



DESIGN & ACCESS STATEMENT

23 West Hatch Manor, Ruislip HA4 8QX

THE EXISTING SITE AND NEIGHBOURHOOD CONTEXT

23 West Hatch Manor is a semi-detached property in Ruislip, within the Borough of Hillingdon. The street is occupied predominantly by detached double storey homes and bungalows with good sized front drives and rear gardens. The street is on a slope and as such the houses are staggered in height in accordance with the ground level changes. The area generally offers a pleasant environment with tree-lined streets and a range of local services and facilities.

23 West Hatch Manor is one of the only semi-detached properties on the road and situated on a slope as a semi-detached property which means the ground level falls across the site rather than at the boundary of the site. The non-attached neighbour is positioned approximately 3 meters away from the property.



Boundary with #21
This is an example of how most neighbours have flat ground on their site and the level changes happening on the boundary.



#23 West Hatch Manor, Front Elevation
Ground level falls across the site.



Boundary with #25



Boundary with #25

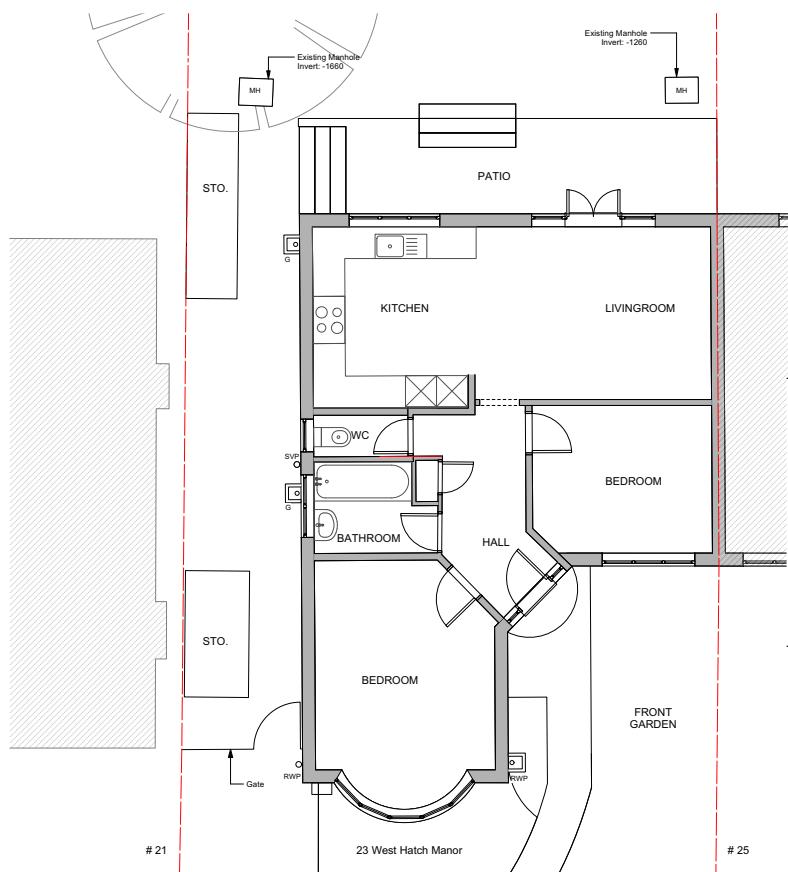
23 West Hatch Manor, Rear Elevation

Boundary with #21

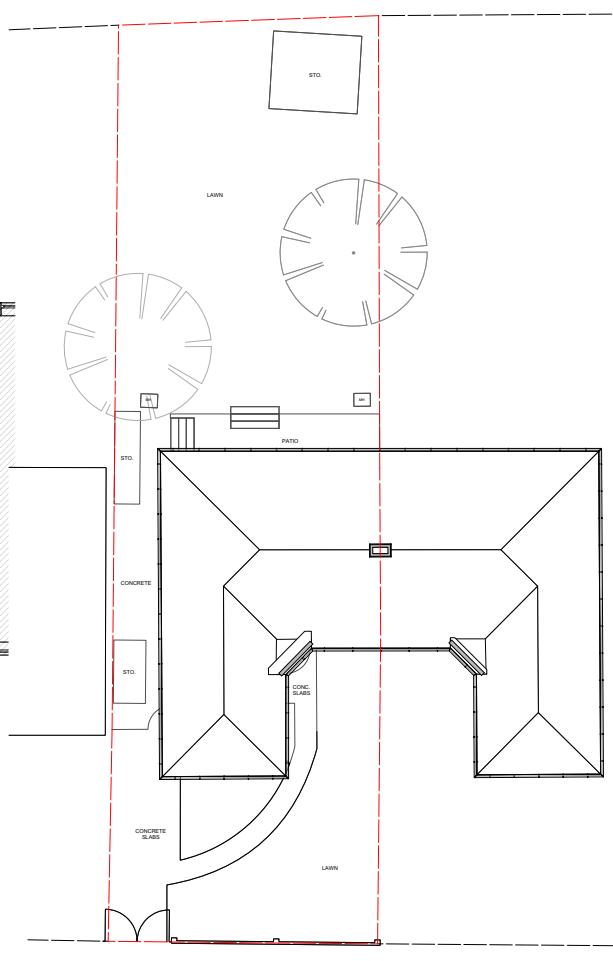


EXISTING SITE

These drawings show the existing site conditions

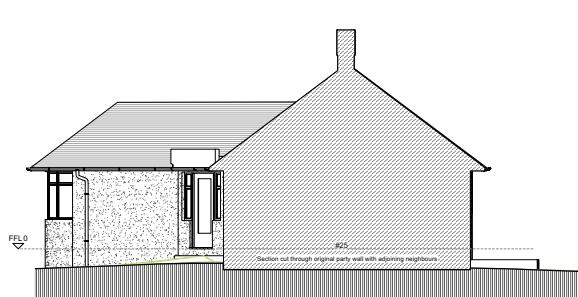
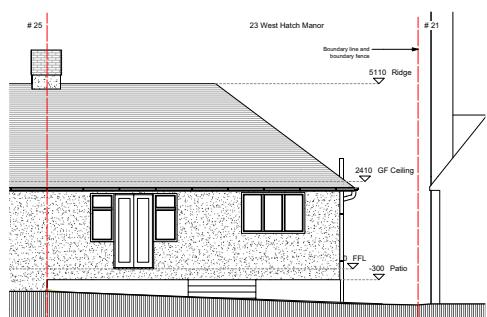
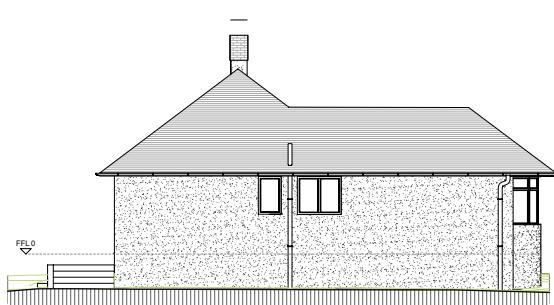
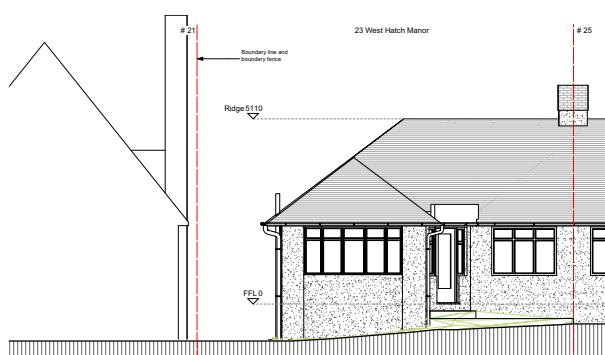


