

Outbuilding at 25 Manor Road

Planning | Design & Access Statement



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Associated Documentation

This Design and Access Statement should be read in conjunction with the following drawings:

- 2033_P001 Location Plan
- 2033_P002 Existing and Proposed Site Plan
- 2033_P003 Proposed Floor Plan and Elevations
- Arboricultural Impact Assessment Statement and Method Statement

Planning Constraints

The following planning constraints have been identified:

- Ruislip Village Conservation Area

Planning History

- 854/APP/2008/3453
Certificate of Lawfulness (December 2008)
Erection of a single storey side extension involving demolition of existing garage and carport (Appliaction for a Certificate of Lawfulness for a proposed use or development).
- 854/APP/2008/2016
Refused (July 2008)
Two storey side extension involving demolition of existing garage.
- 854/APP/2006/3544
Permitted (December 2006)
Erection of a single storey rear conservatory.

1.0 Overview

1.1 Introduction & Context

Introduction

These proposals are for a new outbuilding , which will act as a home office and gym, located in the garden of number 25 Manor Road, Ruslip. Typically, a structure of this type could be built under “Permitted Development” however due to the site location within the Conservation Area and the presence of mature trees planning permission is sought.

“Number 25” is located on the southern side of Manor Road, an attractive suburban street situated in the Ruislip Conservation Area. The house dates from the early c20th and was constructed in a mock-tudor style and is typical of the buildings in the area which were constructed in the garden suburb tradition. Manor Road Itself was originally a medieval lane or footpath that developed, after the introduction of the Metropolitan Line in 1904, into one of London’s “Metroland” suburbs.

In the Conservation Area appraisal the area surrounding Manor Farm is described as follows:

7.12 Manor Road includes some large detached properties, many with half timbered and rendered elevations in varying styles. Most buildings have strong gable features, which characterise this particular street. Lindisfarne, is a particularly fine example, almost medieval in appearance, with gables and a canopied entrance, it is screened from the road by a tall topiary hedge.

7.13 There are good groups of houses of similar design, such as Nos 21-27, within the street and there are also a few chalet-type houses as well as some more traditional bungalows.

7.14 The street trees in this location are small and there is a mixture of boundary treatments that include hedges and low walls. Many of the front gardens have been hard surfaced for car parking. To the east there is a good view of St Martin’s Church tower.

Number 25 is accessed via a brick paved driveway, which is separated from the street by a traditional brick wall and double gates. The rear garden is accessed via a timber gate and is not visible from the street and wider conservation area. The garden is surrounded by mature landscaping and has established boundaries, comprising of hedging & fencing to the east and west and mature shrubs and trees to the south. This ensures the garden remains private and secluded from the neighbouring properties as well as being well screened from the streetscene and public view.

Architectural Character of 25 Manor Road

The character of 25 Manor Road reflects the period of its development and is strongly influenced by the arts & crafts style. The building is two and storeys high, and is constructed from good quality materials with traditional detailing. The roof is steeply pitched and covered in traditional plain tiles, the walls are likely constructed from brick and then rendered with upper storey of the principle elevation jettied over the driveway. There are a number of attractive decorative details on the building including the three chimney stacks, the arts & crafts style canopy framing the front door and the timber panel detailing on the first floor gables. The windows have been replaced with uPVC, however they are traditionally proportioned featuring leaded lights, and are installed in the original openings.

Contribution to Conservation Area

As an example of a well-preserved arts & crafts style house in the Conservation Area, Number 25 makes a **positive** contribution to the street-scene and wider Conservation Area.



Aerial View of 25 Manor Road (Google Maps)

--- Conservation Area Boundary



25 Manor Road Street Elevation



25 Manor Road Rear Garden

1.0 Overview

1.2 Brief & Objectives

Summary of Applicant's Brief, Objectives & Proposals

The existing occupants have lived in the house for 12 years and have made several sympathetic alterations including removing replacing a garage with a single storey extension to the side and the addition of a conservatory to the rear.

