

**Planning Statement**

**Heritage Statement**

**Design and Access Statement**

**23 Green Walk, Ruislip,  
Hillingdon, HA4 8NL**

*Prepared For*

**Ruislip Manor Cottage Society**

**4395**

**December 2025**



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CHARTERED TOWN PLANNERS

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## CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2</b>	<b>THE SITE</b>	<b>3</b>
	About the Applicant (The RMCS)	5
<b>3</b>	<b>SITE DESIGNATIONS AND PLANNING HISTORY</b>	<b>7</b>
	Planning History	8
<b>4</b>	<b>THE PROPOSED DEVELOPMENT</b>	<b>10</b>
<b>5</b>	<b>PLANNING POLICY</b>	<b>12</b>
<b>6</b>	<b>ASSESSMENT</b>	<b>13</b>
	The Principle	13
	Housing Mix	15
	Design and Appearance	16
	Neighbour Amenity	17
	Parking and Access	18
	Affordable Housing Statement	20
	Ecology and Biodiversity Net Gain	20
	Sustainability	20
	Drainage Statement, Water Management, Efficiency and Quality	21
<b>7</b>	<b>HERITAGE STATEMENT</b>	<b>23</b>
<b>8</b>	<b>DESIGN AND ACCESS STATEMENT</b>	<b>27</b>
<b>9</b>	<b>SUMMARY AND CONCLUSIONS</b>	<b>29</b>



# 1 INTRODUCTION

- 1.1 This statement is prepared in support of a planning application, made by the Ruislip Manor Cottage Society (RMCS) to the London Borough of Hillingdon Council for the following development:

*Erection of 2 x bed dwelling to side of existing dwelling and alterations to fenestration of existing dwelling including new dormer to front.*

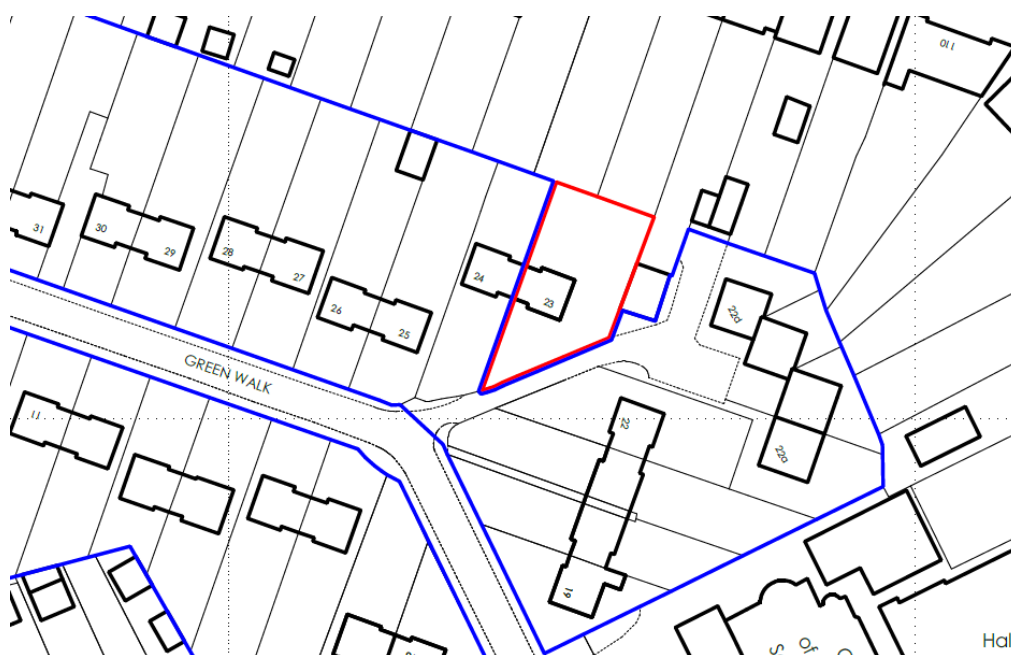
- 1.2 RMCS is a philanthropic non-for-profit organisation which owns and manages over 220 good quality properties in Ruislip and surrounding areas which it rents to local people who cannot afford accommodation in the area. The RMCS has been providing this much needed service for over 100 years, and their tenants have benefitted from exceptionally low rents and the security of living in well managed housing.
- 1.3 The demand for housing has grown exponentially in recent years and RMCS is committed to trying to increase the number of properties it offers for rent. This small development, if approved, will be funded without any public money for the benefit of the community.
- 1.4 This statement draws upon the findings of various technical information and should be read in conjunction with the accompanying application material to provide a comprehensive understanding of the proposals and its associated benefits.
- 1.5 The following documents are submitted with the planning application and comprises the following:
- Application Form
  - Site Location Plan and Existing Block Plan – Drawing No. KA2413-200
  - Existing Site Plan – Drawing No. KA2413-201
  - Existing Floor Plans and Elevations – Drawing No. KA2413-202
  - Proposed Site Layout – Drawing No. KA2413 -203
  - Proposed Floor Plans – Drawing No. KA2413-204
  - Proposed Elevations – Drawing No. KA2413-205



