

Design and Access + Heritage Statements

Project: 55 THE RIDINGS, EALING
LONDON W5 3DP

PROPOSAL: Demolition of existing conservatory
Single and part double storey rear extension
Part first floor side extension above existing
garage

Conversion of loft space into habitable room
Change of use of garage to study room

Replacing front windows & garage door with
approved 'Crittall' type conservation windows

APPLICANT: Mr and Mrs S Parulkar

DATE: August 2021

1. INTRODUCTION

- 1.1. This Design and Access Statement, incorporating Heritage Considerations is presented on behalf of the applicants to support the application for planning consent for minor extensions and alterations to existing family home at 55 The Ridings, Ealing, London W5 3DP.
- 1.2. This statement aims to describe the proposed extensions and alterations together with relevant context and background information relating to the application site.
- 1.3. It will also address some key relevant planning considerations and policies as well as an assessment of land use together with impact of the proposals on the character and appearance of the surrounding area.



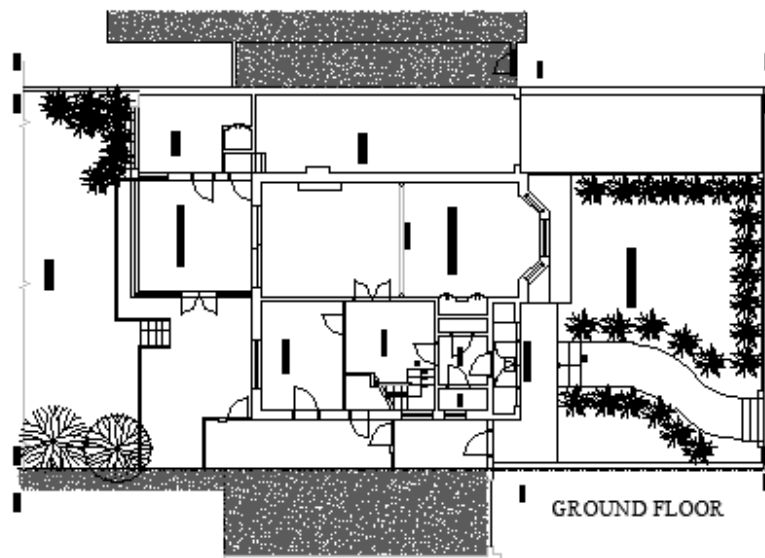
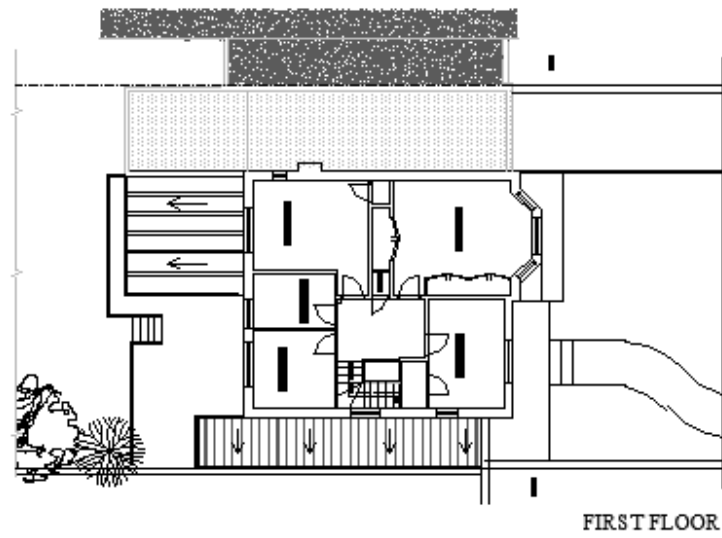
2. THE APPLICATION

- 2.1. The proposal is for removal of existing conservatory at the rear of the house, construction of part single-storey, part two-storey extension at rear, a first-floor side extension above existing garage; removal of existing entrance screen on the frontage and replacing existing windows and garage doors with approved Crittall style windows; low profile Velux style conservation roof lights on existing and extended rear and side roof slopes.

3. THE HOUSE

- 3.1. The application relates to a family dwelling located at 55 The Ridings, Ealing W5 3DP
- 3.2. The two-storey detached house with a single-storey garage attached at one side to the main property along the boundary with number 57 The Ridings.
- 3.3. It is a C3 residential property, sitting on a sloping site and well set back from the road accommodating approximately 8.0m long drive up to the garage.
- 3.4. The overall plot on which the house is located is approximately 420.0 sq.m sloping from back to the front as well as along the frontage. The house sits on almost level ground; however, the rear part is cut into the sloping land. Entrance at the front approached along stepped paved path through a mature garden. The rear garden is lawned with shrubs and trees around the boundary edges.