The overall plot size is generous (697 m²) and the southerly portion is under-utilised, yet well-screened. The area is currently occupied by ancillary structures including a timber garden room and small shed as well as several trees and shrubs. The applicant would now like to make better use of the rear garden to create a home office and gym for his personal use, this structure would be incidental to the main house.



Existing Site Plan



Proposed Site Plan

2.0 The Proposal

2.1 The Outbuilding in Detail

Outbuilding Design Approach & Appearance

The outbuilding has been sited at the southern end of the garden in order to minimise impact on the host dwelling and the adjacent neighbouring properties. It is 2m from the east and west boundaries in order to reduce its presence on the boundary. Similar sized outbuildings can be found at the end of the gardens of the houses located on the private King Edwards Road. These building appear to “nestle” in the trees and contain a variety of ancillary uses including a structure at number 30 King Edwards Road which is used as a swimming pool.

There is sufficient garden retained to ensure that the outbuilding does not dominate the plot and there is still a high degree of open space surrounding the existing house. The footprint of the outbuilding is equivalent to 42% of the ground floor of the existing house or less than the footprint of the existing single storey side extension and rear conservatory.

The proposed outbuilding is a single-storey structure with a proposed footprint of 5500 x 10500mm, with a small 2000 x 3300mm projection to the rear. It will have a low pitched-roof with an eave height of 3040mm, a ridge height of 4400mm and will be clad in dark timber to minimise its visual impact. The front elevation

will feature bi-folding doors to provide views down the garden to the main house and three rooflights to increase natural light into the space. The eaves will sit below the line of the adjacent hedging. The outbuilding has been designed to complement the character of Manor Road and is intended to be a lightweight addition to the rear garden. The overall mass and bulk will be reduced by the open nature of the front elevation.

The building will be constructed from structurally insulated panels (SIPs), this is a lightweight construction method which will reduce the depth of footings required. The floor structure will be raised, on steel and timber, so as not to interfere with the tree roots. It is proposed to use hand-driven screw piles for the foundation solution. In addition, using SIPs panel construction ensures the building can be prefabricated off site and therefore reducing construction time.

The proposed material palette of dark stained timber cladding and aluminium windows references the mock-timber detailing of the main house and will ensure the outbuilding is subtle and discrete addition to the garden. The proposed roof covering is also timber to reduce the number and type of materials, it is argued that this is an appropriate material palette for an outbuilding in this location.

Application Site

Similarly Sized Outbuildings
Approximately 15 x 7m

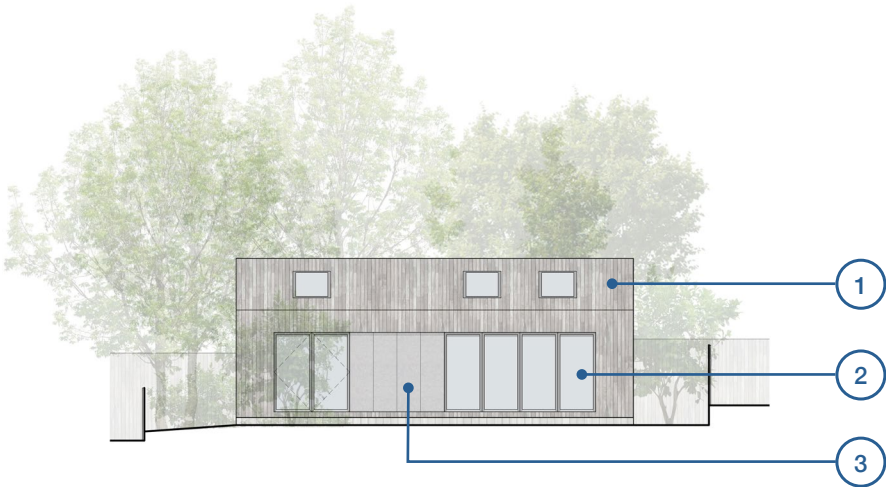


Aerial View (Google Maps)

