

**Planning Statement**

**Heritage Statement**

**Design and Access Statement**

**23 and 24 Green Walk, Ruislip,  
Hillingdon, HA4 8NL**

*Prepared For*

**Ruislip Manor Cottage Society**

**4395**

**August 2026**



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# 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 two storey rear extension, insertion of rear dormer and conversion of existing semi-detached dwellings into 4 x 1 bed flats.*

- 1.2 The RMCS is a philanthropic organisation and contributes to accommodate those who cannot afford to buy or rent property on the open market. As part of the continued management of the estate, the Applicant is looking to increase their housing stock.

- 1.3 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.

- 1.4 The following documents are submitted with the planning application and comprises the following:

- Application Form
- Site Location Plan
- Existing Block Plan – Drawing No. KA2413-307
- Existing Site Plan – Drawing No. KA2413-308
- Existing Floor Plan and Elevations – Drawing No. KA2413-309
- Permitted Block Plan – Drawing No. KA2413-300
- Permitted Site Plan – Drawing No. KA2413-301
- Permitted Floor Plans – Drawing No. KA2413-302
- Permitted Elevations – Drawing No. KA2413-303
- Proposed Site Plan – Drawing No. KA2413-304
- Proposed Floor Plans – Drawing No. KA2413-305
- Proposed Elevations – Drawing No. KA2413-306 Rev A
- Design and Access Statement: As part of Planning Statement

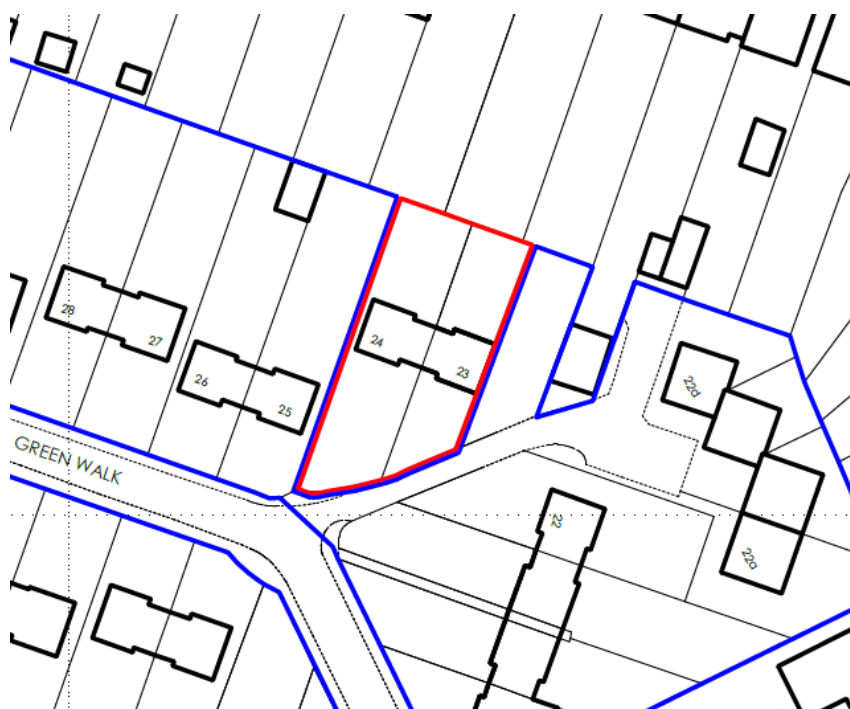


- Heritage Assessment: As part of Planning Statement
- Drainage Assessment: As part of Planning Statement
- Completed CIL form



## 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 522sqm.



*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, meaning that the front gardens of the semi-detached properties are relatively large.



*Nos. 23 and 24 Green Walk*

- 2.5 The spur road leads to a number of single storey properties.



- 2.6 The proposed development seeks to extend the existing semi-detached properties with a two storey rear extension and conversion into 4 x 1 bed residential flats, 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.

