



DESIGN AND ACCESS STATEMENT

27 & 28 GREEN WALK
RUISLIP - MIDDLESEX

PROPOSED EXTENSION & INTERNAL
ALTERATION OF 2 DWELLINGS

NOVEMBER 2021

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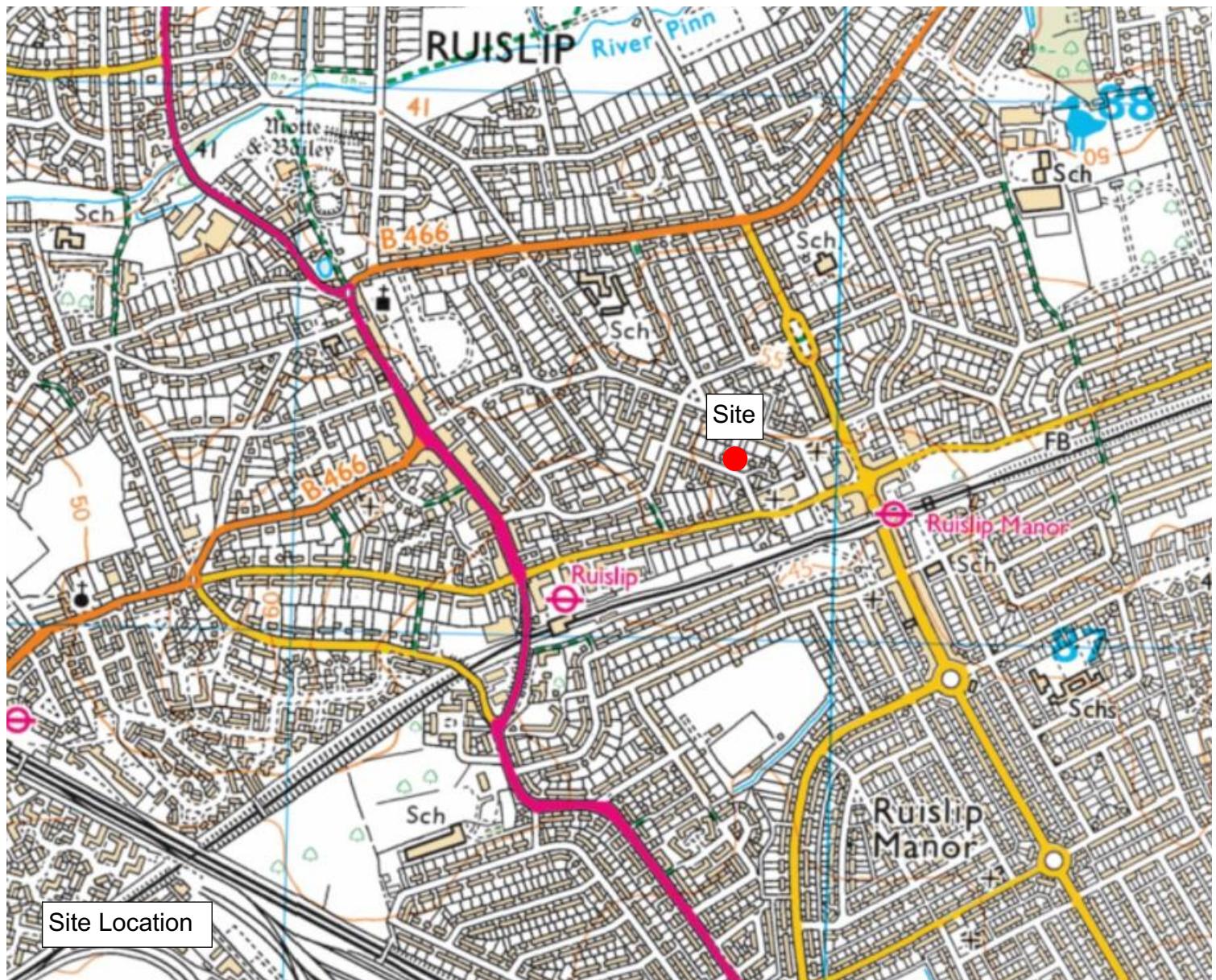