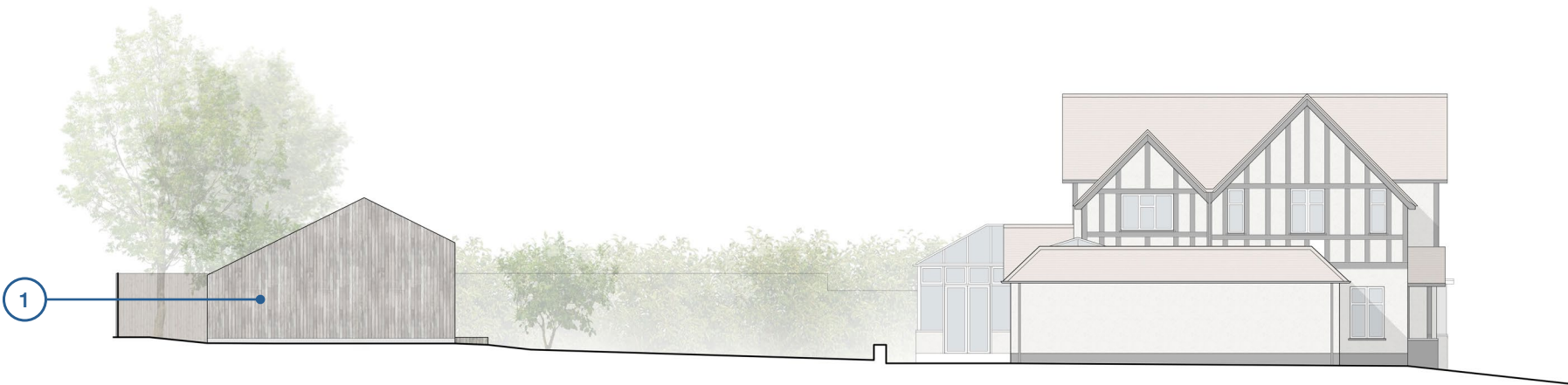


Material Key

- 1 Dark Stained Timber Cladding
- 2 Aluminium Windows
- 3 Metal Cladding



Proposed North Elevation



Proposed East Context Elevation

2.0 The Proposal

2.2 Other Considerations & Conclusion

Sustainability

The new home office will promote home working and therefore reduce car dependency. In addition, the gym will promote exercise and healthy living. The timber cladding will be sustainably sourced and the off-site nature of the construction limits waste and maximises efficiency. The insulation levels in the walls and roof will exceed building regulations standards.

Access & Parking

There are no changes to the access or parking as a result of these proposals.

Amenity

There will be no loss of privacy to the neighbouring properties as a result of these proposals, as all openings are located in the North elevation. In addition, it will be well screened on all sides from the adjacent properties.

Trees

There are several mature trees in the vicinity, the condition, type and location of the trees are documented in the attached consultant’s report. The foundation design and structure have been carefully considered to minimise the level of impact on the surrounding trees. For a detailed assessment of the impact on the trees please refer to the Arboricultural Impact Assessment Statement and Method Statement submitted with this application.

Conclusion

Ordinarily this type of outbuilding could be constructed utilising the applicant’s permitted development rights however the presence of the trees has lead to the requirement for a raised floor structure which has increased the height of the eaves. However, it is not felt that this modest increase in height significantly impacts the scale of the building.

The design and impact of the all the proposals have been carefully considered to ensure the outbuilding is not detrimental to the wider Conservation Area. The proposed outbuilding is lightweight, low structure with a low-pitched roof clad in dark timber cladding. The building is well-screened on three sides by mature boundaries and the existing laurel will be retained to ensure the proposals have a minimal impact on the rear of number 25 and the neighbouring properties. It is argued that the scale and massing of the outbuilding is subservient to the host dwelling and that the material palette is appropriate for its context.

Therefore, we see no reason why this application should not be supported.