

1 Burford Close, Ickenham, Uxbridge UB10 8EH

Design and Access Statement



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Erection of a pair of semi-detached dwellings, together with access and parking and landscaping following the demolition of existing bungalow



SITE
ADDRESS

1 BURFORD CLOSE
ICKENHAM
UXBRIDGE
UB10 8EH

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1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in support of a full planning application for the erection of a pair of semi-detached dwellings following the demolition of an existing bungalow at 1 Burford Close, Ickenham, Uxbridge, UB10 8EH.
- 1.2 The application site comprises a bungalow which is brick built with a hipped roof and side dormer window and is located in the eastern side of Burford Close. To the front of the property is an area of soft landscaping with a section of hardstanding providing at least two off-street parking spaces. To the side of the house is an attached single garage. To the rear is a conservatory patio and the remaining area is soft landscaped and mainly laid to lawn. Burford Close is a cul-de-sac that terminates at Walnut Tree and Applewood Close.
- 1.3 The surrounding area and street scene are residential in character and contain a variety of dwellings in respect of both size and appearance. A range of materials of construction are present in the area.



Existing Bungalow

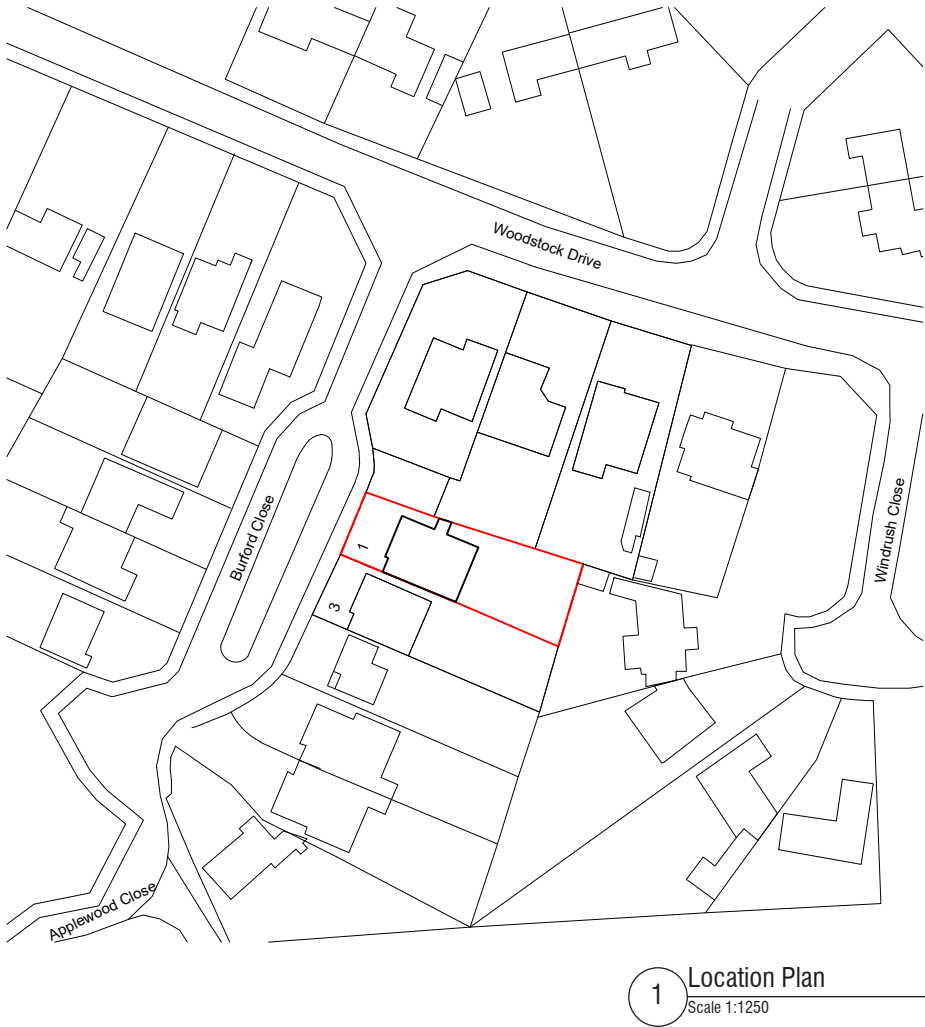
2.0 The Proposed Development

- 2.1 The proposed development is for the erection of a pair of semi- detached dwellings together with access, parking and landscaping. The dwellings would be two storey with accommodation at roof level and a small dormer to the rear. Both dwellings would comprise a living room and a kitchen/ dining room at ground floor level, two bedrooms (one ensuite) and a family bathroom at first floor level, and a third bedroom at second floor level.
- 2.2 The floor areas of the new properties are as follows:

	Type	Area
House 1	3b, 4p	119sqm
House 2	3b, 4p	119sqm

3.0 Planning History

- 3.1 At the beginning of 2020, an application was submitted under the following reference: 11752/APP/2020/800 for Demolition of the existing bungalow and erection of two semi-detached dwellings - Refused
- 3.2 The application was refused for two main reasons - the first being the bulk, mass and scale of the proposed building, including its proximity to the neighbouring boundaries, and the second being the amount of hardstanding around the property.
- 3.3 In order to address the first reason for refusal, the scheme has been redesigned to reduce the bulk, mass and scale - principally through the removal of the cropped, crown roof form for a traditional gable-ended pitched-roof form, with a small rear dormer. The property has been narrowed to allow for a minimum of one metre offset from each side boundary, allowing side access to the rear gardens and the extent of the roof accommodation has been significantly reduced in line with the change to the roof form. These changes are indicated by the red lines on the submitted planning drawings, and also contained within this Design and Access Statement.
- 3.4 With respect to the second reason for refusal, the landscaping has been better considered on this new scheme. The parking spaces will be laid in a permeable paver, surrounded by grass. The paths leading up to each property will be a stepping-stone paver, with planters in front of the bay windows and to either side.
- 3.5 At the rear of the property, the rear patios are designed to have integrated grass, and the remainder of the lenth of the gardens will be grassed. Patio pavers will also be permeable.



