



2 College Dive, Ruislip, HA4 8SB
Design & Access Statement

Introduction

This design and access statement has been prepared in support of a householder planning application for the demolition of the existing side garage, erection of a new double-storey side extension with hip roof extended over, and dual-pitched single storey rear extension.

2 College Drive is two storey, semi-detached house currently used as a single dwelling house. The house is located in the London Borough of Hillingdon, is not listed, and does not fall within a conservation area.

The property is situated at the South Eastern end of College Drive, directly opposite the intersection between College Drive, The Uplands and Hawtrey Drive. To the rear of the property is Warrender Park and Bishop Ramsey CoE School, and whilst the property is not within a flood zone (with little or no risk of flooding), it is on the periphery of CDA018.

Location & Context

College Drive - as well as adjacent The Uplands and Hawtrey Drive - are characterised by a mix of 1930's detached and semi-detached houses, with most properties along these roads featuring appearances typical of this era; hipped roofs, semi-circular bay windows, arched brick recessed porches, mock timber gable framing, and part-brick part-render/pebbledashed walls.

2 College drive forms one of two semi-detached properties - alongside 9 The Uplands - which are uniquely positioned as they face towards the intersection of College Drive and The Uplands, and thus sit at a circa 45 degree angle to all nearby properties on both roads.

Whilst the road maintains a fairly uniform set of front elevations, most properties have been considerably extended over the years, with a variety of single & double-storey side extensions, single & double-storey rear extensions, and loft conversions, each diversified in scale, mass and material finish. The side and rear elevations are, therefore, much less harmonious. Most double-storey side extensions are set in line with the principle elevation, whilst no two rear extensions are the same.

The existing use class of the building is C3 dwelling house, and will remain as such.

Locally there is a good public transport accessibility level, with Ruislip Manor Station Bus Stops (Stops C & D), and Ruislip Manor Underground Station, all within 0.3 miles (6-7 min walk).

The property benefits from a large private garden to the rear of the building, which backs onto Warrender Park and Bishop Ramsey CoE School, and is situated directly next to an electrical substation.

Planning History

No previous Planning Applications have been submitted at 2 College Drive.

Relevant Planning Policies

As would be expected, a great deal of time has been spent assessing planning policy frameworks - including The London Plan 2021, the Hillingdon Local Plan, and the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - as well as other recent planning applications, to try and ensure that the proposal meets planning guidance, and is appropriate in nature.

As such, outlined below are some of the HDAS, Local Plan and London Plan policies considered relevant to the application, and a brief summary of how the proposal responds to these policies.

HDAS Paragraph 3.1 states that "The extension should always be designed so as to appear 'subordinate' to the original house. In particular, the extension should not protrude out too far from the rear wall of the original house. This is because the extension may block daylight and sunlight received by neighbouring properties."

Response: The proposed rear extension is staggered, meaning that the deepest part of the extension is circa 4.5m from the rear wall of the original house, with the shallowest at circa 3.9m. We are aware that this is a deeper proposal than deemed acceptable in paragraphs 3.3 (3.6m) and 3.4 (4m), but would suggest that the unique positioning and orientation of the property requires a 'case-by-case' review.

Given the property faces North East, the proposed rear extension would only cast shadows into the neighbouring No. 9 The Uplands in the late evening, whilst a dual-pitched roof has been proposed to further alleviate any possible overshadowing. A Daylight & Sunlight Assessment can be commissioned and provided, if necessary, to more formally demonstrate this.

HDAS Paragraph 3.12 states that "Careful selection of materials is required for the extension so as to match or complement the materials used in the original house. Where appropriate, you could copy design features and details from the existing house into the new extension."

Response: The existing dwelling features a hip roof, as well as a pitched roof over the bay window, with both roofs at an angle of circa 34 degrees. As such, the proposed rear extension uses a dual-pitched roof of the same 34 degree angle to continue the language of the main house, and to create a distinct and attractive form which remains subservient to the main house. Additionally, the proposed materials and details would match those of the original existing main house (excl. the pebbledash render).

HDAS Paragraph 3.13 states that "Sufficient garden space should be retained as a consequence of an extension. Two bedroom houses should retain at least 40 square metres of private usable rear garden space, 3 bed houses at least 60 square metres and 4 bed houses at least 100 square metres."

Response: Following the construction of the development, approximately 290sq.m of private rear and side garden space will be retained. Therefore the proposed development is in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

HDAS Paragraph 4.5 states that "In order to appear subordinate, the width and height of the extension should be considerably less than that of the main house and be between half and two-thirds of the original house width depending on the plot size and character of the area."

Response: The proposed two storey extension will have a width of approximately 4.07m, which is less than two thirds the width of the original dwelling, which is approximately 6.15m wide.

HDAS Paragraph 5.1 states that "The Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building."