- Proposed Floor Plans – Drawing No. KA2413-204
- Design and Access Statement: Part of Planning Statement
- Heritage Assessment: Part of Planning Statement
- Drainage Assessment: Part of Planning Statement
- Biodiversity Net Gain Assessment prepared by Growing Native
- Biodiversity Metric prepared by Growing Native
- Completed CIL form

## 2 THE SITE

- 2.1 The application Site is located along a narrow spur road off Green Walk which leads to Green Walk, which is shown below. The Site has a size of 38.1sqm.



*Extract from the Site Location Plan showing the Site*

- 2.2 The Site is located in Green Walk which is set within the Ruislip Manor Way Conservation Area (CA). Green Walk is characterised by attractive collections of dwellings, the design of which is strongly influenced by the Arts and Craft Movement and early Garden City planning. Its significance stems from its well-preserved buildings and spaces that reflect the historic development of the area, which formed part of the 'Metro-Land' expansion of London.
- 2.3 The houses along Green Walk are themselves characterised by their consistency of design which is depicted by their 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. The properties also have varying sizes of front gardens and mature boundary hedges.



*Properties in Green Walk*

- 2.4 The Site is set back from the spur road and is angled, meaning that the front garden of No. 23 is tapered and the garden to the front is relatively large. There is also a side garden to the side of the property, which is underutilised and forms part of the private rear garden.



*Nos. 23 and 24 Green Walk (No. 23 is the Site)*





*The Site*

- 2.5 The spur road leads to a number of single storey properties. There is also a garage located to the side of the Site, which is not in the ownership of the Applicant.
- 2.6 The proposed development seeks to utilise the land, which will help the RMCS provide much needed low rental family housing to those who cannot otherwise afford to live in the area, relieving pressure on the Local Authority to house them instead.

#### **ABOUT THE APPLICANT (THE RMCS)**

- 2.7 The 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. The development site is just part of a wider area on the Ruislip Manor Estate under their stewardship, which offers affordable accommodation.
- 2.8 It is well documented that there is a shortfall in both market and affordable dwellings across the South East and there continues to be a high demand for the properties managed by the RMCS on the estate. The consequence of changing demographics and people living longer adds further pressures, because the RMCS have fewer properties



to go around and only a limited supply of family sized homes, despite the demand for this type of home.

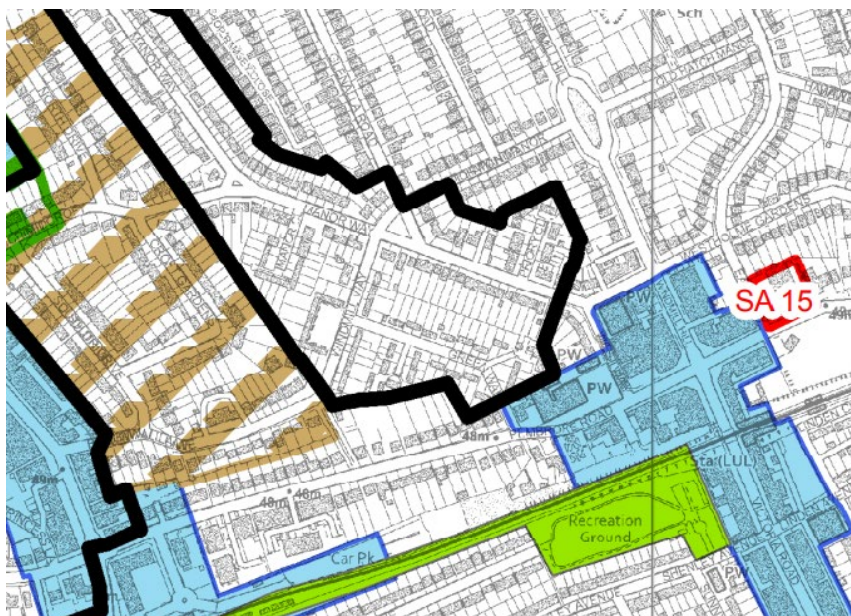
- 2.9 As part of the continued management of the estate RMCS are looking to find suitable opportunities which will allow them to provide additional accommodation. Through analysing their options, it has been recognised that the development of the Site presents an opportunity to enhance this part of the Site, as well as to provide a new property.