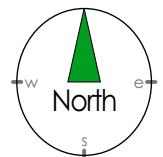
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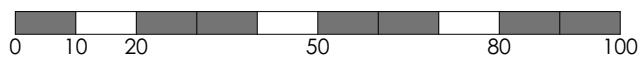
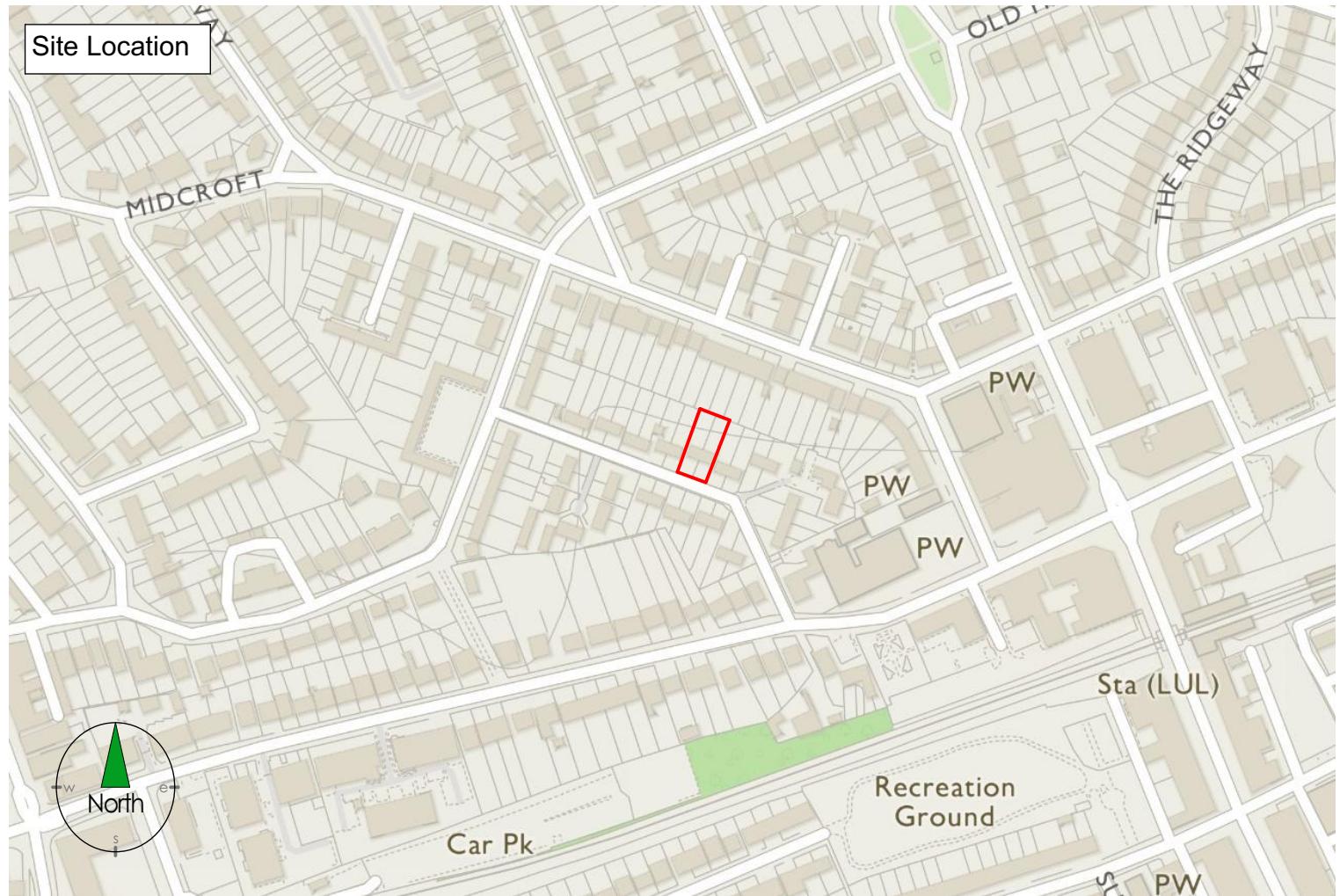
Introduction