1 Ground Floor Plan - Existing
Scale: 1:50



2 Site Plan - Existing
Scale: 1:100

0 3 4 5 6 7 8 9 10 M





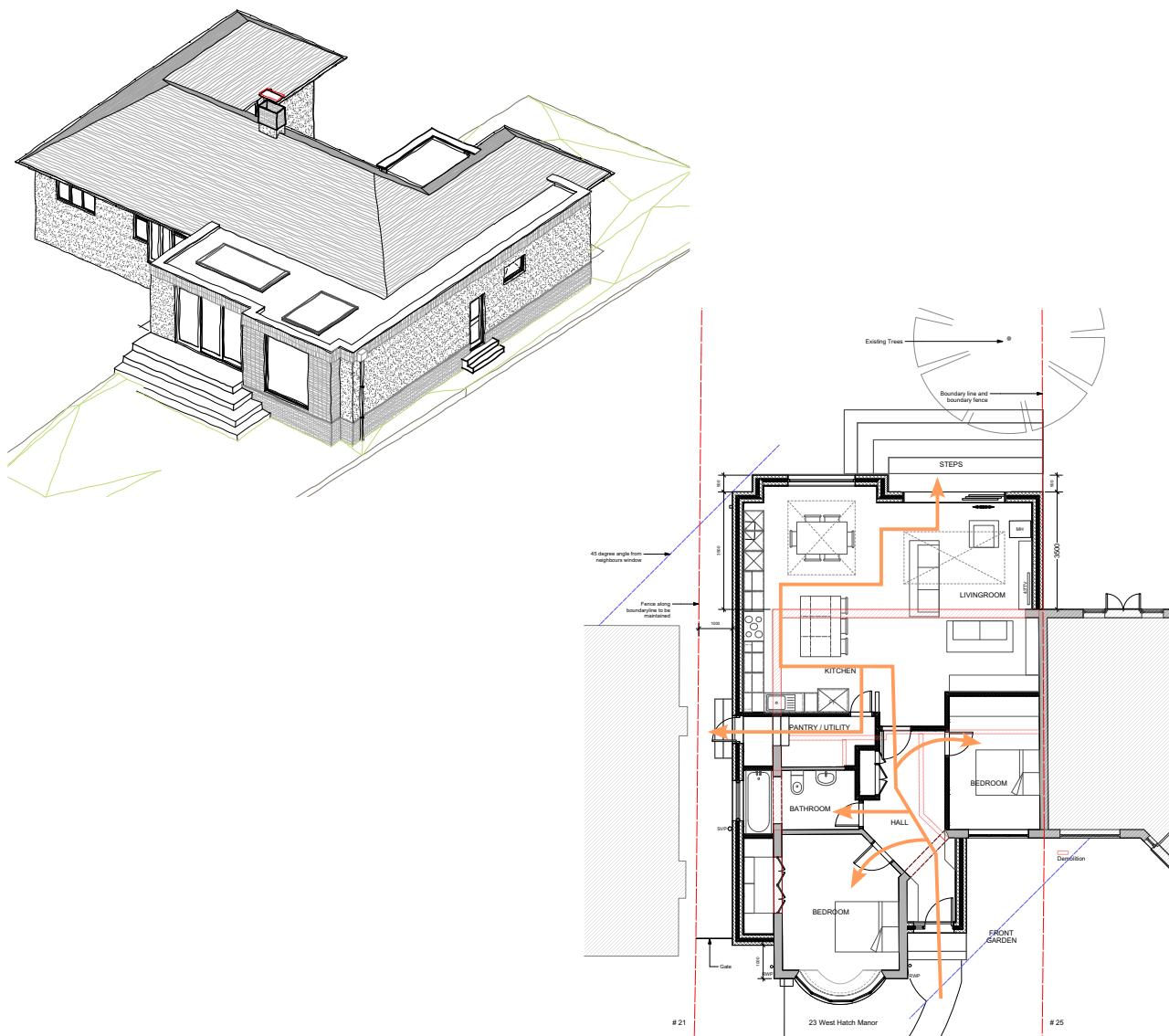
THE PROPOSAL

The proposal involves a single-storey wrap-around extension to the rear and side of the existing house, along with a small front extension of the entrance. The extension aims to expand the ground floor living space and improve the functionality of the home.

The proposed single-storey wrap-around extension to the rear and side of the existing home maintains the same ceiling height as the existing house, ensuring continuity and preserving the internal special qualities of the home.

