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Design and Access Statement

Re-Development of Existing Dwelling at

1 Boston Grove, Ruislip, Middlesex, HA4 7RY



February 2022

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1. INTRODUCTION

This statement relates to the re-development of 1 Boston Grove, Ruislip with one replacement detached house, and seeks to explain the rationale behind the submitted proposal in terms of design, access and concept. It also aims to demonstrate how the design evolved after consideration of local context, constraints and planning policy.

2. SUMMARY OF PROPOSAL.

Planning permission is sought for the demolition and replacement of the existing house and garage at 1 Boston Grove with one new detached house.

The proposed building has the appearance of a two storey building with accommodation over two floors. One existing vehicular access point would be retained.

The planning submission includes the following information:-

- Design drawings: 597-P-1-to 6.
- Design and Access Statement.
- CIL Form 1

The proposed building would have a maximum ridge height of 8.34m.

3. RELEVANT PLANNING HISTORY.

There is no relevant planning history on the site being redeveloped.

4. SITE LOCATION AND DESCRIPTION

The application site is located on the south-eastern side of Boston Grove and contains one detached single storey bungalow and detached single storey garage.

The plot is substantial in size, and is generally flat, with mature vegetation towards the rear of the site. It is within the developed area of North Ruislip and is located just off of the A4180, Bury Street, which extends from Ruislip High Street in the south to Breakspear Road in the north.

The site is rectangular in shape and extends to an area of 0.05 hectares.

The existing house is not listed. It is the original 4 bedroom detached property circa 1930, with a small conservatory extension to the rear.

The street is diverse in scale and character, and includes a mixture of two storey and single storey dwellings of a traditional style.



Immediately to the north-east of the site is a large, detached two storey house on a generously spaced plot.



To the south-west of the site, is a single storey bungalow identical to the host property and further along is a two storey house.



The street when viewed from St Catherine's Road is predominantly two storey in nature.



Two-storey dwellings alongside single storey bungalows are a common feature within the street scene.



Diagonally opposite the host property/site are a pair of two storey detached dwellings.

5. CONSIDERATION – DESIGN

The application site is situated within the developed up area of Ruislip, where the principle of development is accepted. Development on the site is controlled by the following key planning policies as outlined by Hillingdon Council. This statement does not set out to list these policies in detail which will be well known to the case officer.

The main issues to be considered, relate to the impact of the development on the character and appearance of the area, the effects on the natural environment, the existing and future private residential amenities, and highway safety matters.

Sustainability and the management of flood risk and sustainable drainage are also to be considered and should be dealt with

These are discussed below and include information relating to:-

Principle
Siting
Scale
Appearance.
Landscaping.
Highways, Access and Parking.

Principle

The site is located within the developed area of Ruislip where new residential development can be acceptable provided that it does not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.

The NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). The NPPF also suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where there is harm to the local area.

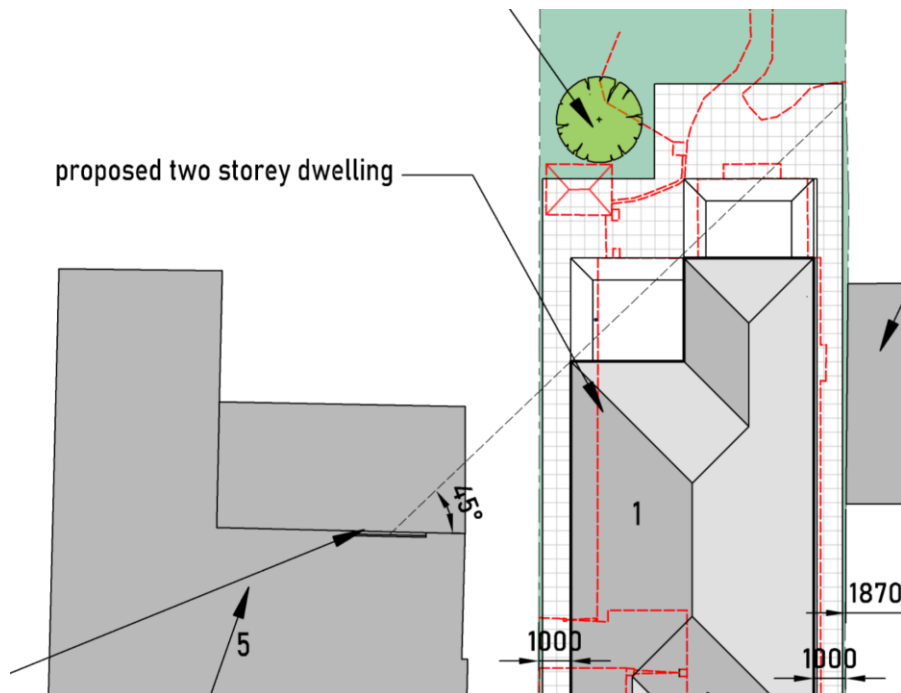
Siting

The proposal represents a continuation of the linear development of detached houses along Boston Grove with the main entrance and access facing the road. The proposal also picks up on a clear and established rhythm and mixture of single and two storey dwellings on the road.