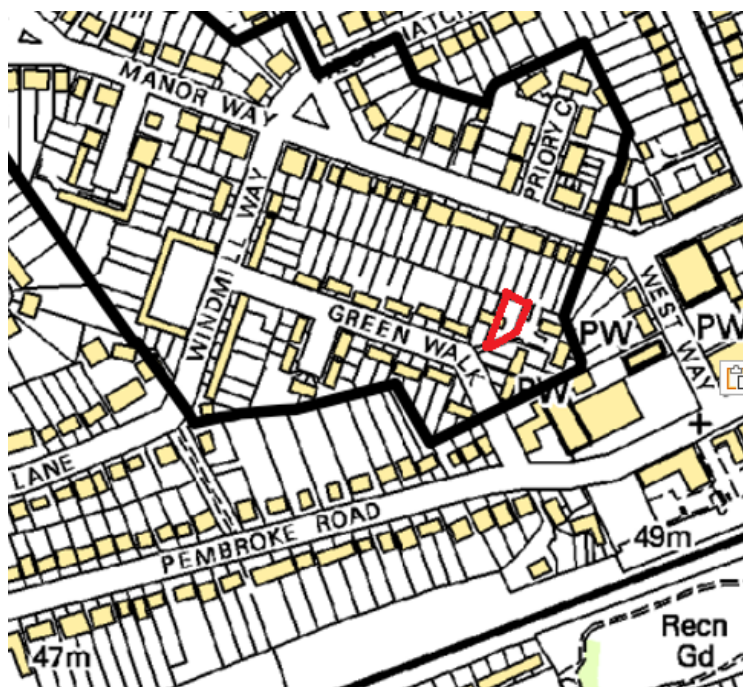


### 3 SITE DESIGNATIONS AND PLANNING HISTORY

- 3.1 The Site is located within the Ruislip Manor Conservation Area, which is shown below on the Policies Map of the Hillingdon Local Plan and the Conservation Appraisal.



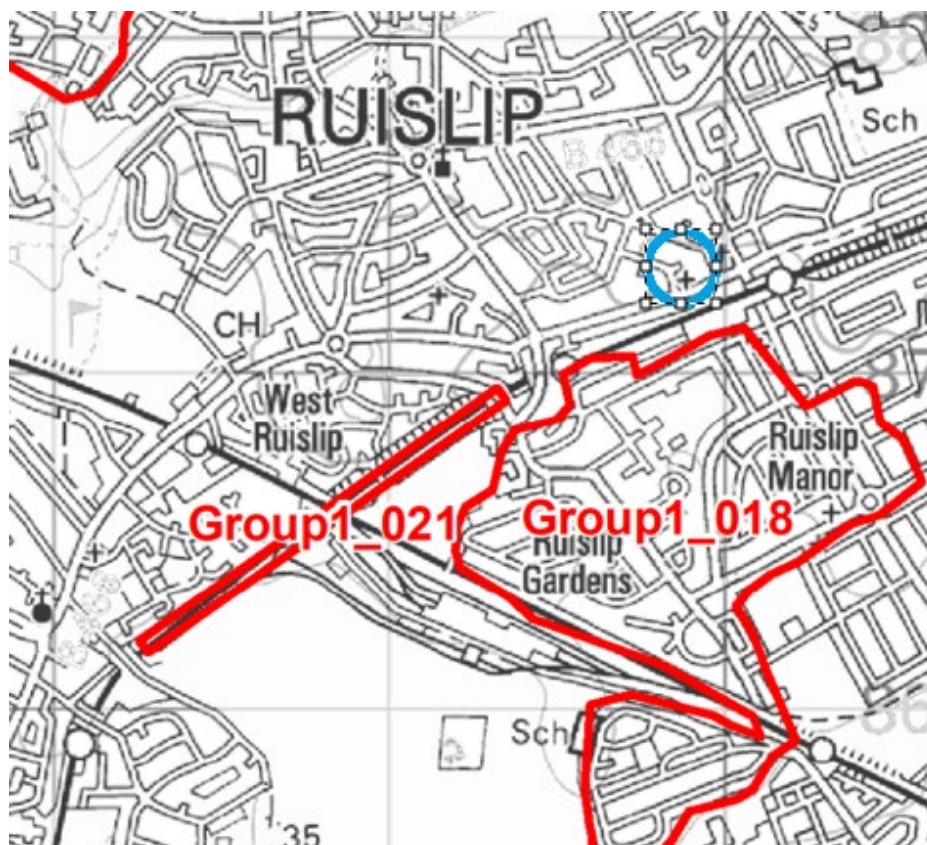
*Policies Map from Hillingdon Local Plan*



*Extract from the Conservation Appraisal for the Ruislip Manor Conservation Area*



- 3.2 The Site is located within Flood Zone 1, which is an area at low risk of flooding. The Site is also not located within a critical drainage area, which is shown by the red line on the map below, which is taken from the Council's Surface Water Management Plan.