The side extension steps back from the original front elevation by 1 meter, giving it a secondary/subservient appearance. It is also situated at least 1 meter away from the boundary line and is less than half the width of the original house, adhering to the Hillingdon design guidelines regarding side extensions.

Regarding the front extension, the aim is to integrate it into the existing hall, creating additional storage facilities. The proposed added area is approximately 2.8 square meters GIA. Furthermore, the design ensures that the extension is positioned at a sufficient distance from the neighbour's 45-degree angle, maintaining a respectful and compliant distance.





Height and Extent

Maintaining the same ceiling height in the extension ensures a seamless transition from the existing house to the new addition. This consistency creates a sense of continuity and avoids any visual disruptions or awkward transitions between spaces. It also ensures that the proportions and scale of the rooms remain consistent throughout the home & that space quality is maintained.

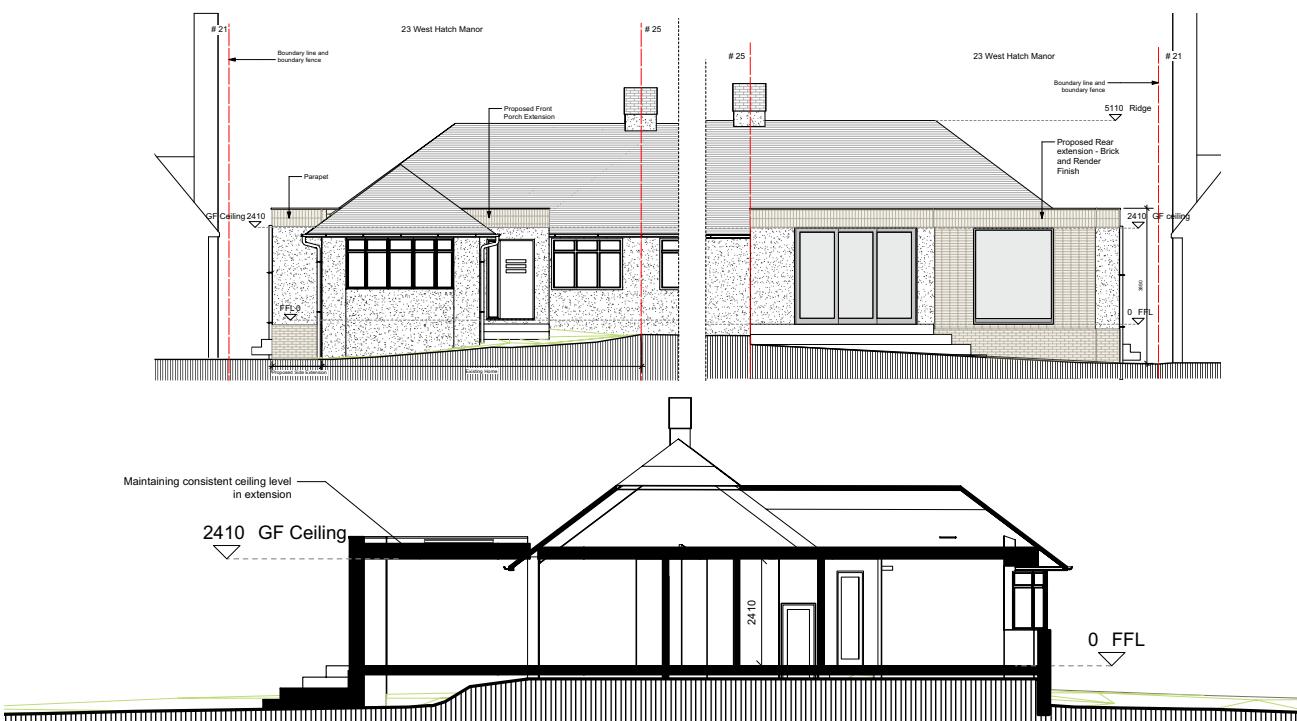
Due to site levels and design constraints, it is not possible to comply with the 3-meter flat roof height at the lower level on the site. To address this, our scheme has opted for a flat roof design in order to keep the overall height of the built as low as possible.