The level of spaciousness, and separation distances with other houses on either side would ensure that the new house would not appear to be overbearing or intrusive, thereby maintaining compatibility with the existing street scene. Distances to side boundaries are consistent with other properties in the road

Residential amenity and outlook from houses on either side is not threatened by the position of the new building where separation distances and the linear relationship gaps are

substantial, and enough to ensure privacy, light and outlook are not threatened. The 45 degree line from both neighbouring properties as outlined in HDAS has not been breached.



The submitted site plan clearly showing compliance with the 45 degree line taken from the centre of the nearest first floor window at no 5 St Catherines Road.

The existing kitchen situated towards the rear of the neighbouring dwelling at no 2 Boston Grove originally would have featured a side facing kitchen door and window. A modern conservatory with an obscured plastic roof has been installed over the existing side door, thus preventing any sideways outlook from the kitchen and reducing levels of natural light. It is not known whether the kitchen benefits from another outlook or source of light towards the rear of the property, however, there is not in our opinion any adverse impact on the kitchen caused by the proposed scheme.



*Left: The obscure glazed conservatory to the side of the existing kitchen viewed from rear.
Right: The obscure glazed conservatory to the side of the existing kitchen viewed from above.*

Scale

The proposed house matches the scale, height and character of many of the existing properties currently within close proximity to the site. No 1 Boston Grove.

The ridge height is approximately 8.34m, around 2m lower than the property at no 5 St Catherine's Road and around 1.1m higher than the two-storey property at No 3 Boston Grove. The design is traditional and two-storey in format.

The street scene drawing no 597-P-5 shows clearly the relationship between the proposal and the nearby dwellings in relation to the closest existing house, which are at no 5 St Catherine's Road, no 2 Boston Grove and 3 Boston Grove.



The submitted street scene drawing no 597-P-5 clearly shows how the proposed house sits relative to the three closest properties at No 5 St Catherine's Road, 2 Boston Grove and 3 Boston Grove.

Appearance

The proposed development maintains the current presence of a buildings fronting onto Boston Grove in a linear fashion. It is considered that the appearance of the proposed building harmonises with the other properties in Boston Grove, and would not appear so out of keeping within the existing street scene so as to be detrimental to its character and visual appearance

A domestic scale design of traditional appearance using materials that will assist in blending its appearance into the character of the area generally.



The appearance of the house is traditional, and in keeping with the traditional appearance of other houses in Boston Grove.

Landscaping

No existing trees on site will be removed as part of the scheme. Additional landscaping in the form of new low-water demand trees is provided to the front of the new house and also to the rear garden. A new driveway will be formed and a new lawned area will be added to the front garden.

6. CONSIDERATION: ACCESS.

Highway Implications

The existing access to the new house from Boston Grove will be reused.

Traffic movements in terms of numbers and the ability for vehicles to leave the site in forward gear will be improved as part of the proposal.

A designated refuse storage area is provided for the new house within 5m of the road.

Hard surfacing will be provided for wheelie bins to be moved from the refuse storage area to the refuse collection point on the front boundary.

Mobility

The topography of the site is relatively flat and will allow level access into the house. The spacious internal layout is designed to allow compliance with BUILDING REGULATION PART M –ACCESS AND USE OF BUILDING.

Parking and Vehicle Movement

Parking standards are compliant with the London Plan parking standards by the provision of three off-street parking spaces.

There is also a storage area for bicycles to the rear of the property.

The proposed layout also makes provision for a car turning area in front of the house, ensuring that vehicles can exit the site in forward gear through the existing access.

7. SUSTAINABILITY MEASURES

The new dwelling is designed to reduce the carbon footprint wherever possible.

Accordingly the following measures of sustainability are proposed:-

The orientation of the building lies front NW – rear SE. with the main living areas to the rear provided with plenty of natural daylight.

Condensing high efficiency gas boiler.

PV panels to left and right hand side roof slope.

Rainwater harvesting.

SUDS rainwater disposal.

Insulation with Ozone depletion rating of zero. Global warming potential of less than 4. Aerated concrete blocks. Timber from sustainable sources. Locally sourced bricks.

Building materials complying with BRE Green Guide for Building Grade 'A'

Internal lighting 100 % low energy.

External lighting 100% low energy

Water consumption- Internal taps fitted with water efficient aerated flow restrictors.

'A' rated energy consumption white goods.

8. FLOOD RISK.

The site is not within the flood plain, or at risk of flooding.

The proposal includes rainwater harvesting, and will incorporate SUDS surface water drainage.

9. CONCLUSION.

The site is located within the developed area of Ruislip where new residential development can be acceptable provided that it does not adversely affect the character and appearance of the area and the amenity of neighbouring properties

The proposals now submitted are considered to meet the guiding parameters laid down and agreed for local and neighbouring developments to ensure that the character of this area is preserved.

The new dwelling will provide future occupiers with a good level of internal and external amenity.

Amenities for privacy and light currently enjoyed by adjoining properties are not affected and there is no overlooking. Aspect remains very similar to that presently enjoyed by the existing house.

Overall, for the reasons set out above and justified within this report, the proposal is considered to be acceptable, not adversely impacting upon the character of the locality specifically or specific characteristics of the area in general.

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