*The Surface Water Management Plan showing the Site outside of a Critical Drainage Area*

- 3.3 Green Walk does not contain any listed buildings or Locally Listed Buildings.

### **PLANNING HISTORY**

- 3.4 A review of the Council's planning records indicates there is no relevant planning history for the Site.
- 3.5 However, two storey residential extensions have been granted at other properties in Green Walk which are similar to the rear section of the proposed dwelling, namely at:

- 35 and 36 Green Walk: Reference 77642/APP/2022/3155



- 27 and 28 Green Walk: Reference 76867/APP/2021/4223

3.6 Those applications granted planning permission a similar scale of extension and design to what is currently proposed. The approved elevations are shown below.



*Extensions approved at No. 27 and 28 Green Walk*



*Extensions approved at No. 35 and 36 Green Walk*



## 4 THE PROPOSED DEVELOPMENT

- 4.1 This application proposes the erection of a new dwelling to the side of No. 23 Green Walk, the right-hand side of a pair of semi-detached properties. The proposed property would adjoin No. 23 Green Walk and as a result, minor alterations are proposed to the fenestration at this property.



*Proposed front elevation*

- 4.2 The existing first floor side window at No. 23 will be removed and a new rear dormer window is proposed to the rear.
- 4.3 The existing plot for No. 23 has part of its garden to the side of the property. The plot will be divided into two to form a plot for the existing dwelling and for the new dwelling. The proposed dwelling will be a two-bedroom property. There will be a kitchen and living room/dining room on the ground floor and two bedrooms on the first floor.
- 4.4 A small walkway will be provided around the perimeter of the rear garden of the proposed dwelling to allow access into the rear garden for the existing dwelling - No.23 - and provide access to a secure and covered cycle store within each garden. A refuse store is proposed to the front of the existing dwelling and within the rear garden area for the proposed dwelling.



- 4.5 A single parking space will be provided to the front of the proposed dwelling and the existing parking space for No. 23 will be relocated to the front of this dwelling. Vehicles will be able to turn at the top of the spur road and head onto Green Lane in a forward position.



## 5 PLANNING POLICY

5.1 Section 38 (6) of the Planning & Compulsory Purchase Act requires proposed planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant development plan for the Site comprises of the:

- London Plan (2021) (LP);
- Saved Unitary Development Plan Policies (Adopted 2007)
- Hillingdon Local Plan: Part 1- Site Allocations and Designations (November 2012); (Local Plan Part 1) and
- Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) (Local Plan Part 2).

5.2 The National Planning Policy Framework (NPPF), which sets out the Government's planning policy position is also referred to. Whilst it is not part of the statutory Development Plan, it is a material planning consideration in the determination of planning applications.

5.3 Additionally, guidance produced by the Council in the form of Supplementary Planning Guidance is also a material planning consideration along with the Government's Written Ministerial Guidance.





## 6 ASSESSMENT

- 6.1 The proposals involve the erection of a new dwelling to the side of No. 23 Green Walk along with alterations to the existing dwelling, No. 23 Green Walk.

### THE PRINCIPLE

- 6.2 The Site is located within the built-up area of Ruislip and within the Ruislip Manor Conservation Area.
- 6.3 A key objective of the adopted Development Plan is to provide new homes, to meet the need set out in the development plan. This is also echoed in national planning policy guidance, especially the draft consultation NPPF published on the 30 July 2024, which specifically is aiming to build the homes the country needs.
- 6.4 The Government's Written Ministerial Statement (WMS) outlines that: *'This Government has inherited an acute and entrenched housing crisis. The average new home is out of reach for the average worker, housing costs consume a third of private renters' income, and the number of children in temporary accommodation now stands at a historic high of nearly 160,000.'*
- 6.5 It continues to outline that: *'Meeting ambitious new targets relies on allocating sufficient land to do so. We have been clear that developers should first look to brownfield, or previously developed, land. That is essential to protect our most valuable countryside and agricultural land. And we have made changes to support that, making the default answer to proposals to building on brownfield 'yes' and expanding the current definitions of brownfield land to include hard standing'.*
- 6.6 The Site forms part of the garden of No. 23 Green Walk and comprises an area of hardstanding and is therefore previously developed land as defined by the NPPF. It is underutilised land in an urban location, close to the amenities and facilities of Ruislip. The Site presents an opportunity to provide much needed housing for the borough in a sustainable location.