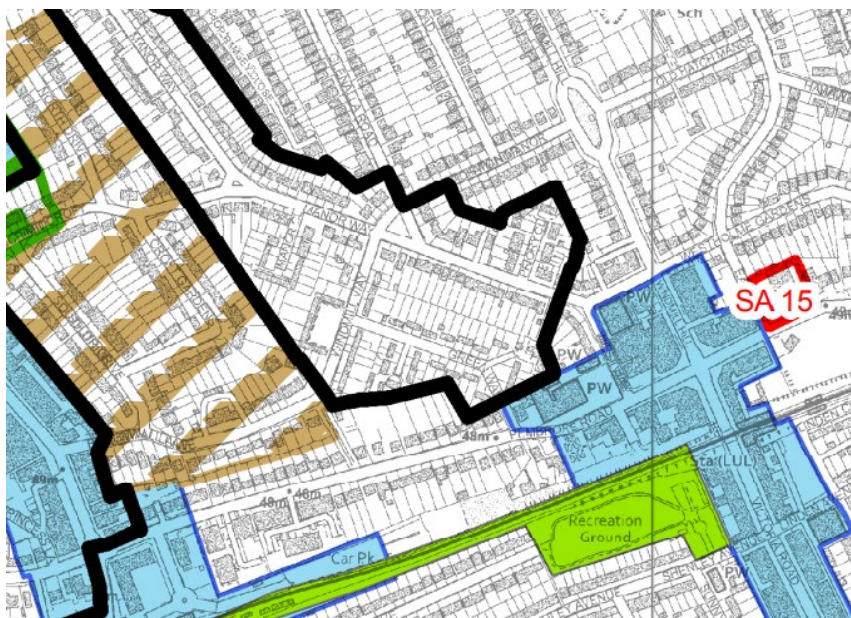
#### **ABOUT THE APPLICANT (THE RMCS)**

- 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 provide new family accommodation.

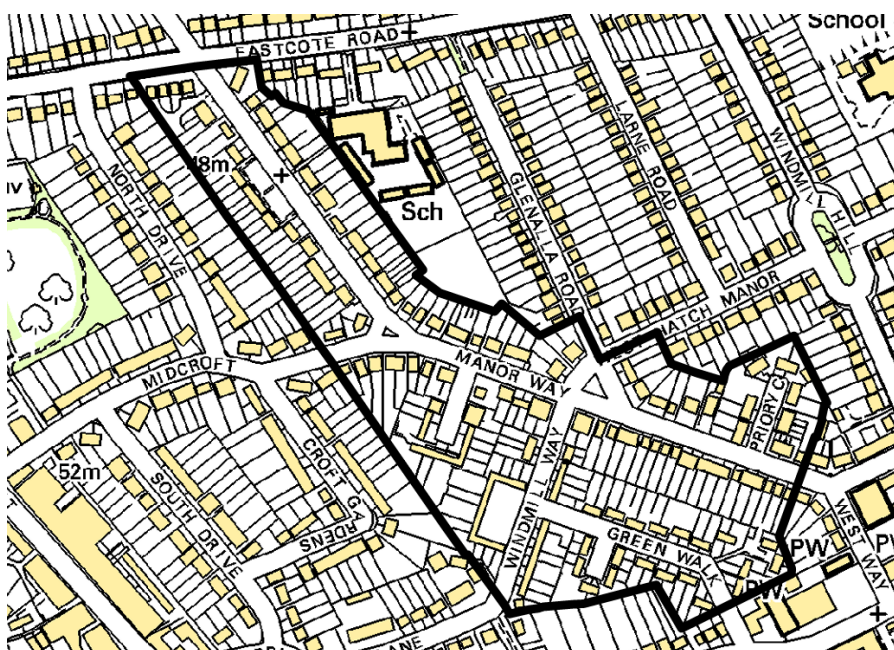


### 3 SITE DESIGNATIONS AND PLANNING HISTORY

- 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.



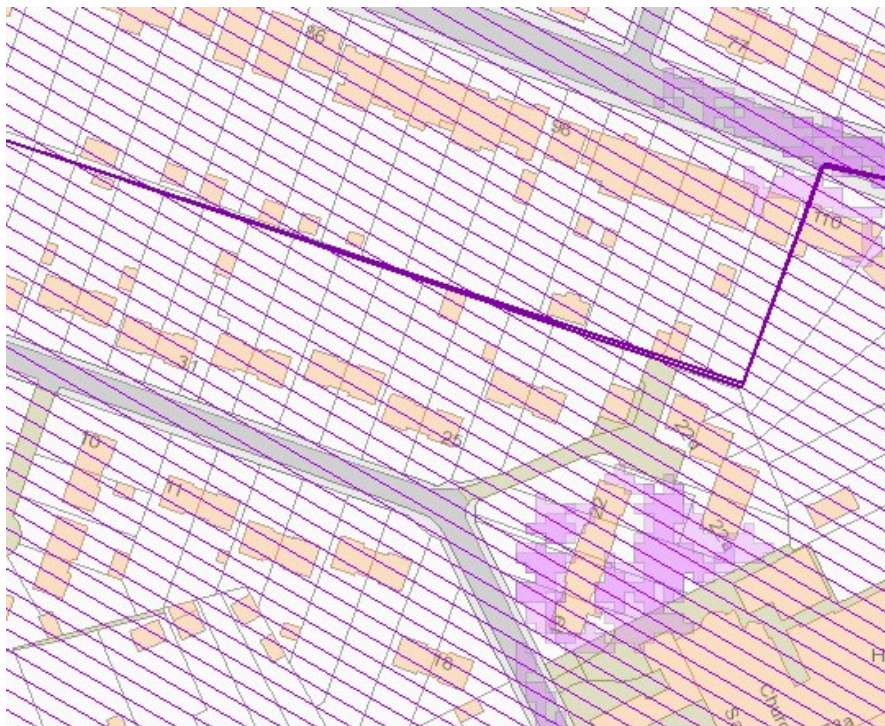
*Policies Map from Hillingdon Local Plan*



*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.
- 3.3 The Site is 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 in a Critical Drainage Area*

- 3.4 Green Walk does not contain any Listed Buildings or Locally Listed Buildings.