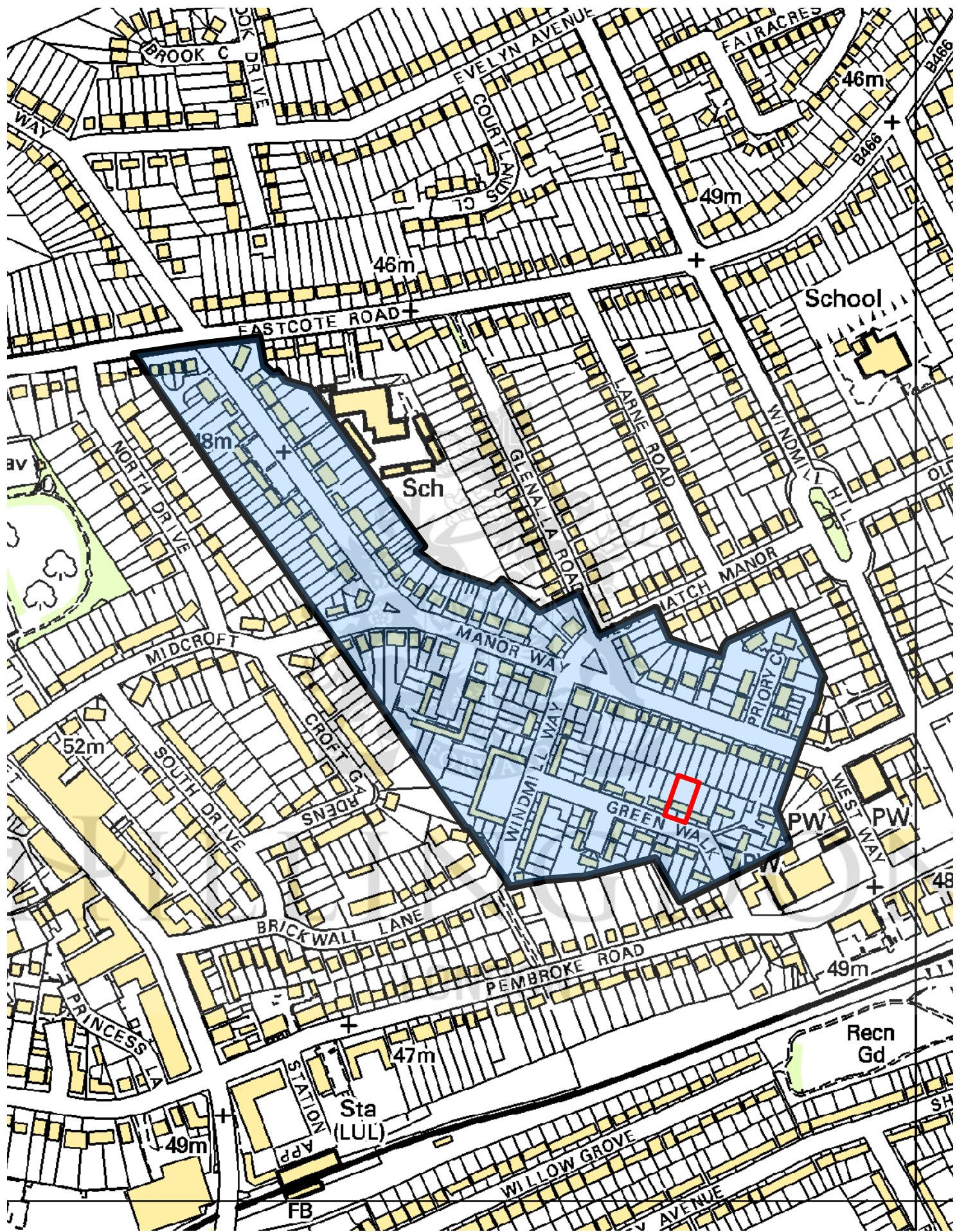
This design and access statement has been prepared by Key Land Estates Architecture Ltd. to support the detailed planning application submitted on behalf of our client The Ruislip Manor Cottage Society.