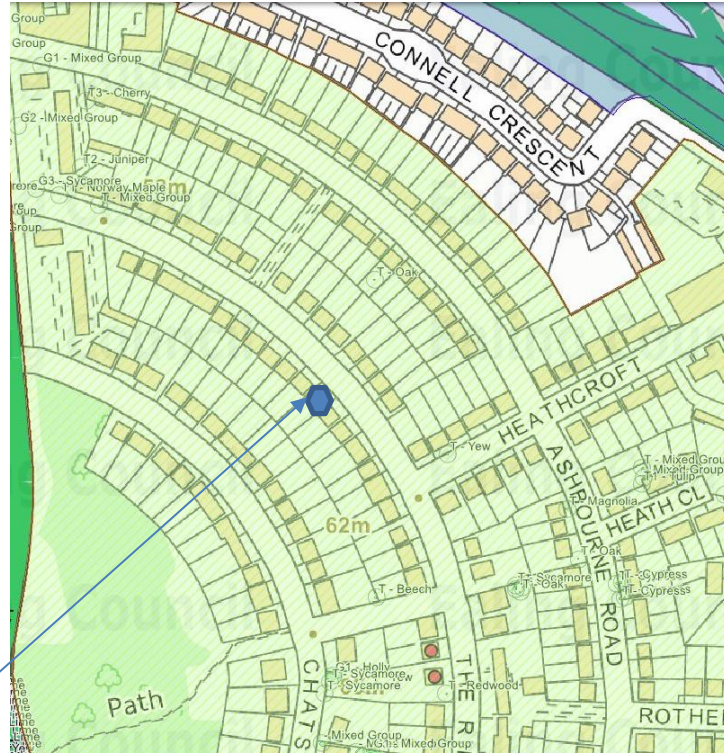
Plans of existing house



4. LOCATION & SURROUNDINGS

- 4.1. The application property is on the south-west side of The Ridings, near the junction with Heathcroft, W5. The Ridings is one of the three curved roads forming the central part of Hanger Hill (Haymills) Estate Conservation area. The other two being Chatsworth Road and Ashbourne Road.
- 4.2. The surrounding area has the feel of an 'estate' characterised by almost entirely residential properties of similar style and massing. Within the overall estate character, the houses in this part of The Ridings are very similar and are noted as 'Modern' style. Within this style category there are minor variations of forms and variety in details.
- 4.3. The houses are seen as ideal family dwellings. They are typically two-storey high with deep pitched roof over the main mass and flat roof over the adjacent single-storey garage.
- 4.4. In the recent years many of the houses surrounding this area have been granted permission to extend and renovate in order to provide contemporary residential floorspace to the rear, the loft area and the garage. The new owners, an extended family, are looking to refurbish and extend this house to provide additional family activity rooms including creating a bedroom in the loft space. At the same time they wish to preserve and enhance the style and character of the house, while also improving the energy efficiency and environmental footprint of the house. Please see attached document Midea ASHP.

Hanger Hill Area



55 The Ridings



5. EXISTING PROPERTY

- 5.1. In appearance this property is one of several similar houses in the street with the external elevations of brick, plain tiled pitched roof with deep overhang at eaves and a horizontal white painted render band at first floor level around the facades visible from the street. The accommodation is arranged over two floors, living spaces on the ground floor, bedrooms on the first floor.
- 5.2. There is an existing wraparound single-storey extension at the rear of the garage under a flat roof to form a study room and a prefabricated conservatory which is linked to living/dining area within the main house.
- 5.3. The overall plot area on which the house is located is approximately 480.0 sq.m, sloping from back to the front as well as along the frontage. The house sits on almost level ground; however, the rear part is cut into the sloping land. Entrance at the front approached along stepped paved path through a mature garden. The rear garden is lawned with shrubs and trees around the boundary edges.
- 5.4. In the recent years many of the houses surrounding this area, as noted earlier, have been granted permission to extend and renovate in order to provide contemporary residential floorspace to the rear and the loft area.



Existing rear elevation showing wraparound extension with conservatory



Street frontages



Street view

6. PLANNING HISTORY/CONSIDERATIONS

- 6.1. A search in the Council's online facilities have not revealed any recent planning history related to this property. The presence, at the property of the existing ground floor, single-storey wraparound extension with a conservatory would imply that it was constructed prior to implementation of recent planning policies.