#### **PLANNING HISTORY**

- 3.5 A review of the Council's planning records indicates that the only relevant planning history for the Site is.

- 79822/APP/2025/3106: Erection of new dwellinghouse to side of existing dwellinghouse, erection of front dormer to existing dwellinghouse.

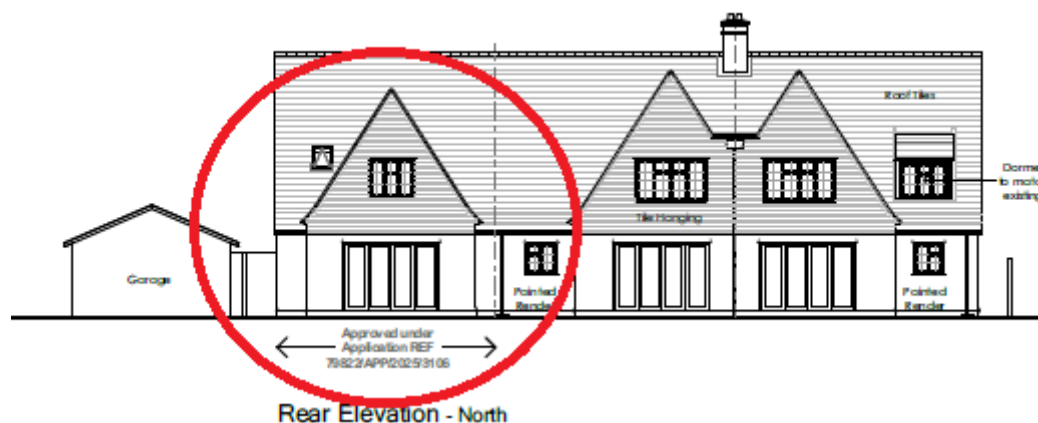
Approved April 2026.

- 3.6 We have provided those plans as part of this application to show what has been granted planning permission and how the proposals will complement what has already



been granted permission. Of note, the Applicant intends to build both this proposed scheme and the already approved permission together.

- 3.7 As shown on the submitted plans, that application permitted a dwelling to the side of No. 23 Green Walk which included a two-storey rear gabled element, as shown below.



*Permitted dwelling to side of No. 23 Green Walk with two storey element shown in red*

- 3.8 Additionally, and of note, two storey rear 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
- 31 and 32 Green Walk: Reference 75999/APP/2021/1041

- 3.9 Those applications granted planning permission are a similar scale and size of extension to what is proposed in this application. The approved elevations are shown below.

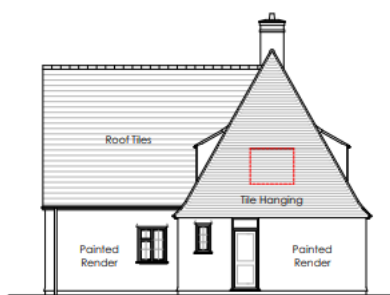


Side Elevation - North West



Rear Elevation - North East

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



Side Elevation - North West

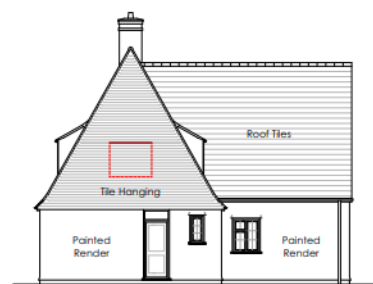


Rear Elevation - North East

*Extensions approved at Nos. 27 and 28 Green Walk*



Rear Elevation - North East



Side Elevation - South East

*Extensions approved at Nos. 31 and 32 Green Walk*



## 4 THE PROPOSED DEVELOPMENT

- 4.1 This application proposes a two-storey rear extension to both Nos. 23 and 24 Green Walk and conversion of the extended properties into 4 x 1 bed self-contained residential flats.
- 4.2 The two-storey rear extension will be set in from the boundaries of the properties and set down from the ridge of the main properties, as shown below.