- 6.7 In line with Paragraph 125 of the NPPF, *‘Decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and promote and support the development of under utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively’.*
- 6.8 Policy DMH 6 Garden and Backland Development outlines that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:
- i) Neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
  - ii) Vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable
  - iii) Development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
  - iv) Features such as trees, shrubs and wildlife habitat must be retained or re-provided
- 6.9 The proposed development does not constitute backland development. The proposals are for a new dwelling to the side of No. 23 and would be a continuation of this existing pair of semi-detached dwellings. It will provide much needed housing on an underutilised urban site, which is in keeping with the character of the area.
- 6.10 The Site is of a sufficient size to accommodate the proposed dwelling, where it would be located to the side. The additional property would form a small row of terrace



dwellings which would fit neatly within to the character of the area which contains a mixture of terrace and semi-detached dwellings.

- 6.11 The Site is amply large enough to provide a new dwelling and will provide an acceptable residential amenity with neighbouring properties, provide adequate parking and retain trees, shrubs and wildlife habitat features, in line with Policy DMH 6, which are discussed in further detail below in the relevant sections.
- 6.12 Additionally, the proposals are in line with the Government's aims where priority is being given to development on previously developed land.
- 6.13 Therefore, the principle of the development is acceptable.

### **HOUSING MIX**

- 6.14 Policy DMH 2: Housing Mix outlines that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development and that current information on housing need indicates a substantial wide requirement for larger affordable and private market units, particularly three-bedroom properties.
- 6.15 The RMCS however requires a number of smaller units for their housing stock than three-bedroom properties.
- 6.16 The Applicant's own official data shows that there is a long waiting list of at least 30 people in need of a smaller 2 x bed unit. This however is not a true analysis, and the waiting list should be even longer. Many people who have enquired to the RMCS over the years about available smaller units have not been added to the official waiting list as it has been closed due to the number of people already on it. The number of people currently on that backburner list is an additional 29.
- 6.17 The official waiting list has been closed several times over the last 20 years, with the last closure being for the longest duration due to an unprecedented amount of people applying to be on the list as a result of the housing crisis and 'No fault' Section 21 Notices being served on private tenants.



- 6.18 The RMCS has had no choice but to turn some of these people away and not add them to the official waiting list as the Applicant only has a small number of smaller properties available and they are more likely to be successful elsewhere.
- 6.19 Therefore, it is clear that the RMCS's own data shows there is a significant need for 2 x bed units.
- 6.20 Furthermore, the proposal will provide an affordable two-bedroom dwelling within an area that is in need of affordable housing.

### **DESIGN AND APPEARANCE**

- 6.21 The quality of design is another consideration of the Council's Development Plan, including how the development relates to neighbouring properties and amenity. The Site is located within the Ruislip Manor Conservation Area and Policy DMHB 1 requires development to be designed to the highest standards and incorporate good principles of good design. Additionally, Policy DMHB 4 states that all new development located within a conservation area must preserve and enhance the character and appearance of the conservation area.
- 6.22 As the Site is in the Conservation Area, there is a statutory duty on the Council to preserve or enhance its character and appearance.
- 6.23 The proposed development has been designed to be nearly identical in form and appearance from the front to the existing dwellings it would adjoin in Green Walk. The set back of the property, the ridge height, eaves height and ground floor windows positions are identical, and the proposed front dormer window has only minor alterations to the existing dormer windows in these pair of semi-detached properties. Overall, the appearance of the proposed development from the front is closely aligned to the existing dwellings so that the new dwelling will appear as a continuation to these existing semi-detached dwellings, in keeping with the character of this pair of dwellings and the existing street scene of Green Walk.
- 6.24 The rear elevation will see greater variation, but simple forms are utilised with a small projecting gable that is similar to those already approved on three separate occasions



by the Council as detailed in application references: 77642/APP/2022/3155 and 76867/APP/2021/4223 at Green Walk and which are referenced above within the 'Planning History'. This gable is designed to be set down from the ridge of the main property and does not extend across its full width. Overall, it would appear subordinate to the main property.

- 6.25 Additionally, a small dormer window, which will replace the side window to this room, to reflect those at the front of the property, is proposed to the front of No. 23, which will provide light and outlook to the first-floor bedroom.
- 6.26 The set back of the proposed dwelling from Green Walk is a continuation of the existing semi-detached properties and allows for ample soft landscaping to the front of the property, which is closely matched to the existing arrangement for the neighbouring properties on Green Walk. The arrangement allows for a parking space to be provided to the front of the existing and proposed dwellings whilst maintaining ample soft landscaping to continue the verdant character of Green Walk.
- 6.27 The materials proposed will use traditional materials which will match the existing houses.
- 6.28 Overall, the proposed development has been designed to a high standard and provides a scheme that reflects the character of Green Walk and the Ruislip Manor Conservation Area.