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 larger family accommodation for their tenants. Indeed, this is a wider problem that is recognised by the Council, noting that the Local Plan: Part 1 identifies that almost three quarters of social rented dwellings should have three or more bedrooms.







Ruislip, Manor Way Conservation Area

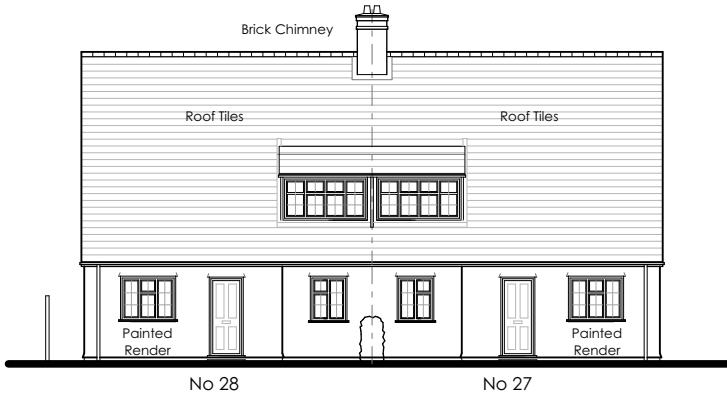


Existing Aerial Photos



Existing Site Photos

The houses on Green walk are arranged as semi-detached and are 1.5 storeys in height, designed with pronounced steeply pitched gabled roofs that very much dominate the buildings. The size of the roofs leaves only a short expanse of rendered brick walls visible at ground floor level to both the front and rear elevations. This architectural style of the houses is almost exclusively seen in this sub area of the conservation area and therefore form a standalone character area.



Front Elevation - South West - Unchanged
Facing Green Walk



Side Elevation - North West

0 2 4 8 12 16
1:200 @ A4



Rear Elevation - North East

Scale

The proposed extension has been carefully designed to ensure that they are compatible with the scale of the existing properties. Planning consent was gained at No 31 & 32 Green Walk (7599/APP/2021/1041). Consultations with the Planning & Conservation Officer were carried out through the pre-application process of the previous application and therefore with the design proposed at 27 & 28 being identical to that at No 31 & 32 we feel is wholly acceptable.

Design

The proposal will leave the principle façade facing Green Walk unaltered and limit the extension to the rear of the properties. This will be in the form of a two-storey addition with dual pitched roofs and projecting central gables.

The scheme will add additional floorspace to the two dwellings, enabling them to be reconfigured to be more suited to modern day requirements, including a family sized bathroom, enlarged living room, kitchen and dining areas, better circulation and an additional bedroom. The front elevations are the only elevations visible from the street and from any public vantage points and are what establish the important character and appearance of the street.

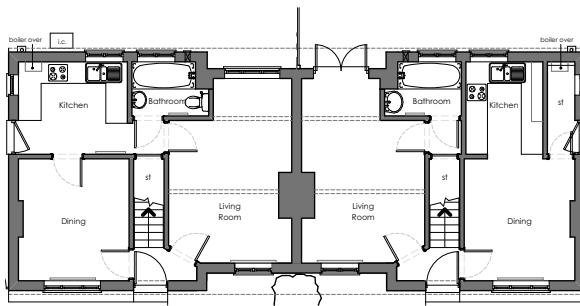
The design is identical to previously approved scheme at No 31 & 32 Green Walk. (7599/APP/2021/1041)

Appearance

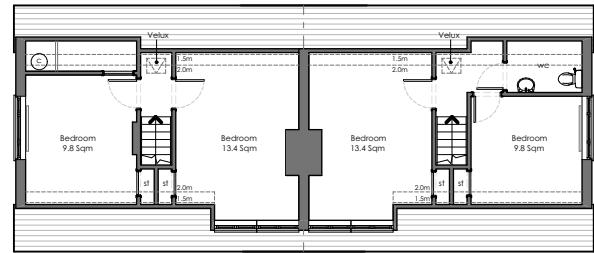
Facades to the proposals will use traditional materials in to match that of the existing houses.