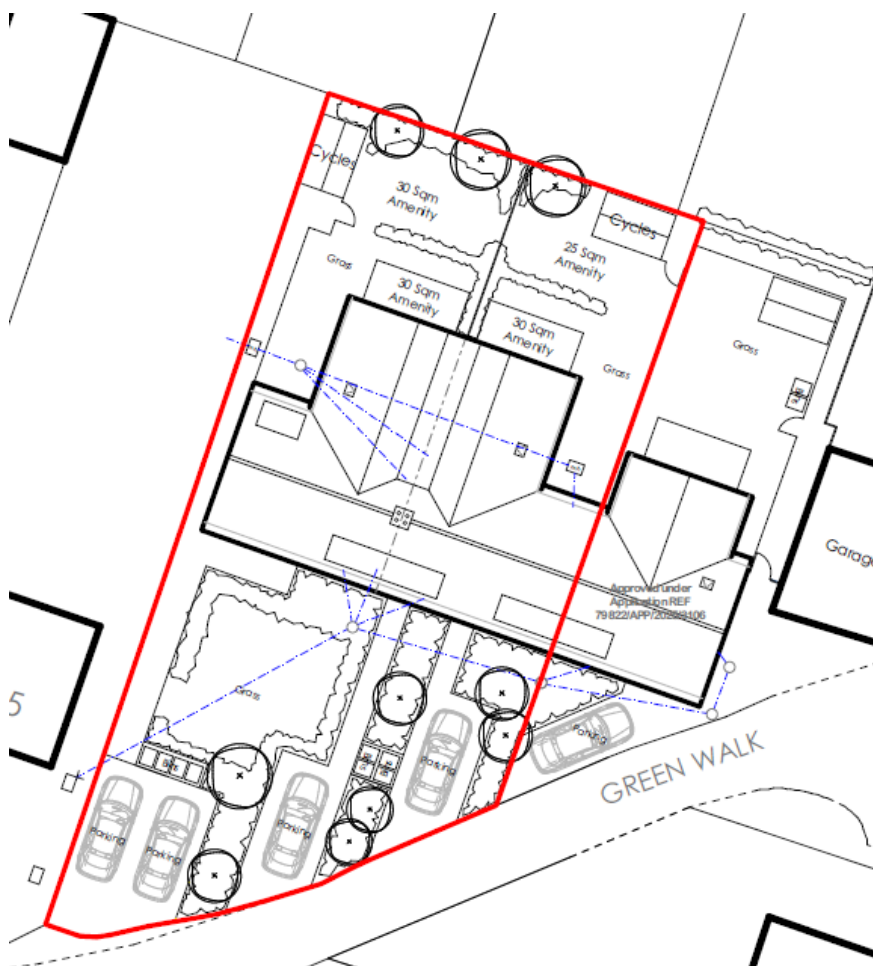


*Proposed rear elevation*

- 4.3 A new dormer is proposed to the rear of the property which will be set within the roof slope and will match the existing dormer windows to the front of the dwelling and within Green Walk. It will serve the first-floor bedroom.
- 4.4 Minimal changes are proposed to the front of the properties. An additional front door is proposed to the front of No. 23 which will replace an existing window and will enable a separate access into the ground floor flat.
- 4.5 The proposed materials used within the extension will match the existing dwellings.
- 4.6 The proposed flats will each have 1 x bedroom and will be fully self-contained and independently accessed. There will be two flats on the ground floor and two flats on the first floor. Internally, each flat will contain a kitchen and living room/dining room, a bedroom and a bathroom.



- 4.7 The existing garden areas will be retained as two separate gardens. However, they will each be separated discreetly into two further areas, which will provide individual and separate private amenity spaces for each flat.



*Proposed layout showing the proposed garden areas for each flat*

- 4.8 Access to the rear garden of No. 23 will be via the small walkway which will be provided around the perimeter of the rear garden of the permitted dwelling to the side of No. 23 Green Walk (ref: 79822/APP/2025/3106). Access to the rear of No. 24 Green Walk will be via the existing side access. This will provide access to a secure and covered cycle store within the gardens.
- 4.9 Refuse stores are proposed to the front of the properties which will be discreetly provided and designed around landscaping.



- 4.10 Four off parking spaces will be provided to the front of the residential units and within the large front gardens.
- 4.11 Vehicles accessing the proposed development 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 Of note, the draft NPPF was published on the 16 December 2025 and shows the direction of travel of the government.

5.4 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 extension of the existing semi-detached properties with a two-storey rear extension and the conversion of the properties into 4 x 1 self-contained residential flats.

### THE PRINCIPLE

- 6.2 The Site is located within the established residential area and built-up area of Ruislip and within the Ruislip Manor Conservation Area, where the principle of residential development is acceptable.
- 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 in December 2025, which specifically is aiming to build the homes the country needs.
- 6.4 The Site consists of Nos. 23 and 24 Green Walk, which are a pair of semi-detached properties, which are located on previously developed land as defined by the NPPF. The Site consists of 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.
- 6.5 Paragraph 61 of the NPPF seeks to boost the supply of housing. 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'*.
- 6.6 Additionally Paragraph 73 of the NPPF outlines that small and medium sizes sites can make an important contribution to meeting the housing requirement of an area and



the promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing dwellings for homes.