4.0 The Planning Case

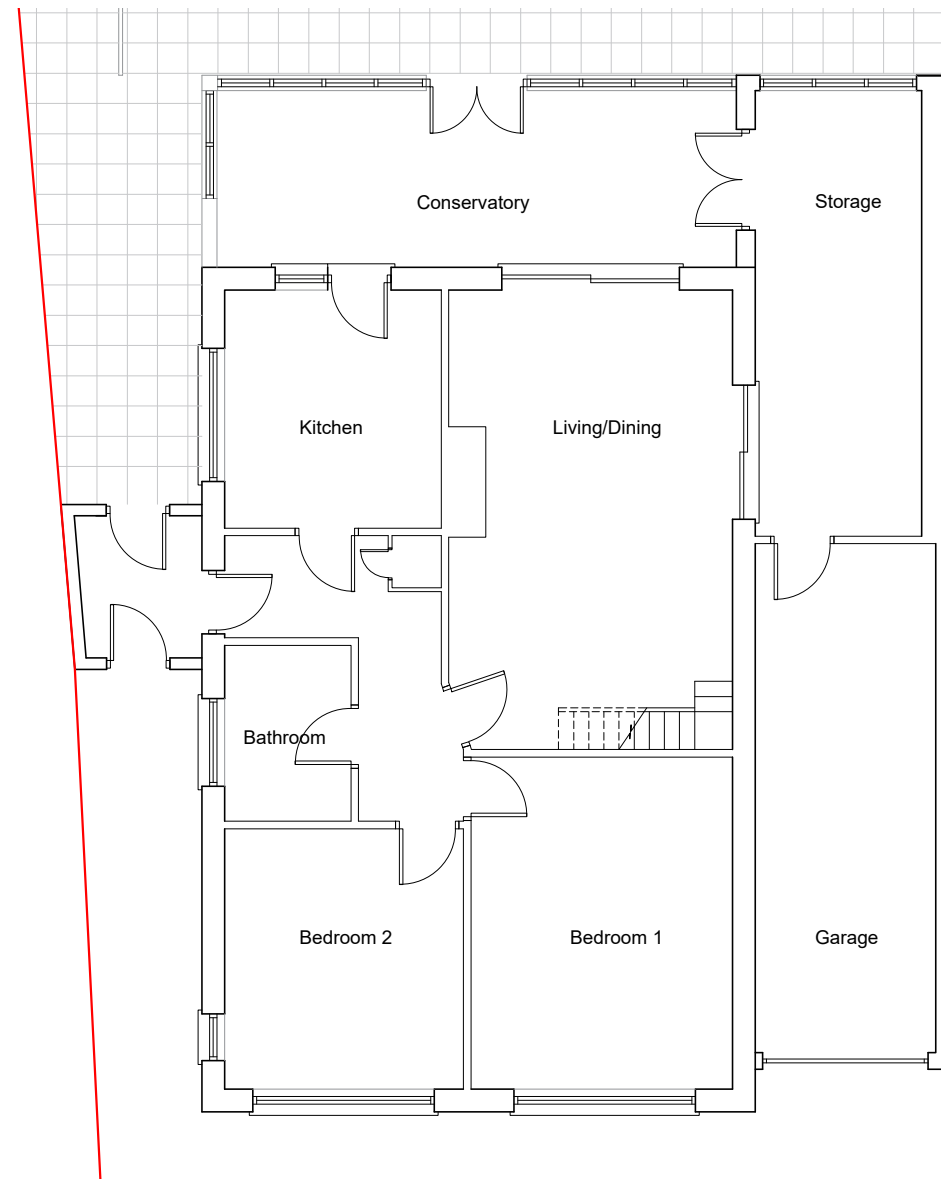
The Principle of Development

4.1

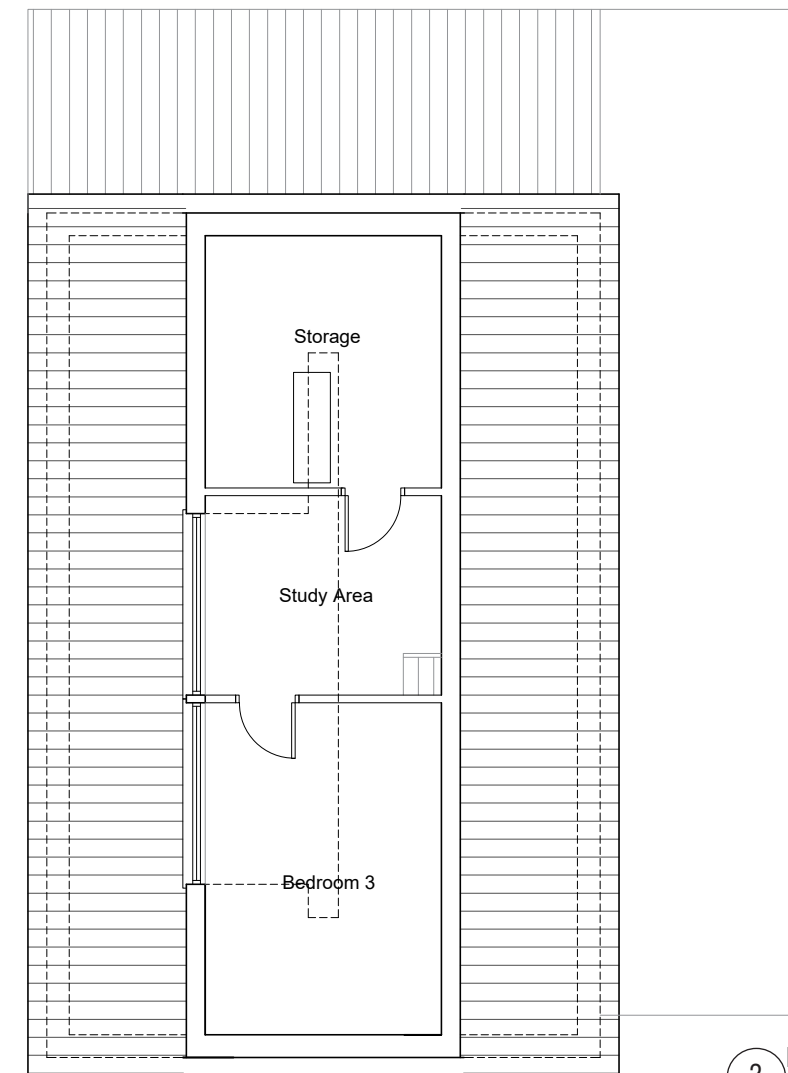
The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a deep plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

