, Ruislip - Single storey rear extension - 09-06-20 - Approval

4.04 The planning permission has been granted for a second-generation extension in 2020. The proposal included an additional 3.6 metres single-storey extension to the rear. This has created a substantial extension protruding from the rear wall of the original house by approximately 7 metres. However, the proposed development has proven not to have any negative impact on the original dwelling and surrounding areas, therefore it was considered acceptable.



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5.00 The Proposal

5.10 Scope

5.11 The proposal aims to improve the existing outdated dwellinghouse by upgrading and transforming it into a decent size family home which will enhance the wellbeing of occupants and suit the needs of a growing family.

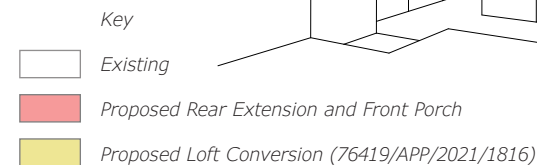
5.12 The project consists of three parts: a porch to the front, internal layout alterations and a part single-storey, part two-storey rear extension.

5.13 Introduction of the front porch allows to open up an existing cramped hallway providing a welcoming entrance into the house. An additional window to the front brings more lights and contributes to the spacious appearance.

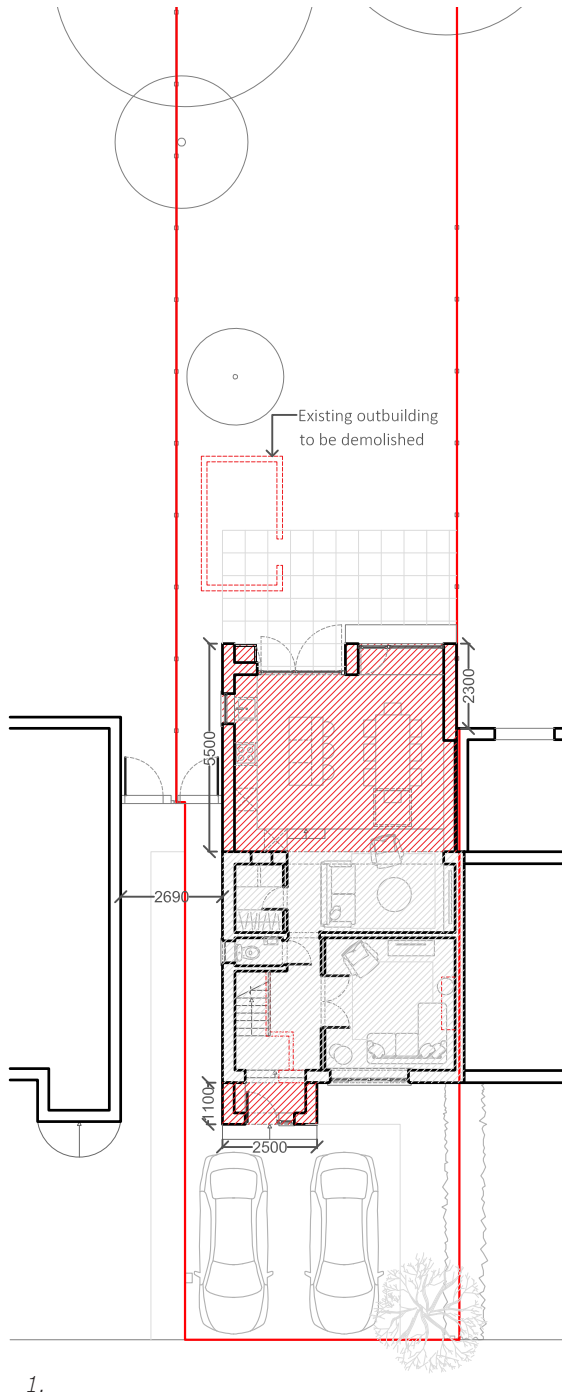
5.14. Internal alterations include opening up a staircase and separating the current reception room from the entrance hall to create a playroom. Removal of unused chimney breasts at the ground and first floor levels maximises the space. The introduction of an additional toilet on the ground level under the stairs compensates for reduced bathroom size on the first floor. Also, the proposal includes an en-suite on the second floor as a part of loft conversion (not covered by this application, for more details, please refer to 76419/APP/2021/1816).