### ***New Residential Units***

- 6.7 Policy DMH2: *Housing Mix* of the Local Plan Part 2 outlines that the Council will require the provision of a mix of housing units of different size in schemes of residential developments to reflect the Council's latest information on housing need.
- 6.8 The Council's current information indicates a substantial borough wide requirement for larger affordable and private market units, particularly 3 bedrooms plus properties, as identified in the Strategy Housing Market Assessment. Of note however, Paragraph 4.11 of the Local Plan recognises that the subdivision of existing dwellings can contribute to the more efficient use of land, provided that such proposals do not give rise to adverse impacts or poor-quality conditions.
- 6.9 The Local Plan defines family housing as dwellings with three or more bedrooms, and the Local Plan similarly identifies such units as typically comprising 3+ bedrooms and meeting appropriate space standards.
- 6.10 The existing semi-detached dwellings are 2 x bedroom properties. They are not larger, 3 x bed family houses which the Council's data indicates a substantial borough wide requirement for. Therefore, the loss of these 2 x bed houses would cause no conflict with the Council's required need and the introduction with 4 x 1 bed units should be welcomed as they provide additional houses which are needed within the Borough.
- 6.11 Additionally, contrary to the Council's data, the RMCS requires a number of smaller units for their housing stock.
- 6.12 The RMCS has been in existence since 1911 and has always housed families. This is reflected by their housing stock whereby the majority of the RMCS's housing stock consists of larger properties. The RMCS currently has only 27 x 1 bed properties out



of their 220-housing stock. Of these 220 houses, 90 are 2 x bed houses and 99 properties are 3-bedroom units.

- 6.13 However, the need for larger houses has now changed due to changes in the demographic such as families having less children and single parents. As a result, the need for smaller 1 x bed units is becoming more paramount. There are also existing tenants that are desperate for accommodation in relation to their adult children along with a long waiting list of individuals looking for a 1 x bed flat particularly in relation to younger individuals and couples looking for their first home. As a result, the need for smaller units is significantly greater than for larger properties.
- 6.14 The Applicant's own official data shows that there a large number of people on their waiting list (42 people) who have currently applied for a 1 x bed property. There are also 2 existing tenants who wish to downside/transfer to a 1 x bed unit.
- 6.15 Additionally, a number of existing tenants enquire for their adult children who are still living at home because they cannot afford to buy a property nor rent privately. Although they often do not pursue this due to there being little hope of the RMCS being able to house them when the number of void properties is taken into account and the small number of 1 x bed properties in their stock.
- 6.16 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. Therefore, there is generally a higher number of people who want to be on the waiting list, than what is shown.
- 6.17 Given the existing low number of 1 x bed units in the RMCS's housing stock along with the number of 1 x bed properties that are required from perspective tenants, it does not provide them with much choice or flexibility. They are therefore looking at ways to increase the number of smaller units, in particular 1 x bed units.
- 6.18 The provision of the proposed additional 1 x bed units will be able to be occupied by persons on the Applicant's waiting lists. The provision of a greater number of 1 x bed



units will also provide a wider mix of housing and allow the RMCS greater flexibility to be able to accommodate those prospective tenants.

- 6.19 Therefore, the loss of the 2 x 2 bed properties and their replacement with 4 x 1 bed units will provide a greater mix of housing type that the Applicant can offer prospective tenants and will provide much needed affordable accommodation for the residents of Ruislip.

### ***Residential Conversion and Redevelopment***

- 6.20 Policy DMH1: *Safeguarding Existing Housing* seeks to resist the net loss of existing self-contained housing unless the housing is replaced with at least equivalent residential floorspace.

- 6.21 These proposals do not result in the net loss of any residential floorspace. With the extensions, the proposals increase the amount of floorspace along with the number of residential units.

- 6.22 Policy DMH 1 continues to outline that the Council will grant planning permission for the subdivision of dwellings only if:

- Car parking standards can be met within the curtilage of the site without being detrimental to the street scene;
- All units are self-contained with exclusive use of sanitary and kitchen facilities and provided with individual entrance and internal staircase to serve units above ground floor level;
- Adequate amenity space is provided for the benefit of residents; and
- Adequate living space standards are met.

- 6.23 These are general design policies, and which are covered in the sections below. However, for clarity, there is no conflict with any of the above criteria and the



proposals provide an acceptable standard of off street car parking, living standards and amenity space and all the units are self-contained.