- 6.2. The house is within the Ealing Borough Council's HANGER HILL (HAYMILL) ESTATE CONSERVATION AREA Management Plan (2008). It is clear from the development guidelines contained therein that the Council, while accepting scope for developments, wish to ensure that such developments / extensions respect and enhance the character of the conservation area and be in-keeping with the style of the Haymills Estate. In particular the Article 4 directive requires the front elevations of the properties to be in keeping.

6.3. Extending the existing houses to the rear is considered to be acceptable provided that materials and bulk are in keeping with the existing do not bring a detrimental change to the character of the property.

6.4. A number of extensions, similar to the proposed for this house, have recently been granted permission in the nearby vicinity and particularly along The Ridings. A summary of some of these are provided below.

Reference	Address	Proposal	Decision / Issued Date
211929HH	5 The Ridings W5 3BT	Part single and part two storey rear extension and single storey side (wrap around) extension; rear dormer roof extension; installation of three rooflights to side roof slopes; and associated external alteration involving window replacement (following demolition of existing single storey rear extension; side outbuilding, garage, store and greenhouse)	Granted with Conditions 16 Apr 2021
202897FUL	48 The Ridings W5 3BU	Excavation to provide basement level; part single, part two storey rear extension including dormer window to rear roof slope; creation of roof over existing two-storey side extension; conversion of garage to habitable room including installation of window in lieu of garage door; replacement of existing timber framed windows with aluminium (crittall style) windows; replacement of existing timber front door with timber door; and provision of first floor rear external terrace	Granted with Conditions 21 May 2021

Reference	Address	Proposal	Decision / Issued Date
201080HH	67 The Ridings W5 3DP	Single storey rear/side (wraparound extension) conversion of garage to habitable room including insertion of window in lieu of garage door; first floor side extension; first floor rear extension including dormer window in rear roof slope; installation of three roof lights to side roof slope; alterations to forecourt including widening of driveway; replacement of existing single glazed crittall style aluminium windows to front elevation with double glazed crittall style aluminium windows	Granted with Conditions 29 Jul 2020
PP/2015/5533	77 The Ridings W5 3DP	Part single, part two storey side rear extension; with alteration to roof (involving conversion of roofspace to habitable use); and the erection of a single garage, (following the demolition of existing double garage)	Granted with Conditions 22 Dec 2015
PP/2015/3133	57 The Ridings W5 3DP	Conversion of garage into habitable space involving alteration to roof profile, replacement of garage door with a window and brickwork and a single storey rear extension.	Granted with Conditions 25 Sep 2015
203067HH	75 Ashbourne Road W5 3DH	Single-storey rear/infill extension; first floor rear/side wraparound extension; alteration to front (northeast) elevation involving replacing garage door with window opening, to side (southeast) elevation involving replacement of door opening with window opening, and to roof involving relocation of rooflight on side roofslope.	Granted with Conditions 30 Oct 2020
202826HH	47 Ashbourne Road W5 3EH	Part two storey, part single storey rear/side extension, with associated garden patio, extension to rear roof ridge and installation of five roof lights to rear and side roof slopes.	Granted with Conditions 16 Oct 2020

Reference	Address	Proposal	Decision / Issued Date
201053HH	31 Ashbourne Road W5 3EH	Conversion of garage into habitable room with associated alteration to front elevation; single storey rear extension; part first floor rear extension; installation of three rooflights.	Granted with Conditions 19 Jun 2020
184350HH	90 Ashbourne Road W5 3DJ	Part single part two storey rear extension; first floor side extension and installation of rooflights to side and rear existing and proposed roofslopes; conversion of garage into habitable room and installation of first floor window to east side elevation	Granted with Conditions 30 Apr 2019
183951HH	80 Ashbourne Road W5 3DJ	Part single-storey, part two-storey side/rear extension; rear roof extension and installation of roof lights to side roof slope.	Granted with Conditions 29 Oct 2018

7. PROPOSALS

7.1. The proposals are with a view to accommodate the extended family of the new owners, to enhance and update the property to modern family dwelling standards and to align with the Hanger Hill (Haymills) estate Conservation Area policies. Essentially the proposals consist of five main elements: -

- a) Front Elevation
- b) Conversion of Loft & Garage to habitable room
- c) Single-storey Rear extension
- d) First Floor Rear extension, including associated roof extension
- e) First Floor Side extension, including new hipped roof
- f) Installation of air flow energy unit

