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Heritage Statement



102 Wolsey Road, Moor Park, HA6 2ED

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RIBA 
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1. The Application

- 1.1. Part single, part two storey rear extensions, loft conversion including rear dormer windows, proposed alterations to front porch, and alterations to fenestration.

2. Site Location

- 2.1. The application is for a site on 102 Wolsey Road, Moor Park, HA6 2ED. The plot is approximately 1080m².
- 2.2. The application site is a two storey, four bedroom detached dwelling used for residential purposes for a single-family household and is located on the southern side of Wolsey Road, just off Batchworth Lane.
- 2.3. The application dwelling is set back approximately 19m from Wolsey Road and is finished in brown and orange brick. The building has a hipped brown tiled roof and a two-storey hipped forward projection on the north side. To the front, the existing entrance lobby has been added to the main building as a previous extension. The property has also been extended via single storey rear extensions and minor 1-metre second storey rear extension on the north side of the dwelling. The property does not have a habitable loft, however the existing roof space is accessible via ladder from the first-floor corridor.
- 2.4. To the frontage is a driveway and an area of soft landscaping which includes miniature trees and hedges and other low-level vegetation. The driveway has a separate entrance and exit point. The boundary treatment to the front of the site is a brick wall with low level vegetation behind it. The side boundaries at the front driveway are screened on both sides by approx. 2-metre-high dense hedging. There are more smaller trees and vegetation to the south side of front driveway. On the north boundary the dense high-level hedging continues along the whole boundary. The south boundary is partially screened by 2-metre-high timber fence and more natural vegetation and hedging towards the rear. Whilst to the rear, the property has a large amenity garden which is enclosed by close boarded fencing and vegetation including several mature trees that provide natural screening.
- 2.5. The application site is situated within the Moor Park Conservation Area (1958); a private estate of large detached houses of various architectural styles predominantly built between 1920 and mid 1950's which has a character and appearance deriving from low density 'Metroland' development planned on a comprehensive scale in the 1930s. The characteristic building form within the Conservation Area is of detached two storey houses with pitched roofs set within large plots.

- 2.6. The properties on Wolsey Road and the adjacent streets are characterised by large detached dwellings set on large plots, which have a wide variety of form and materiality with traditional detailing and construction methods characterising the houses.
- 2.7. More recently, many of the houses within the estate are being significantly remodelled, leading to an enrichment of the area.
- 2.8. In order to function effectively for the modern family, there are improvements that need to be made to the current house and therefore we are looking to propose alterations and extensions to accommodate this.
- 2.9. To align with the character of the area and with the guidelines set out by Moor Park Conservation Area, we have endeavoured to make our proposal sympathetic to and keeping with the existing property, the neighbouring properties as well as the surrounding area.

3.Proposal

- 3.1. The proposal involves the part single, part two storey rear extensions, loft conversion including rear dormer windows, proposed alterations to front porch, and alterations to fenestration.
- 3.2. On the ground floor, the proposed front porch alterations will retain the position of the existing main entrance. Added details will include a solid timber main door, side pillars and new roof feature, keeping within the character of the area. To enhance the traditional appearance and style of the main dwelling, a natural stone window surround detailing is proposed on the front elevation with quoin inserts on the sides of the building in matching stone. There are no further changes proposed to the front elevation.
- 3.3. With only minor alterations and detailing proposed to the front elevations and a single obscure glazed window addition to the first-floor north flank, the overall bulk and size of the building visible from the street will remain unchanged. The minor alterations would not obstruct the Moor Park conservation area important views as shown on Map 3.
- 3.4. Towards the rear there are two matching two-storey rear extensions proposed to shape the balanced stance of the building. A proposed habitable loft will introduce three matching hipped dormer windows towards the rear of the property. There are no alterations proposed to the side of the building.
- 3.5. The existing front driveway and landscaping is to be retained. The rear garden is to be retained.

4. Heritage Consideration

- 4.1. The proposal in this application has considered the guidance comments from the Council's Conservation office – Moor Park Conservation Area. The overall design of the building and new architectural elements introduced have been selected to be sympathetic and in keeping with the guidelines while being considerate with the neighbouring properties.
- 4.2. The proposed alterations and extensions would retain the pitched roof throughout the dwelling and avoid any rooflights or dormers towards the front or side of the building.
- 4.3. There are no proposed changes to the front fence/ boundary wall treatment at the proposed site. Additionally, there are no extensions proposed on the front or side elevations of the property.
- 4.4. There are no proposed changes to existing vegetation arrangements within the site. No vegetation is required to be removed on the property with this proposal.

5. Conclusions

- 5.1. The proposal is seen to be a reasonable development on a plot of this scale and within the Estate and serves to keep up with the ongoing enrichment of the area, with many other properties on Wolsey Road, as well as other roads within Moor Park Estate, being extended and remodelled.
- 5.2. The proposal in this application has considered the guidance comments from the Council's Conservation office to be sympathetic, within the guidelines and being considerate to the neighbouring properties.
- 5.3. Thus, it is felt that the proposal at 102 Wolsey Road is of an acceptable standard and we look forward to working with the planners on this scheme to facilitate a favourable decision.