- 6.24 Policy DMH 4 *Residential Conversions and Redevelopment* outlines that residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats.
- 6.25 From the Council's planning records it appears that there have not been any planning applications in Green Walk for the conversion of any property into flats. All the properties would appear to be residential dwellings.
- 6.26 The proposals comply with Policy DMH 4 (i) and will not result in more than 10% of the properties along Green Walk being redeveloped into flats.
- 6.27 Policy DMH 4 also requires that the internal floor area of the original building to be converted is to be at least 120sqm and units are limited to one unit per floor for residential conversions. Paragraph 4.11 of the Local Plan recognises that the subdivision of existing dwellings can contribute to the more efficient use of land, provided that such proposals do not give rise to adverse impacts or poor quality living conditions.
- 6.28 The existing residential dwellings have not been previously extended and fall below the required 120 sqm. These properties therefore do not meet the current minimum space standards and therefore do not represent policy compliant family housing.
- 6.29 The proposed 4 units however will each meet the nationally described internal space standards, which is echoed in the London Local Plan.
- 6.30 The internal floor area of the ground floor units will each be 56.5sqm and 57.5sqm and the first-floor units will each be 50sqm, exceeding the required internal standards. Additionally, each proposed bedroom will have a floor area over the requirement of 11.5sqm. All habitable rooms will also be served by windows fitted in the front or rear elevations, providing adequate levels of light and outlook. Furthermore, the outdoor



amenity space provided will also vastly exceed the required 20 sqm of external amenity space required and will be well located and well designed for the private enjoyment of the future occupiers. The ground floor flats will have space to the front of their habitable rear windows. Overall, each unit will provide an excellent standard of living environment for the future occupiers.

- 6.31 Furthermore, 4 flats are proposed which will include a flat on the ground floor and first floor of each property, complying with iv) of DMH 4.
- 6.32 Overall, the properties once extended, will create 4 x 1 bed units and meet the required internal space standards. They will provide an excellent standard of accommodation to their future tenants within an area that has an acute need for more affordable housing.
- 6.33 Additionally, the proposals are in line with the Government's aims where priority is being given to development on previously developed land. The Site is also sustainably located within close proximity to Ruislip town centre.
- 6.34 It is also acknowledged that the Council cannot currently demonstrate a 5 year supply of deliverable housing sites. In accordance with paragraph 11(d) of the NPPF, this means that the titled balance is engaged. In this case, the provision of 2 net additional dwellings on an established residential site is a material consideration weighing substantially in favour of the proposal.
- 6.35 Therefore, the principle of the development is acceptable.

#### **DESIGN AND APPEARANCE**

- 6.36 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.



- 6.37 As the Site is in the Conservation Area, there is a statutory duty on the Council to preserve or enhance its character and appearance. The Site contains a pair of two semi-detached properties which are well proportioned and are set slightly back from Green Walk. Plot widths and depths along Green Walk are generally well proportioned and appear consistent. The Site however has a much larger frontage than most along Green Walk and the properties are set back in the street creating ample soft landscaping to the front.
- 6.38 The properties are arranged as semi-detached and are 1.5 storeys in height, designed with pronounced steeply pitched gabled roofs that dominate the buildings and contributes to the character of the area. 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.
- 6.39 A dwelling has been granted permission to the side of No. 23 Green Walk (ref: 79822/APP/2025/3106) and the proposed development would be a continuation of that approved scheme. We have for completeness provided the approved drawings and shown the scheme on the proposed plans (but outside the red edge) to show how the schemes will work together. It is the Applicant's intention to build both the proposed development and the already permitted dwelling together.
- 6.40 The development includes a two-storey rear extension which will leave the front elevation of the dwellings facing Green Walk with limited alterations and limit the extensions to the rear of the properties. The only alterations to the front will be limited and will be an additional front door which will provide a separate access to the ground floor flat and to the parking and additional soft landscaping that is proposed.
- 6.41 The rear elevation will see greater variation. This will be in the form of a two-storey addition with a dual pitched roof and projecting central gables.
- 6.42 Simple forms however are proposed, and they have been carefully designed to ensure that they are compatible with the scale of the existing properties. The proposed gables are designed to be set down from the ridge of the main property and extend across



only part of the width of the properties and would appear subordinate to the main property, consistent with Policy DMHD 1.