7.2. a) Front Elevation: The existing screen and door at the porch entrance is not part of the original property and the same applies to the ground and first floor windows to the front elevation. These later additions are out of character with the architectural style of the original Haymill Estate houses. It is proposed to remove these items and to replace the windows with double glazed Crittall style windows. The existing garage doors will be replaced with similar Crittall style windows as part of conversion of the garage space as habitable room. These works will align the frontage of the property with the aims of Hanger Hill (Haymills) Estate Conservation area Policies.

b) Conversion of Loft & Garage: The modern living and work space needs of the applicant's extended family means they require extra activities and bedroom space. The remodelling the garage by means of aligning the floor and ceiling to the ground floor of the main house would provide an ideal study space and by converting the existing loft space in conjunction with the additional roof space above the proposed extensions would provide a much-needed additional bedroom. It is proposed to install low profile conservation 'Velux' rooflights at the rear and sides of the roof slope to provide day light to the bedroom as well as the stairwell.

c) Single-storey Rear extension: The applicant proposes to remove the prefabricated conservatory that is part of the existing single-storey wraparound extension at the rear of the house and to construct an extension across the back of the house, along the same depth as the existing to provide a larger

kitchen/ dining area for their needs. The extension would have a flat roof, as existing, but raised to allow continuation of rendered white band that is one of the strong visual elements of the Estate feature. A low-profile roof light is incorporated into the flat roof to improve natural light to the kitchen area.

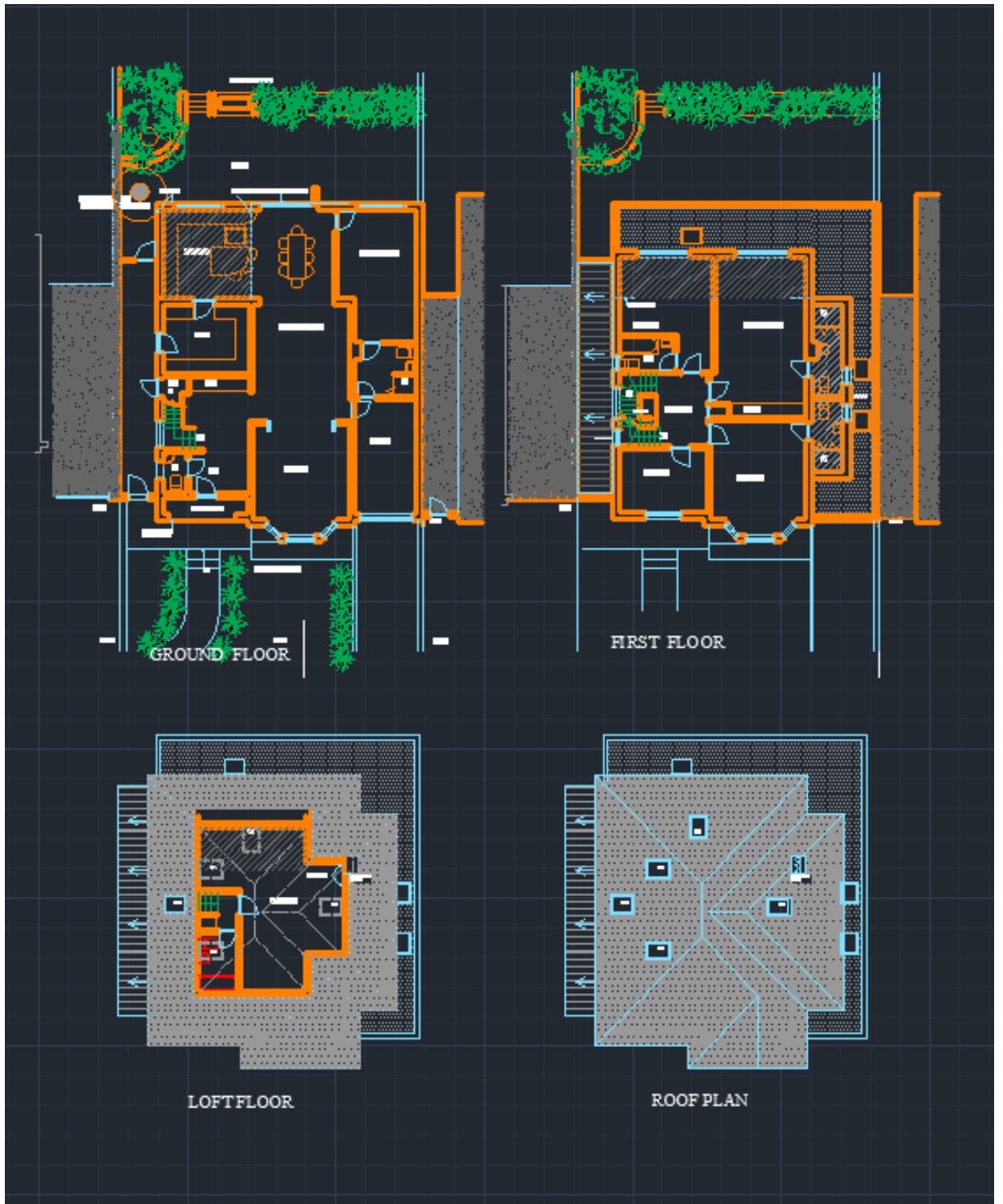
d) First Floor Rear extension: At first floor level, it is proposed to construct a modest extension above the ground floor rear extension. It would be set 2.0m back from the line of the external wall of the ground floor extension and be across the width of the main house. To maintain integrity of the roof lines of the main house, which is also a dominant feature of the Estate, a pitched roof is proposed over this extension. This roof will continue the ridge and eaves lines with the tiles matching the existing roof.