Response: The proposal allows a minimum 1m wide side access across the length of the side extension, and is significantly wider than this for the most part. Additionally, given the nature of the plot and the vicinity of the electrical substation, there is no possibility that the proposal could combine visually with any neighbouring properties to form a terraced appearance.

HDAS Paragraph 5.7 states that "Two storey side extensions should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house."

Response: The proposal does not extend forward of the principle elevation, and is integrated with the existing house in design, mass and materiality.

HDAS Paragraph 5.8 states that "For semi-detached properties the roof height of the extension should not exceed the height of the main roof and so should be lowered by at least 0.5m at roof level. For detached and terraced houses, the roof height of the extension should be equal to that of the main house."

Response: Whilst the property is semi-detached, the unique corner setting of the property means that it (along with 9 The Uplands) visually reads more like a detached house. As such, to ensure the proposal is not at odds with the existing character or appearance of the property, and does not cause any detriment to the street scene and wider area, the new roof over the side extension is equal to that of the main house.

This also replicates the roof lines seen at Nos 3, 4, 22, 24 and 26 College Drive, Nos 11, 13, 15 and 41 The Uplands, as well as at Nos 4, 6, 8 and 10 Hawtrey Drive, thus integrating the proposal into the local street scene and wider area.

London Plan policies D1 and D3 seek to secure good growth through the use of good design which is both sensitive and appropriate to the existing context and character of the local area. Additionally, Hillingdon Local Plan (LP1) Strategic Objectives S01 and Core Policies outline that it is "of critical importance that the attractive character and identity of Hillingdon is to be retained" and that "local character and distinctiveness are reinforced that the environment is protected and enhanced and that design quality is a priority."

Response: Great time and care has been put into the development of the proposals to ensure that the overall design is sensitive to - and enhances - local character and setting by considering the surrounding scale, height and mass, and providing a high-quality design and finish. In this regard, we would propose that the application complies with the London Plan (2021), and the Local Plan Strategic Objective and Core Policies.

Relevant Approved Neighbouring Applications

40399/APP/2021/3887 – 43 College Drive - Approved

Proposed single storey side and rear extension.

47886/APP/2020/4286 – 14 College Drive - Approved

Single storey side/rear extension including demolition of existing side garage.

30982/APP/2019/3894 – 6 The Uplands - Approved

Two storey side extension and single storey rear extension involving demolition of existing garage/conservatory

70515/APP/2014/4482 – 4 The Uplands - Approved

Two storey side extension involving demolition of existing conservatory and side elements.

The following issues have been covered under the requirements of a Design and Access statement:

1. Use

The use of the house remains as C3 residential.

2. Amount & Scale

The proposed alterations meet the owners requirements for a house that suits their growing family. The side extension is very similar in principle to various other double-storey side extensions that have been approved over the years, whilst the modest additional scale of the rear extension is moderated through the use of appropriate contemporary design and sympathetic materiality.

2.1 Double-Storey Side Extension

The existing side garage 'extension' is in poor condition, and not of any practical use to a growing family. As such, it is proposed to be demolished so that appropriate foundations can be laid, and so that a more efficient and appropriate design can be realised.

The double-storey side extension is proposed to be constructed of materials which match and enhance the distinctive character of the original, existing property (red brickwork and red clay roof tiles), whilst there already exist several examples of permitted, double-storey side extensions developed within the local setting. The proposal is therefore not considered to be incongruous in nature.

The roof over the side extension is proposed to be a hip roof which aligns directly with the existing roof, thus ensuring the scheme best matches the form and character of the existing building, and many other properties along the road and adjoining roads. A number of skylights are proposed to the new and existing roof so as to allow much needed natural light and ventilation to and from the loft space.

The side extension is circa 1.17m from the boundary to the electrical substation at the closest point, and is circa 7.7m from the boundary to No. 4 College Drive at the closest point. Given the position and orientation of the property and plot, there is no risk of the extension contributing to any kind of terracing effect.

2.2 Single-Storey Rear Extension

The proposed rear extension uses the form of the existing main house roof and pitched roof over the bay window as inspiration for the distinctive double-pitched roof form. Additionally, the

proposed extension is staggered, thus avoiding the increasingly common full width flat plane rear extension, and affording the opportunity to split the roof into two joined dual-pitched roofs to create the more dynamic form.

The deeper side of the extension is positioned against the boundary with No. 9 The Uplands to respond to the angled nature of the plot (thus guiding views from inside the extension out into the deepest part of the garden, as opposed to towards the boundary), whilst the pitched form of the roof works with the orientation of the plot to alleviate possible overshadowing concerns.

As with the side extension, the rear extension is proposed to be constructed of materials which match and enhance the distinctive character of the original, existing property, with red clay roof tiles proposed (to match the roof of the main house), alongside white rendered walls (to match the proposed render above the brickwork band on the main house once the existing pebbledash render is removed and re-rendered).