5.15 The rear extension provides a third bedroom on the first floor and an open plan living accommodation at the ground level. An addition to the ground floor consists of generous and flexible living, kitchen and dining spaces. The proposed extension drops down by 290mm from the original house level. Such arrangement allows for a higher ceiling and consequently taller windows and doors to maximise natural light to internal areas. Also, the level entrance from the patio provides a smooth connection with a sizable rear garden.

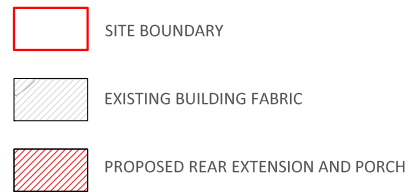
1. View of the rear garden
2. Proposed Section
Scale 1:100
3. Sketch of the proposed interior



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1. Proposed Block Plan. Scale 1:200
2. Proposed rear extension in the context



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5.20 Massing and Scale

5.21 The rear extension is designed with scale and proportion of the surrounding houses in mind as well as its correlation with the existing dwelling.

5.22 The extension at the first-floor level protrudes by 3.2 metres to avoid overshadowing and overdominance to neighbouring dwellings. The depth of the proposal is dictated by two-storey extensions at No. 211 and No. 209 Ladygate Lane, which are typical additions to properties in the surrounding area.

5.23 The ground floor extension stretches further into the garden and sits 5.5 metres from the original house. However, the attached property to the west, 211 Ladygate Lane, has a 3.2 metres rear extension. Therefore, the proposal protrudes only 2.3 metres from the neighbour's rear wall. The impact to the property of 209 Ladygate Lane is also considered minimal as an extension is set back from this property by 2.7 metres.

5.24 The proposal is considered to have no detrimental impact on the neighbouring properties and their private outdoor amenity spaces with regards to the loss of privacy, loss of light or outlook and sense of dominance.

5.25 The length of the rear garden has also been taken into account and it fully justifies the proposed depth of the extension as a large garden will still be maintained.

5.30 Materiality

5.31 The choice of materials is sympathetic to the original building and its surroundings. Mineral render painted white is proposed throughout the rear and front extensions. The rest of the house is also to be re-painted white to preserve consistency in visual appearance. An anthracite aluminium patio doors and windows and a parapet wall with a concealed gutter and a downpipe creates a clutter-free appearance and underline 1930s style. A timber cladding element and an integrated bench adds texture and warmth to the simple elevation.

1. View of the existing property
2. View of the proposed extension



1.



2.

6.00 Inclusive Access Statement

6.01 No significant alterations have been proposed to the existing entrance from Ladygate Lane. Currently, there are three steps from the driveway into the house. The proposal suggests incorporating one step within a new porch and allowing two external steps. That will ensure sufficient depth is retained for the driveway.

7.00 Vehicular and Transport Links

7.01 There is a driveway at the front of the house providing off-street parking for up to two vehicles.

7.02 The site benefits from proximity to local bus routes. It is also only a 20 minute walk from the Ruislip Underground Station.

7.03 The site is within walking distance of many public amenities, including shops, theatre, library and public parks.

8.00 Refuse & Recycling

8.01 The existing refuse and recycling arrangement will be maintained.

9.00 Sustainability

9.01 The proposed large glazed area to the rear and the skylight will increase the level of the natural light in the living area, and consequently, usage of the artificial light will be minimized.

9.02 Sufficient thermal insulation and double-glazed windows will keep heat loss to a minimum.

9.03 Great care will be taken to prevent thermal bridging during construction.

10.00 Landscape & Trees

10.01 Proposal includes modernization of the front garden. The car parking spaces and the hedge along the western boundary will be retained. However, new attractive paving and a tree are introduced to define the front boundary and soften the appearance.

10.02 All the existing trees and the landscape in the rear garden will be preserved. Great care will be taken to protect all the greenery within the plot boundary and on the adjacent land during the construction.

11.00 Conclusion

11.01 The proposed alteration work represents an upgrade in quality and an improvement to the existing dwelling, and it preserves the character of the surrounding area.

11.02 Considering the sizes of the adjacent premises and the substantial length of the rear garden, the proposed extension is in proportion and appears subordinate to the original house and sits well within its context.

11.03 It is, therefore, respectively requested that the Planning Permission be granted for this well-considered domestic project.



1. View of the proposed front facade