### **NEIGHBOUR AMENITY**

- 6.29 The proposed development will provide a high standard of living environment for the future occupants and will maintain a high standard of environment for adjacent dwellings.
- 6.30 The proposal will be in accordance with Policy DMHB 11 of the Local Plan Part 2, which requires that proposed development should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The relocated first floor window will be a dormer window to the front of the existing dwelling (No. 23) and will have an acceptable relationship with the proposed dwelling. There is an existing



rooflight in the rear of the property which serves the landing. This is not a habitable room however the 45-degree line of sight taken from the centre point of the existing rear rooflight will not be breached especially due to the slope of the roof angling away from this window.

- 6.31 A distance of more than 21m is retained between the proposed development and the dwellings to the rear on Manor Way. Whilst the windows will be proposed to the rear and will look towards the properties to the rear, sufficient space will be retained. In any event it is not uncommon to have some overlooking in residential areas.
- 6.32 The garden areas for both the existing and proposed dwellings will be 94sqm and 60sqm respectively, which aligns with the Council's Policy requirements for external amenity space.
- 6.33 Internally, the property has also been designed to exceed the Nationally Described Space Standards, which are also referred to in the London Plan, requirements for a 2-bedroom dwelling and all habitable rooms will have at least one clear glazed and fully opening window.
- 6.34 Therefore, there is no conflict with the policies which has been designed to take account of the existing situation and the requirements of Policy DMHB 11 of the Local Plan Part 2.

#### **PARKING AND ACCESS**

- 6.35 Policy DMT 6 of the Local Plan Part 2 outlines that proposals must comply with the Council's parking standards. The council may agree to vary these requirements when the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity.
- 6.36 The Council's parking standards require houses to have a maximum of two on site car parking spaces. The proposed and existing house will each provide one parking space, which complies with these **maximum** standards. The existing dwelling currently only has one parking space, which would be relocated to the front of the Site and therefore



the parking provision for this existing dwelling will be unaltered from the current situation. A new parking space will be provided to the front of the proposed dwelling.

- 6.37 Green Walk has parking restrictions throughout the day. In the evening parking on street is available. Green Walk is a road that is below parking stress level and there is space on street capacity available over a wider area on the local highway network. Additionally, many of the RMCS's tenants do not own a car. Therefore, the future residents of these houses will be chosen accordingly and the provision of one space for each dwelling will cause no highway safety impact.
- 6.38 Furthermore, the Site is in a sustainable location and walking distance from public transport and the amenities and facilities of Ruislip including Ruislip Manor Underground Station. Consequently, the Site is in sustainable location for zero parking, albeit parking provision is being provided for the existing and proposed dwellings.
- 6.39 In line with the London Local Plan, there is a minimum 20% active Electrical Vehicle Charing Point (EVCP) provision required. The proposed vehicle space for the new dwelling will be an EVCP, which exceeds this requirement, and can be conditioned in the event of an approval.
- 6.40 Secure and covered cycle parking spaces will be provided in the rear garden for each of the dwellings, in line with the Council's cycle parking standards.
- 6.41 Refuse and recycling will be provided for the existing and proposed dwellings. Residents will place the bins on the frontage of the Site on bin collection day which is the same as other residents in Green Walk.
- 6.42 Overall, the proposals accord with the Council's parking standards and do not exceed the **maximum** amount of parking required for a dwelling and will not exacerbate the demand for street parking or prejudice highway safety. The proposals are in accordance with Policy DMT 6 of the Local Plan Part 2.



## **AFFORDABLE HOUSING STATEMENT**

- 6.43 Due to the size of the development, there is no policy requirements for affordable housing, because the proposal is for less than 10 units. However, the philanthropic objectives of the RMCS are nevertheless consistent with the affordable housing policy. The proposal will essentially provide an affordable two-bedroom dwelling within an area that is in need of affordable housing. Given the need for affordable housing within the borough, this weighs significantly in favour of the proposal.

## **ECOLOGY AND BIODIVERSITY NET GAIN**

- 6.44 In line with Policy EMEI 7 of the Local Plan Part 2, the design and layout of the proposed scheme has been carefully designed to ensure that all biodiversity values within the site are retained and enhanced.
- 6.45 A Biodiversity Net Gain (BNG) Assessment has been prepared by Growing Native which outlines that off-site credits will need to be purchased. The Applicant is willing to accept a condition to this effect in line with the policy guidance.
- 6.46 The proposed development therefore meets the policy requirements associated with a 10% BNG net gain.

## **SUSTAINABILITY**

- 6.47 Every effort will be made to reduce carbon emissions within the new development in accordance with the London Plan targets. In this instance this development proposes:
- All buildings will be locally sourced where possible;
  - The proposed development will be constructed to a high quality and improve on Building Regulations Part L including building fabric and air tightness where possible;
  - EVCP will be provided for the new dwelling;
  - High performance glazing will be maximised;





- The insulation within the loft space will be sufficiently thick;
- All lighting will be of low energy;
- Thermostatic valves will be used on radiators;
- Smart heating technology will be installed to provide more control; and
- Bathroom appliances will have reduced flow rates to encourage low water consumption.