In the Borough of Hillingdon, extensions between 3.6m to 4 meters to the rear of semi-detached properties are regularly allowed under Prior Approval and Householder submissions. The proposed scheme falls within this range, with a stepped rear extension design. The maximum depth of the extension is 4 meters, while the edges nearest the neighbouring properties have a shallower depth of 3.5 meters. This provides both neighbours with the benefit of a reduced extension depth, complying with the 45-degree angle requirements for the non-attached neighbour. These design considerations are clearly reflected in our proposed scheme.

Our site is one of the only semi-detached properties on the road and therefore has been disadvantaged by the site levels falling across the site rather than being stepped at the boundary between the site boundaries which is the case for most other dwellings on this road.

For this reason, it might appear that the height of the roof is excessively high above the ground level however the height of the roof is designed using normal proportions which would not have exceeded regular planning guidance on a level flat site.

The stepped relationship between our side extension and the non-attached neighbour is similar to the relationship between other dwellings on the site and so whilst the flat roof height exceeds Hillingdon guidance, it is still in keeping with the character of dwellings already seen on this street. Further, it does not breach the 45 degree line as non-attached dwelling is sufficiently removed from our extension.



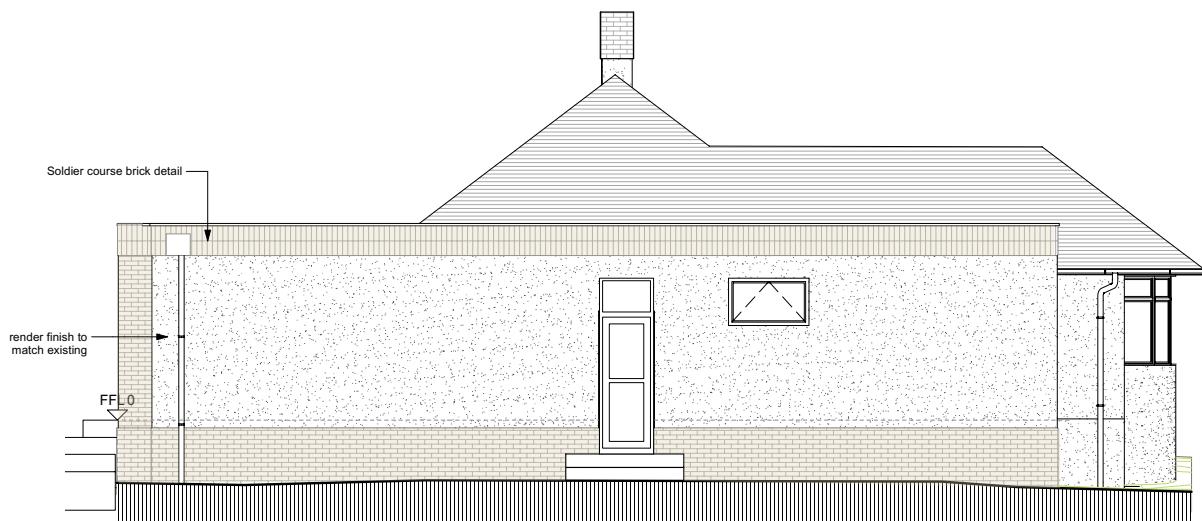
As can be seen in this section the extension seeks to continue the same internal ceiling height in extension as in the existing home.



Design & Materiality:

The design of the whole scheme creates an overall unified and functional living space that seamlessly integrates with the existing house. By matching the language of the existing home through architectural style, materials, and finishes, the extension maintains a cohesive aesthetic by taking inspiration from the existing character of home whilst integrating it with modern design elements.

To maintain a cohesive design language and blend the extension with the existing build and the surrounding area, we have chosen to use render as the primary material and brick as a secondary material. These materials are commonly seen on houses in the vicinity. We have added architectural intrigue by using these materials in a modern and playful way alternating the brickwork pattern by adding visual interest and depth to the design.



ACCESS

Access to the garden will be maintained to the side of the property along #21 and the garden space will remain more than adequate for the number of bedrooms in the dwelling. There is no change to front drive or parking spaces.