e) First Floor Side extension: In order to provide contemporary facilities, it is proposed to build a modest side extension above the existing garage connected to the two bedrooms for en-suite facilities. A setback of 2.0m from the front wall of the main house and 1.1m from the garage side wall that forms the boundary with number 57 is proposed. Two small new windows, with obscured vision glass, are proposed on the flank wall of this extension. Hipped and pitched roof over this extension will tie in with the main roof, maintaining the eaves line, but would be subordinate to the main roof. The highest point of this roof will be 500mm lower than the main roof. This, combined with extension as a whole would, being set back, will ensure its subordination to the main house.

- f) Air Flow Energy unit: The family intends to replace the old gas fired heating system with an Air Source Heating Pump (ASHP) thus reducing the environmental impact. In keeping with planning guidelines, a small ASHP unit will be at the rear of the property some 3m from the boundary. A copy of the datasheet is attached for further information.

8. ACCESS

- 8.1. When considering an application for extension to existing house access to public transport may not be a major factor, however, it is worth noting that Park Royal TFL underground station is only 0.3 miles or 6-minute walking distance from the property. Many bus routes also service this area.
- 8.2. The existing drive way at the property is maintained to allow for a town car. The family are mindful of our environment and favour cycling where possible. For that purpose, a bike store, accessed from the side, is accommodated in the proposals.



9. HERITAGE CONSIDERSTIONS

- 9.1. In designing the proposed extensions and alterations, we have taken account of relevant policies within the Council's **Adopted Development Management Plan Document** and of guidance contained within the **Hanger Hill (Haymills) Estate Conservation Area Management Plan**. The applicant would be happy to accept a condition requiring the submission of further details of facing materials, windows etc. should the LPA require that.
- 9.2. To assist towards the restoration of frontage of the property and the appearance of this part of the Hanger Hill (Haymills) Estate conservation area, it is proposed that the existing Upvc windows, as well as the old garage doors, are replaced with new double-glazed 'Crittall' style windows. Existing painted wood framed screen and door at the entrance will be removed and a Estate conservation style wooden door will be installed to reinstate originally intended front door.
- 9.3. The proposed ground floor rear extension is the same depth as existing and does not project beyond side wall of the main house. The modest first floor extensions, both at the side and rear, are set back substantially. While the eaves line is maintained the ridge line of the roof over the side extension is 550mm lower than that of the ridge line over the main house. Th extensions will be subordinate to the main house.

- 9.4. The external materials to extensions and alterations would match those of the existing while removing later additions that are not sympathetic to the style of the house. By aligning the roof eaves, existing white painted horizontal band etc., we believe, the proposals will significantly improve the overall appearance of the house.

10. CONCLUSIONS

- 10.1. The applicant family appreciate the importance of the local conservation plans as well as the general environment. The work provides an opportunity to enhance the appearance of the property. By bringing forth original features, particularly to the frontage, the proposals are consistent with the original design concepts of the Haymills Estate.
- 10.2. In designing the proposed extensions and alterations the application is sensitive to the style and character of the house, modest in its proposal and does not cause any harm to neighbours; furthermore, it would preserve and enhance the Hanger Hill (Haymills) Estate conservation area. The applicant family, therefore, hope that the LPA will feel able to support the application by granting planning permission.