The proposal - by the virtue of the design, scale and proportion - is not overly dominant, and therefore does not significantly increase the likelihood of overlooking, sense of enclosure, loss of light, or loss of privacy.

Given the modest increase in size and appropriate position of the proposed extension, as well as the nature of the surrounding context, it is considered that the development will not result in an unacceptable detrimental impact upon neighbours in terms of provision of daylight/sunlight or outlook from the site and would not result in unacceptable overbearing impact or sense of enclosure.

3. Layout

The internal layout has been updated to make better use of the internal space for the growing family of occupants, and careful consideration has been given to circulation areas, a key consideration which is often overlooked in residential extensions and developments in favour of additional habitable rooms.

On the ground floor, the bedroom/study affords a practical and suitable working-from-home opportunity (much sought-after in a post-Covid era), whilst the utility and plant rooms ensure appropriate space is allocated for sustainable equipment to service the house, such as the proposed Air Source Heat Pump. The circulation lobby provides access to a fit-for-purpose kitchen and dining area (something the existing property lacks), as well as to a lounge space with a connection to the garden (which is currently lost).

On the first floor, a new staircase landing with void is proposed to enhance natural lighting and ventilation across the floors, whilst the existing 'box' room is given to a seating area so that the

landing feels more spacious, airy and light. The existing separate bathroom and WC are combined into a usable family bathroom, whilst the remaining two main existing bedrooms are retained virtually as-is. Within the new side extension, a new suite is provided - with a dressing room and en-suite bathroom - greatly enhancing the amenities of the house, and well-being of the occupants.

4. Appearance

4.1 Overview

The scale and form of the external materials are in keeping with the character of the building, neighbouring properties, and within the context of the surrounding area.

4.2 Side & Rear Extensions

We recognise that the language of an aesthetic style is made up of all the features that help to identify it; a building that has a well-considered architectural language of form, materials, and construction details has elegance.

The style of each period reflects the time in which houses were being built, as well as the materials that were available. The original design of the house is rooted in the skills of craftsmen, and the limitations of the tools and materials at their disposal.

Much thought and research has gone into the appearance, practicality, and function of the design, ensuring that the finished look and feel is of a very high quality and durability.

Whilst the rear extension is partly modern in appearance, it is not considered to significantly depart from the design character and appearance of the existing host building, neighbouring buildings or the wider streetscene.

The use of Selbourne Red Brickwork to the amended front, side and rear elevations respects the host buildings brick construction, whilst the slate grey UPVC windows pick out and complement the grey and navy blue accents in the existing brickwork. Modern materials compliment and contrast the traditional materials, providing a high quality addition without detracting from the character of the building.

As such, the proposal has been designed to be of a similar architectural vernacular to the existing property and immediate surrounding buildings, and would be in keeping with the overall character and appearance of the area.

5. Landscaping

5.1 Front Garden

No changes are proposed.

5.2 Side Access and Rear Garden

A new Vaillant aroTHERM Air Source Heat Pump (or similar) system is proposed, whereby the external element (which produces 60 dB(A) or less) will be positioned against the external side wall of the property.

No other changes are proposed to the side or rear garden.

6. Access

The access remains the same from 2 College Road.

7. Flood Risk

Whilst, the property is not within a flood zone (with little or no risk of flooding), it is on the periphery of CDA018. We would kindly ask the council to advise on what, if any, provisions are required.

8. Sustainability

As would be expected in the 21st century - particularly considering climate considerations - the scheme proposes several sustainable practices to future-proof the property.

An Air Source Heat Pump is proposed to be the main heating source for the property. This system would provide efficient heating and cooling for the home, reduce energy bills, run on renewable sources (reducing the amount of carbon emissions released into the atmosphere), and require minimal maintenance.

Additionally, a Mechanical Ventilation Heat Recovery System (MVHR) system is also proposed, which extracts stale air from wet areas like bathrooms and kitchen, passes it through a heat exchanger with fresh air to recover heat, and then supplies it to living areas of the home. MVHR systems can save energy by retaining up to 95% of heat that would normally be lost through open windows, extractor fans, and trickle vents, vastly improve ventilation throughout the property, and reduce a property's carbon footprint.

Lastly, a below ground rainwater harvesting system is proposed collect rainwater from both the main house and rear extension roofs, and store it in the 1000L 1m diameter underground tank. The rainwater then provides a cost-effective, space-saving way to store water for irrigation, watering plants, and washing cars etc., thus reducing overall water consumption at the property.

9. Conclusion

The proposal creates an improvement to the character and preservation of the appearance of 2 College Drive, adopting a sensitive and considered approach giving the building a timeless aesthetic whilst presenting a 21st century enhancement to the building.

The proposal causes no harm to the living conditions of neighbouring residents, creating an enhancement to the character of the surrounding buildings and local area, and presents an opportunity to complement a family home with exemplary piece of architecture.

We would, therefore, recommend that the proposal is acceptable to be granted planning permission