4.2 DMH 1 of Local Plan: Part Two - Development Management Policies (2020) advises that the net loss of existing self contained housing will be resisted unless housing is replaced with at least equivalent residential floorspace.

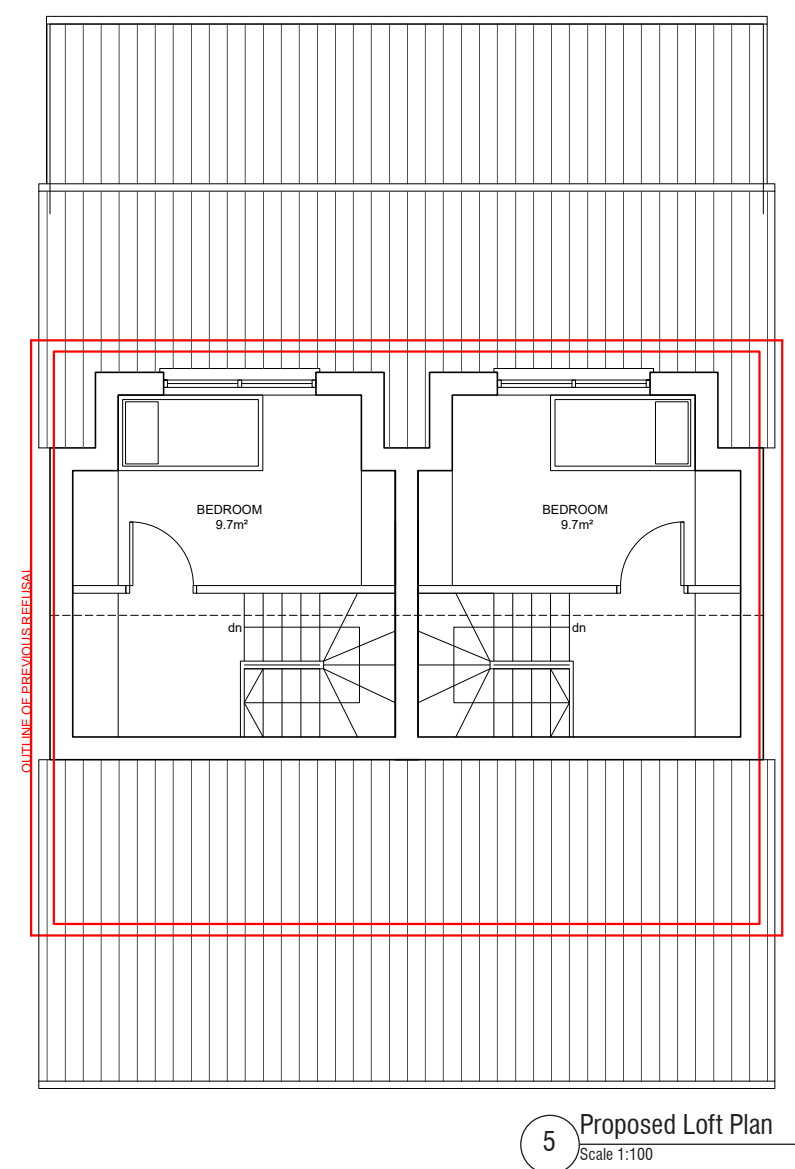
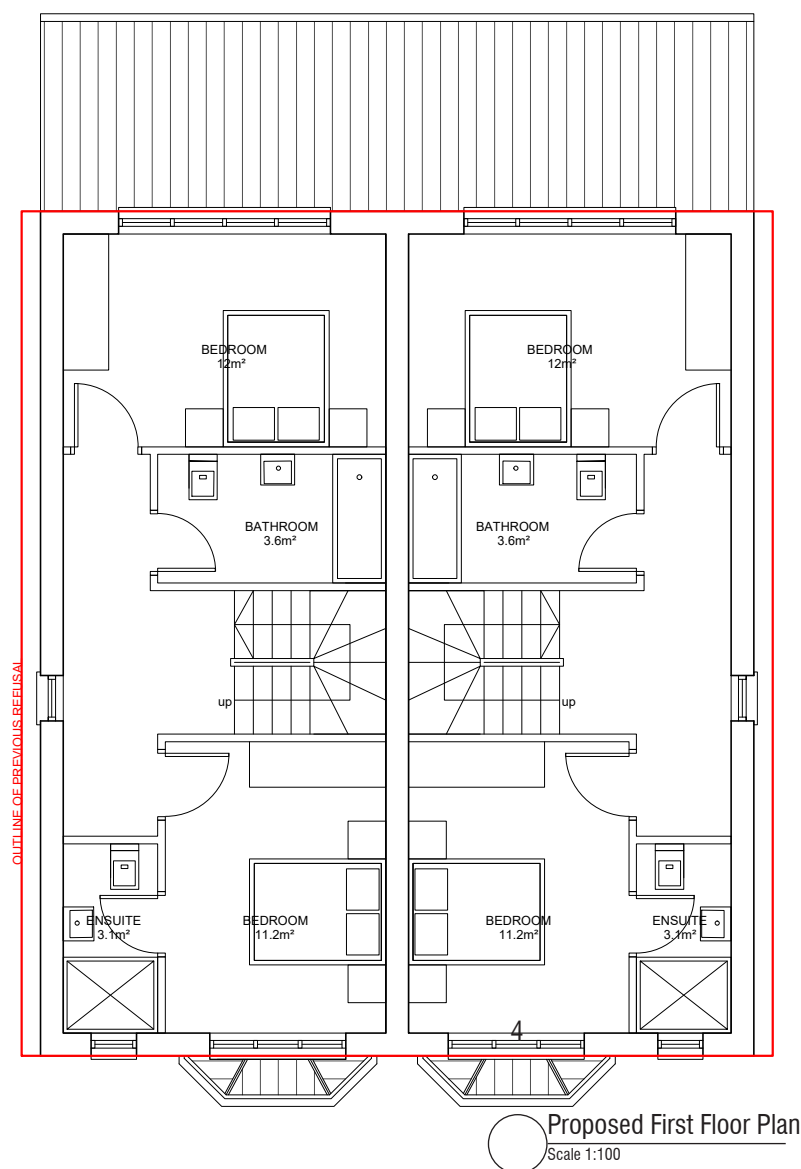
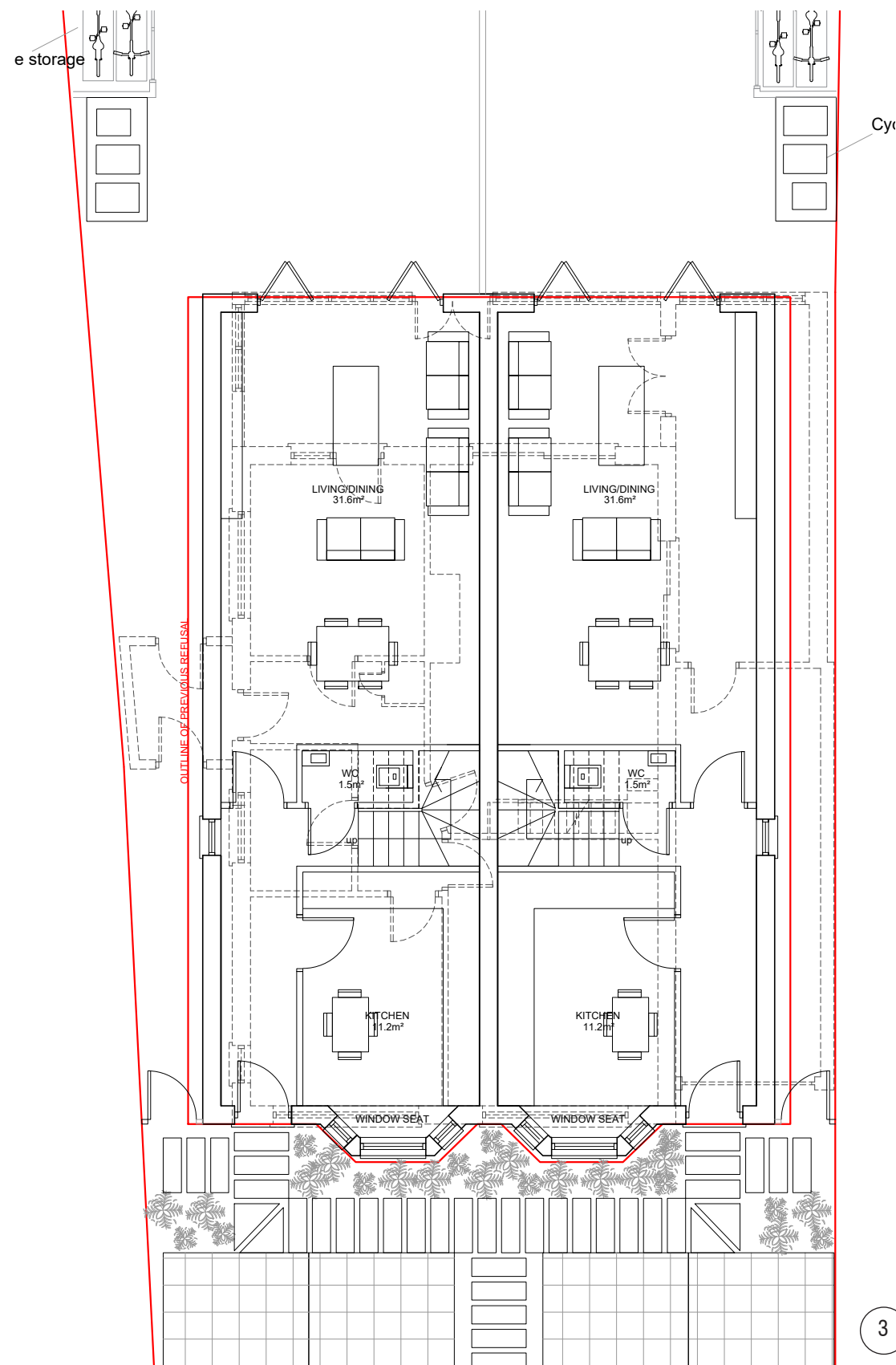
4.3 DMH 2 requires the provision of a mix of housing unit of different sizes in schemes of residential development to reflect the Council's latest information on housing need. Given the residential character of the area adjacent to the plot, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance



1 Existing Ground Floor Plan
Scale 1:100



2 Existing First Floor Plan
Scale 1:100



DESIGN AND ACCESS STATEMENT FOR A FULL PLANNING APPLICATION FOR THE ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS, TOGETHER WITH ACCESS, PARKING AND LANDSCAPING FOLLOWING THE DEMOLITION OF EXISTING BUNGALOW

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5.0 The Impact of the Proposed Development Upon the Street Scene and the Character of the Area

- 5.1 DMH 2 requires the provision of a mix of housing unit of different sizes in schemes of residential development to reflect the Council's Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Furthermore Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 5.2 The surrounding street scene is predominantly residential in character. The surrounding area and street scene are residential in character and contain a variety of dwellings in respect of both size and appearance. The streetscene features a mix of size, design and styles of dwellings which gives an element of flexibility to proposals. The part hipped roof follows the design of the existing property and is set at a slightly lower level than the roof ridgeline of No. 3 Burford Close. As such, these alterations would successfully maintain the character of the existing building and would not unduly impact upon the streetscape. Therefore given the scale and design of the building, it is considered that the proposal would not be harmful to the character and appearance of the streetscene and the surrounding area. As such the proposal complies with Part 1 Policy BE1 and HE1 and Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020). The development would accordingly be in keeping with the character of the area and would cause no harm in this regard. The proposed development would also comply with the guidance in paragraph 17 of the NPPF.
- Policy DMHB 18 advises that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. The proposal is set in a large plot, which would be in excess of the Council requirement.
- 5.3 In compliance with the Council Policies, the provision of two dwellings on this plot would be making best use of the site, providing a high quality, safe environment for its future occupiers, while of a suitably high standard of design. The dwellings would have habitable room windows to their frontages, allowing casual overlooking and surveillance of their front gardens.