- 6.43 The proposed development has been designed to include pitched roof forms to match the existing dwelling. The extensions will be nearly identical in form and appearance to the extensions already approved in Green Walk on three separate occasions - namely at Nos. 31 and 32 Green Walk (7599/APP/2021/1041) and Nos. 27 and 28 Green Walk (76867/APP/2021/4223) and at Nos. 35 and 36 Green Walk (77642/APP/2022/3155, which are also referenced within the 'Planning History'. The design of the current proposals reflects and aligns to those already granted permission and therefore are wholly acceptable.
- 6.44 A rear dormer window is proposed which will reflect the design, form and style of the existing dormer windows at these properties and which will provide light and outlook to the first-floor bedroom.
- 6.45 The set back of dwellings from Green Walk allows for off street parking to be provided along with retaining ample soft landscaping to the front of the property maintaining the verdant character of Green Walk, which is closely matched to the existing arrangement for other properties on Green Walk.
- 6.46 The materials proposed will use traditional materials which will match the existing houses.
- 6.47 The access to the properties will be to the side and the existing building will continue to read visually as a pair of semi-detached dwellings rather than as a flatted development preserving the established character of Green Walk.
- 6.48 Overall, the proposed development has been designed to a high standard and provides a scheme that reflects the character and appearance of Green Walk and the Ruislip Manor Conservation Area.



## **RESIDENTIAL AMENITY**

- 6.49 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.
- 6.50 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.
- 6.51 The proposals include a two-storey rear extension to each dwelling which has been carefully designed to ensure there will be no impact to both adjacent dwellings (No. 25 Green Walk and the permitted dwelling adjacent to No. 23 Green Walk).
- 6.52 The extensions have been set in from the boundaries of the Site to ensure there would be no undue impact to outlook, daylight or sunlight to adjacent properties. The 45-degree line of sight taken from the centre point of the rear windows living room in the new dwelling will not be breached.
- 6.53 Window positions have been located so that they will have an acceptable relationship with the existing dwellings and permitted dwelling to the side of No.23. The first-floor side opening looking towards both No. 25 Green Walk and the new dwelling are secondary windows to the main habitable room and are shown to be obscure glazed and 1.7m above the finished floor level.
- 6.54 A distance of more than 21m is retained between the proposed development and the dwellings to the rear along 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 built up residential areas.
- 6.55 With regard to the amenity for the future occupants of the proposed development, the garden areas for both the existing and proposed dwellings will be over 20 sqm each which aligns with the Council's Policy requirements for external amenity space.



- 6.56 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 1-bedroom unit and all habitable rooms will have at least one clear glazed and fully opening window.
- 6.57 Policy D5 of the London Local Plan required development to achieve the highest standards of accessible and inclusive design, whilst Policy D7 requires residential schemes to provide accessible and adaptable accommodation.
- 6.58 The proposals relate to the conversion of an existing building constructed prior to the introduction of accessible housing standards and there would be no loss of accessible housing stock. It has however been demonstrated that the ground floor units would achieve full step free compliance.
- 6.59 Therefore, there is no conflict with the above policies which have been designed to take account of the existing situation.

#### **PARKING AND ACCESS**

- 6.60 Policies DMT 1 and DMT 2 of the Local Plan Part 2 and Policies T4 and T5 of the London Plan seek to ensure that development does not result in unacceptable impacts on highway safety, traffic flow or pedestrian safety. Additionally, 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.
- 6.61 The Site is located within an established residential area and is served by two existing vehicular crossovers onto the spur road in Green Walk. The existing access arrangements would be retained and a further dropped kerb provided for the additional spaces, ensuring a safe layout. The limited scale of development would not cause an issue with highway safety.



- 6.62 The Council's parking standards require each flat to have a maximum of one on site car parking spaces. The proposals provide a total of four parking spaces to the front, which complies with these standards.
- 6.63 In line with the London Local Plan, there is a minimum 20% active Electrical Vehicle Charging Point (EVCP) provision required. The proposed three parking spaces will provide an EVCP, which exceeds this requirement, and can be conditioned in the event of an approval.
- 6.64 Secure and covered cycle parking spaces will be provided in the rear garden for each of the units, in line with the Council's cycle parking standards.
- 6.65 Refuse and recycling will be provided for the proposed units at the front of the Site and will be discreetly located within the proposed soft landscaping. 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.
- 6.66 Overall, the proposals accord with the Council's parking standards and will not exacerbate the demand for street parking or prejudice highway safety. The proposals are fully in accordance with Policy DMT 6 of the Local Plan Part 2.

#### **AFFORDABLE HOUSING STATEMENT**

- 6.67 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 (BNG)**

- 6.68 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.



6.69 The Site is below 0.2 hectares and there is no Priority Habitat on Site. The proposed development meets the de minimus exemption from mandatory Biodiversity Net Gain and is exempt from the requirements.

### **SUSTAINABILITY**

6.70 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.

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

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

6.72 The Site is located within Flood Zone 1, which is the lowest risk of flooding. However, the Site is located within a critical drainage area, indicating that it may be susceptible to localised surface water flooding during periods of heavy rainfall.