Garden Sizes & Landscaping

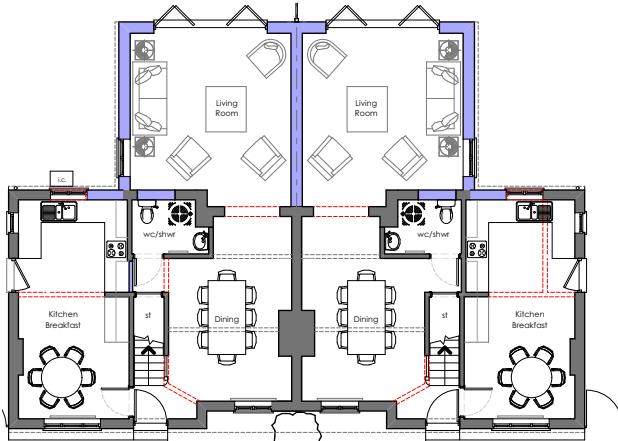
Both rear gardens are in excess 20 metres in depth and 190 sqm in area, so are adequately sized to accommodate the proposed rear extensions. The proposals have been designed to ensure there is no negative impact of neighbouring properties.



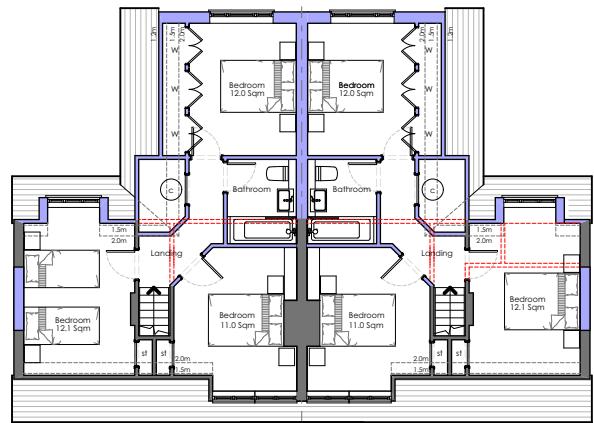
Existing Ground Floor



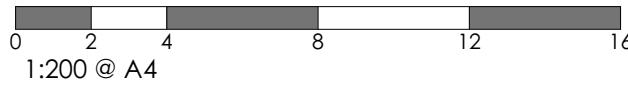
Existing First Floor



Proposed Ground Floor



Proposed First Floor



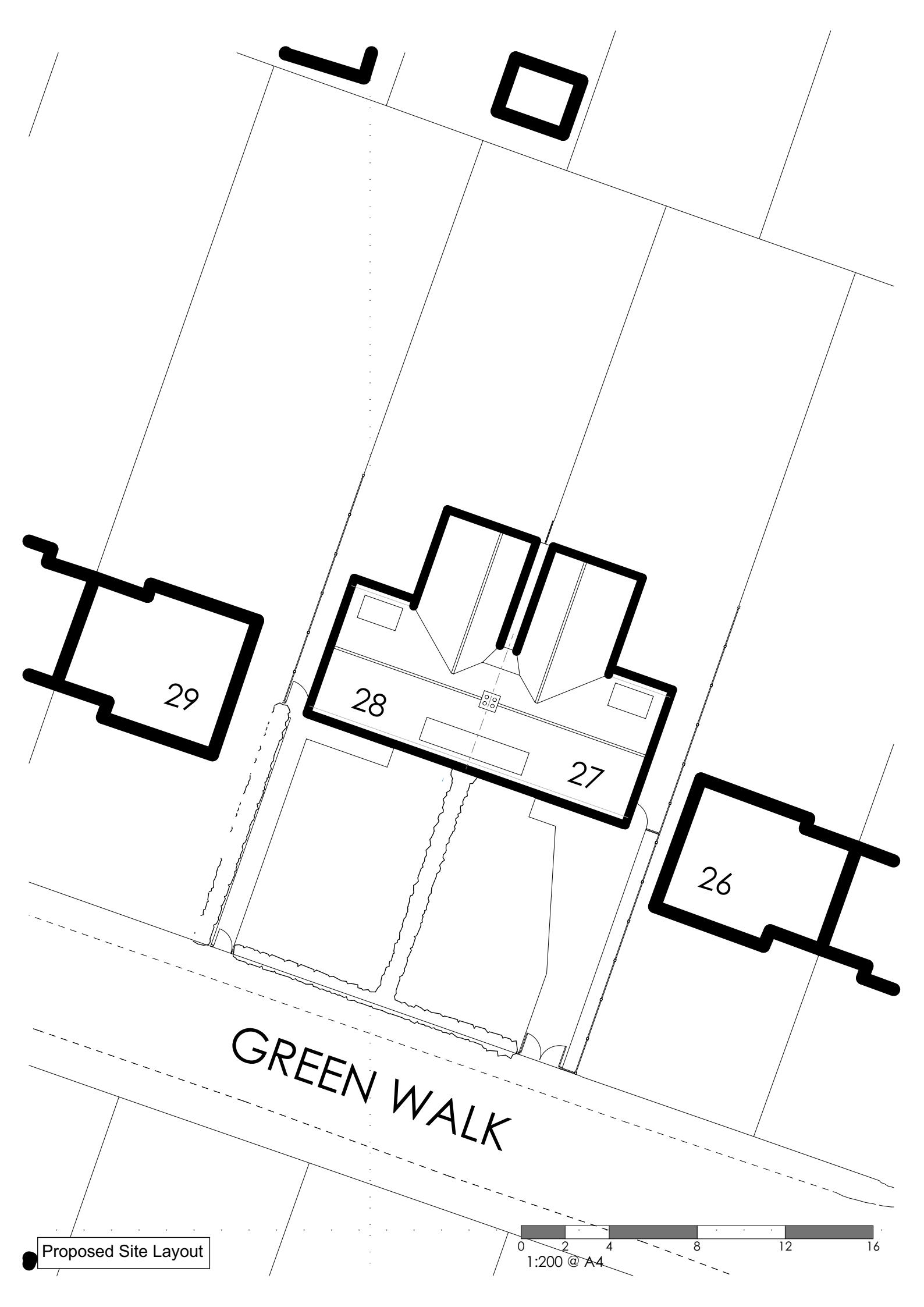
Legend

- Existing walls
- Existing walls removed
- Proposed new walls

Sustainability

With the proposed scheme being an extension to existing dwellings and the limitations this has on trying to reduce the CO₂ emissions within the existing structure, every effort will be made to seek to reduce carbon emissions within the new extension and where possible within the existing dwelling. The proposal must achieve a balance between all the renewable technologies installed and the life cycle, running costs and Maintenance of the building. We understand that extensions and refurbishments to existing buildings can have a significant role to play in helping to reduce carbon emissions and therefore the following will be considered as part of the detailed design stage of the project.

- All building materials will be locally sourced where possible.
- The proposed extension will be constructed to a high quality to improve on Building Regulations Part L including building fabric and air tightness where possible.
- High performance glazing will be used to maximise day lighting and winter sun solar gain whilst reducing heat loss through the glazed areas.
- The Insulation within the loft space will be inspected and increased in thickness if need be.
- All lighting will be of low energy.
- Thermostatic valves will be used on radiators.
- If the existing boiler needs replacing, then an efficient Condensing Boiler will be considered.
- Smart heating technology to be installed to provide more control.
- Bathroom appliances to have reduced flow rates to encourage low water consumption.



Access & Parking

Please refer to the accompanying Technical note from the Highway Consultant.

Refuse & Recycling

The Refuse & Recycling collection will remain unchanged

Conclusion

The proposals would not result in significant harm to the character and appearance of the Conservation Area. The extension of an existing house is typically regarded as being acceptable, as long as it meets the Council's aims in terms of design quality and protection neighbouring amenity. There will be no changes to the front of the building and therefore the public view of property and Conservation Area will be unchanged. 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.



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