6.48 These design elements will ensure that the development is sustainable.

#### **DRAINAGE STATEMENT, WATER MANAGEMENT, EFFICIENCY AND QUALITY**

6.49 The Site is located within Flood Zone 1, which is the lowest risk of flooding. The Site is also not located within a critical drainage area, as identified in the Surface Water Management Plan, which is provided above.

6.50 Policy DMEI 10 of the Local Plan Part 2 requires that all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems have been incorporated in accordance with the London Plan Hierarchy.

6.51 The existing measures of drainage systems and drainage strategy, including the existing soft landscaping on the Site that will be retained along with the proposed additional soft landscaping, will be utilised for the proposed development and will continue to control the surface water run-offs.

6.52 The existing measures for drainage will be retained for the proposed development, and it will connect to the existing network where there is sufficient capacity for this one additional dwelling. Drawing No. KA2413-203 shows the proposed new drainage within the Site, which will be approved as part of Building Regulations. The proposed drainage will continue to control the surface water run-offs.



- 6.53 There will be no material increase in run-off rates at the Site boundary, and the proposed development will not cause an increase in flood risk elsewhere, complying with Policy DMEI 10.
- 6.54 Additionally, with regard to water management efficiency and quality, the proposals will provide water efficiency measures including the collection and re-use of rainwater and grey water. Additionally, bathroom appliances will have reduced flow rates to encourage low water consumption ensuring a water usage rate of no more than 105 litres/person/day.



## 7 HERITAGE STATEMENT

- 7.1 The Site falls partly within the Ruislip Manor Way Conservation Area. In accordance with the requirements of the NPPF the significance of the heritage asset, the Ruislip Manor Way Conservation Area, has been considered and the application proposals have been informed by a clear understanding and appreciation of the historical development and architectural character of the Site and its surroundings.

### ***Statutory Tests***

- 7.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 explains that the council should determine which parts of their areas are areas of special architectural or historic interest the character or appearance of which it is desired to preserve or enhance’.
- 7.3 Section 72(1) of the same Act then goes on to state that, *‘Special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area’*.

### ***National Planning Policy Framework***

- 7.4 Section 16 of the National Planning Policy Framework (NPPF) refers to *Conserving and enhancing the historic environment*.
- 7.5 Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance
- 7.6 Paragraph 210 of the NPPF sets out that: *‘In determining planning applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*



- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness’.*

### ***Regional and Local Plan***

- 7.7 At a regional level, Policy HC1 of the LP outlines that development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets significance and appreciation within their surroundings.
- 7.8 At a local level, Policy DMHB 1: Heritage Assets of the Local Plan Part 2 requires all development proposals to avoid harm to the historic environment. Policy DMHB 4: Conservation Areas, outlines that ‘New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness’.

### ***Significance***

- 7.9 ‘Significance’ is the means by which the cultural importance of a place and its component parts are identified and compared, both absolutely and relatively. It is essential for effective consideration and management, because the identification of areas and aspects of higher and lower significance, based on a thorough understanding of a place, enable proposals for change to be developed which protect, respect and where possible enhance a building’s character and cultural values.
- 7.10 This assessment of significance is intended to describe the buildings and their key features in sufficient detail to understand its special interest. With that in mind it focuses on those areas of the building which are more affected by the proposed changes.



- 7.11 Green Walk is located within the Conservation Area. Its significance stems from its well-preserved buildings and spaces that reflect the historic development of the area, which formed part of the 'Metro-Land' expansion of London. The significance of the garden land to the side of No. 23 is of limited heritage value and makes no valuable contribution towards the character and appearance of the CA. Therefore, the development of a further property, that has carefully considered the design and appearance of the existing pair of semi-detached properties it would adjoin, will provide a high-quality form of development for this part of Green Walk and which will have no impact on the significance of the Conservation Area.

***Impact of the Proposal on Significance***

- 7.12 The proposal is for the erection of a new dwelling to the side of No. 23 Green Walk along with some minor alterations to the existing property, No. 23 Green Walk. No. 23 is the right-hand side of a pair of semi-detached properties which are consistent with the character and appearance of the Conservation Area.
- 7.13 One of the main contributing factors are the existing dwellings on Green Walk and although these are not particularly significant in terms of their construction, their architectural style is only seen in this sub area of the Conservation Area. The properties are designed with steeply pitched roof gables that dominate the buildings. The size of the roofs leaves only a short expanse of rendered brick walls visible at ground floor level to the front and rear elevations. The roofs also include mono pitched ormers.
- 7.14 The proposed dwelling will be an extension to this existing pair of semi-detached dwellings and will be a continuation of their overall design and appearance. The main architectural detailing, theming and proportions are in keeping with these existing properties and those in Green Walk. The roof pitch and eaves heights will be reflected, and the ground floor will be rendered.
- 7.15 A small dormer window will be provided to the front of the existing dwelling and will replace the existing side window. The proposed dormer window will have a mono



pitched roof and will reflect the proportions of the existing dormers in the adjoining semi-detached properties.