- 6.73 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. This is to ensure that the development does not exacerbate surface water run-off.
- 6.74 The proposals include extensions to the rear of the existing dwellings which increases the building footprint. However the Site is large, and the majority of the Site will remain as soft landscaped garden, which will continue to provide opportunities for infiltration and attenuation of surface water. The existing measures of drainage systems and drainage strategy, including the majority of 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.
- 6.75 Additionally, the appropriate permeability of the surface materials will ensure that surface water is managed appropriately.
- 6.76 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. KA2413-304 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.
- 6.77 Given the limited scale of additional built form and the extent of permeable areas that will be retained, there will be no significant increase in run-off rates at the Site boundary, and the proposed development will not cause an increase in flood risk elsewhere including in respect of its location within a Critical Drainage Area, complying with Policy DMEI 10.
- 6.78 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.

## **AIR QUALITY**

- 6.79 The Site lies within the Ruislip Town Centre Air Quality Focus Area. The proposed development is modest in scale, comprising the conversion of 2 dwellings into 4 x 1-bedroom flats, and would not introduce any significant sources of pollution. The incorporation of EV charging and landscaping will result in improvements over the existing situation, in line with policy DMEI 14 of the Local Plan, which requires that development to be at least air quality neutral and actively contribute towards the improvement of air quality.



## 7 HERITAGE STATEMENT

- 7.1 The Site falls 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, Policies DMHB 1: DMHB 3, DMHB 4 and DMHB 5 collectively seek to ensure that proposals avoid harm to the history environment and that new development preserves or enhances the character and appearance of Conservation Areas, the setting of locally listed buildings and the special qualities of the ASL.

### ***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.



- 7.12 The significance of the garden land to the rear of the application properties is of limited heritage value and makes no valuable contribution towards the character and appearance of the CA. The design and appearance of the proposed two storey rear extensions has carefully considered the design and appearance of the existing pair of semi-detached properties it would adjoin, and overall the development 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***

- 7.13 The proposed development includes the erection of a two storey rear extension to the existing dwellings which are designed to be subordinate with a slightly lower ridge height and set in from the side elevations of the main dwelling. The dwellings will then be converted into residential flats.
- 7.14 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 dormers.
- 7.15 The main architectural detailing, theming and proportions of the existing properties are in keeping with the other properties along Green Walk. The principal elevations fronting Green Walk will remain largely unchanged, thereby preserving the established appearance of the properties within the Conservation Area front of the properties will remain unaltered.
- 7.16 The rear elevation will see greater variation and will be in the form of a two-storey addition with a dual pitched roof and projecting central gables. A small dormer window will be provided to the rear elevation and will have a mono pitched roof and will reflect the proportions of the existing dormers in the existing and adjoining semi-detached properties.



- 7.17 The extensions will be located to the rear of the dwelling, set in from the side boundaries and set down from the ridge, ensuring it will have limited visibility from the public domain, thereby minimising its impact on the Conservation Area.
- 7.18 The materials will be of a high-quality design, maintaining the character and appearance of the existing dwelling. Accordingly, there will be no harm to the setting or the significance of this part of the Conservation Area.
- 7.19 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 two storey rear extension to the existing semi-detached dwellings and conversion of the extended properties into 4 x 1-bedroom flats. The proposals will improve the overall character and appearance of the area in general.
- 8.2 **Layout:** The layout of the proposed extensions will reflect other extensions within the vicinity of the Site and will continue the layout of the existing pair of semi-detached properties. 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 extensions will comprise a sympathetic and congruent design and form, which will help to integrate the extensions effectively within the Site. The pitched roof and eaves height will be a continuation of the existing properties, and the proposed fenestration and materials will reflect the existing properties.
- 8.4 **Landscaping:** Landscaping will remain largely unaltered, and the existing vegetation will be retained where possible and protected. Landscaping will be improved to the front of the Site and will continue the existing soft landscaped character and appearance of Green Walk.
- 8.5 **Appearance:** The design and appearance of the proposed extension is sympathetic to the existing buildings. The extension includes a pitched roof set down from the ridge of the dwelling with the eaves reflecting the existing eaves height.
- 8.6 All new materials as part of the external appearance of the property will be high quality and respect the existing building and surrounding area.
- 8.7 **Use:** The proposals retain the use of the Site as a residential use. Two additional units are proposed, which will contribute to the much-needed housing within Hillingdon Council.



- 8.8 **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.
- 8.9 Access to the properties 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 is for a two-storey rear extension to the existing pair of semi-detached dwellings and their conversion into 4 x 1 bed flats on the Ruislip Manor Estate, which is owned and managed by the RMCS. The new dwellings would add to the RMCSs portfolio of affordable properties, helping them to provide additional homes on the popular estate.
- 9.2 The proposed design and appearance of the extensions is a continuation of the existing extensions in Green Walk, and the permitted dwelling to the side of No. 23 Green Walk, which respects the style and form of the existing pair of semi-detached dwellings and only seeks to enhance the character of this part of the Conservation Area.
- 9.3 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, 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.
- 9.4 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.