- 7.16 The proposed dwelling will reflect and respect the size and scale of the existing semi-detached dwellings it will adjoin, and their materials will be of a high-quality design, maintaining the character and appearance of the existing dwelling. The layout, scale and massing of the proposed development, will comprise a sympathetic and congruent design and form, which will help to integrate the proposal effectively within the setting of the site. Accordingly, there will be no harm to the setting or the significance of this part of the Conservation Area.
- 7.17 In summary, the proposed development will achieve a high standard of design and will preserve and enhance the character and appearance of this part of the Conservation Area. The proposal therefore complies with local and national planning policies in respect of heritage.



## 8 DESIGN AND ACCESS STATEMENT

- 8.1 **Amount:** The proposed development is for the erection of a single dwelling to the side of No. 23 and alterations to No. 23. The proposals serve to bring back into use an underutilised parcel of land in an urban and sustainable location, which will improve the overall character and appearance of the area in general.
- 8.2 **Layout:** The layout of the proposed new building will continue the existing layout of the pair of semi-detached properties which it would adjoin. The relationship between the existing buildings and public and private spaces will remain unaltered.
- 8.3 **Scale:** The layout, scale and massing of the proposed development, will comprise a sympathetic and congruent design and form, which will help to integrate the proposal effectively within the setting of the Site. The steeply pitched roof and eaves height will be a continuation of the existing properties and the proposed dormer windows will be of a mono pitched roof design and set within the roof slope, reflecting the existing dormers in these properties and in Green Walk.
- 8.4 **Landscaping:** Landscaping is proposed as part of the development and includes privet hedges to divide the two plots. Landscaping will be improved to the front of the Site and will continue the existing soft landscaped character and appearance of Green Walk. The Site contains no existing trees that will be affected by the proposals.
- 8.5 **Appearance:** The proposed dwelling will be an extension to this existing pair of semi-detached dwellings and will be a continuation of their overall design and appearance. The main architectural detailing, theming and proportions are in keeping with these existing properties and those in Green Walk. The roof pitch and eaves heights will be reflected, and the ground floor will be rendered.
- 8.6 A small dormer window will be provided to the front of No. 23 which will have a mono pitched roof and will reflect the proportions of the existing dormers in the adjoining semi-detached properties.





- 8.7 All new materials as part of the external appearance of the property will be high quality and respect the existing building and surrounding area.
- 8.8 **Use:** The proposals retain the use of the Site as a residential use. An additional property is proposed, which will contribute to the much-needed housing within Hillingdon.
- 8.9 **Access:** The Site is in a highly sustainable location and within walking distance of Ruislip and Ruislip Manor Underground Station. Consequently, the Site is a sustainable location, and the proposed parking will be acceptable from a highway safety perspective.
- 8.10 Access to the property will be gained via the existing access into the property and will meet the relevant Building Regulations.



## 9 SUMMARY AND CONCLUSIONS

- 9.1 The proposed development seeks to provide one additional two-bedroom dwelling on the Ruislip Manor Estate, which is owned and managed by the RMCS. The new dwelling would add to the RMCS's portfolio of affordable properties, helping them to provide additional homes on the popular estate.
- 9.2 The Site currently forms the side garden of No. 23 Green Walk and is underutilised and adds little value or character to the street. Optimising the land for a new residential dwelling is an opportunity to improve the appearance of the Site and the Conservation Area while also providing much needed housing.
- 9.3 The proposed design and appearance of the dwelling is a continuation of the existing pair of semi-detached dwellings and existing dwellings in Green Walk and closely reflects their existing character and appearance and only seeks to enhance the character of this part of the Conservation Area.
- 9.4 Additionally, the proposals have been carefully considered in the context of all relevant national and local planning policies and is compliant with policy regarding an acceptable relationship provided for future occupants and existing properties, parking and cycle provision, the provision of biodiversity net gain, sustainable improvements and the existing measures for drainage will be retained for the proposed development and will continue to control the surface water run-offs.
- 9.5 In combination with the provision of affordable accommodation, the proposal complies with the aims of all relevant development plan policies and with central government advice in accordance with Section 38 (6) of the Planning and should be approved without delay.