6 Proposed Front Elevation
Scale 1:100

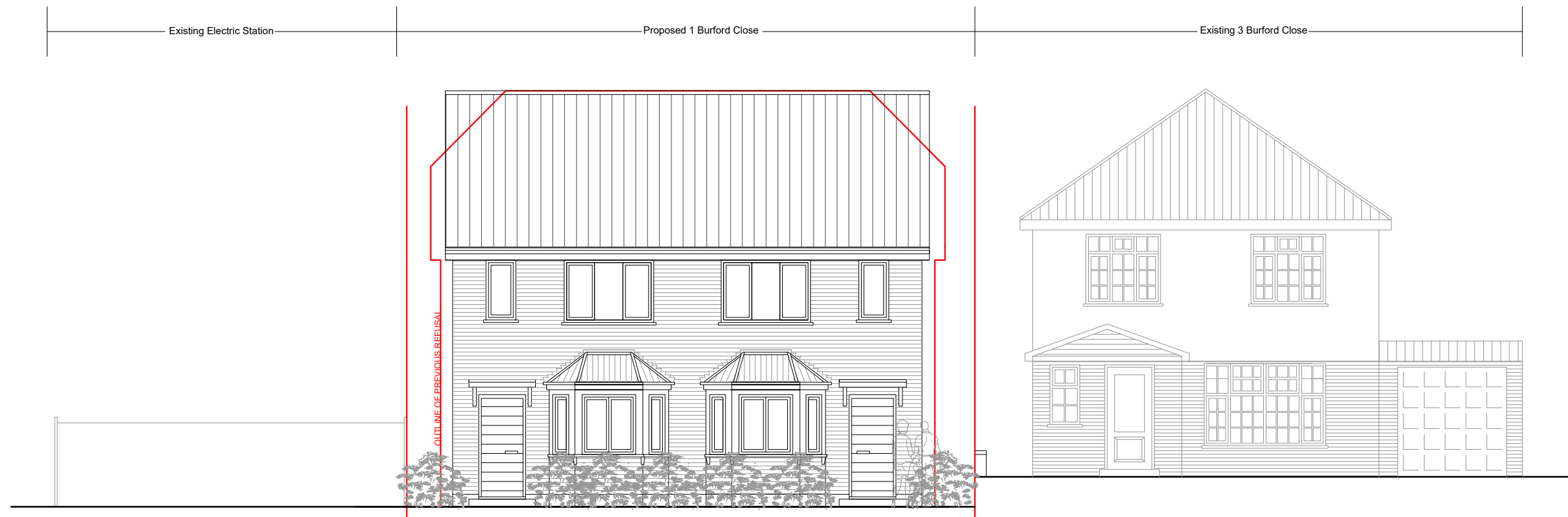


7 Proposed Rear Elevation
Scale 1:100

6.0 Amenity Considerations

- 6.1 The impact of the proposed development upon the amenities of the occupiers of the neighbouring dwelling at No. 3 Burford Close would be acceptable. The development would not cut the 45 degree line drawn from the nearest rear-facing window of this dwelling. The visual impact of the proposed development for No. 3 Burford Close would be acceptable. Similarly, the siting of the proposed dwelling in relation to the most adjacent dwellinghouse at Woodstock Drive would not have an adverse impact upon their occupiers either. The proposed development would not appear overbearing or intrusive when viewed from the either of the neighbouring properties or their rear gardens.

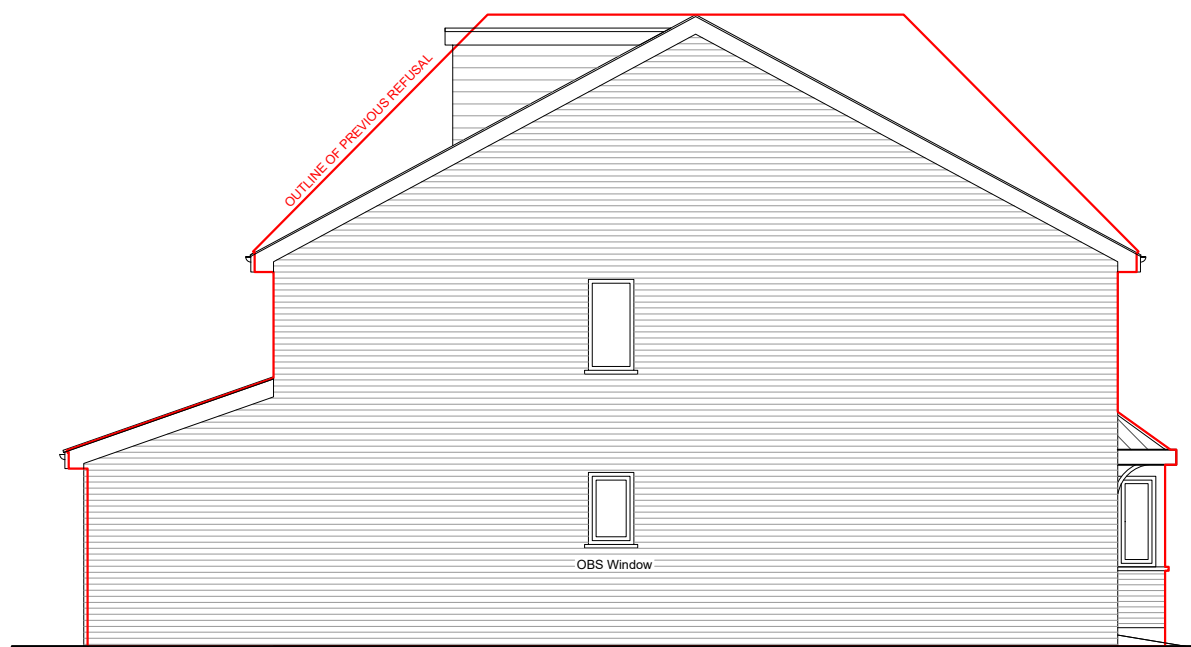
It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with Policy 3.5 of the London Plan (2016) and adequate provision of internal space in order to provide an appropriate living environment in accordance with Policy DMHB 16.



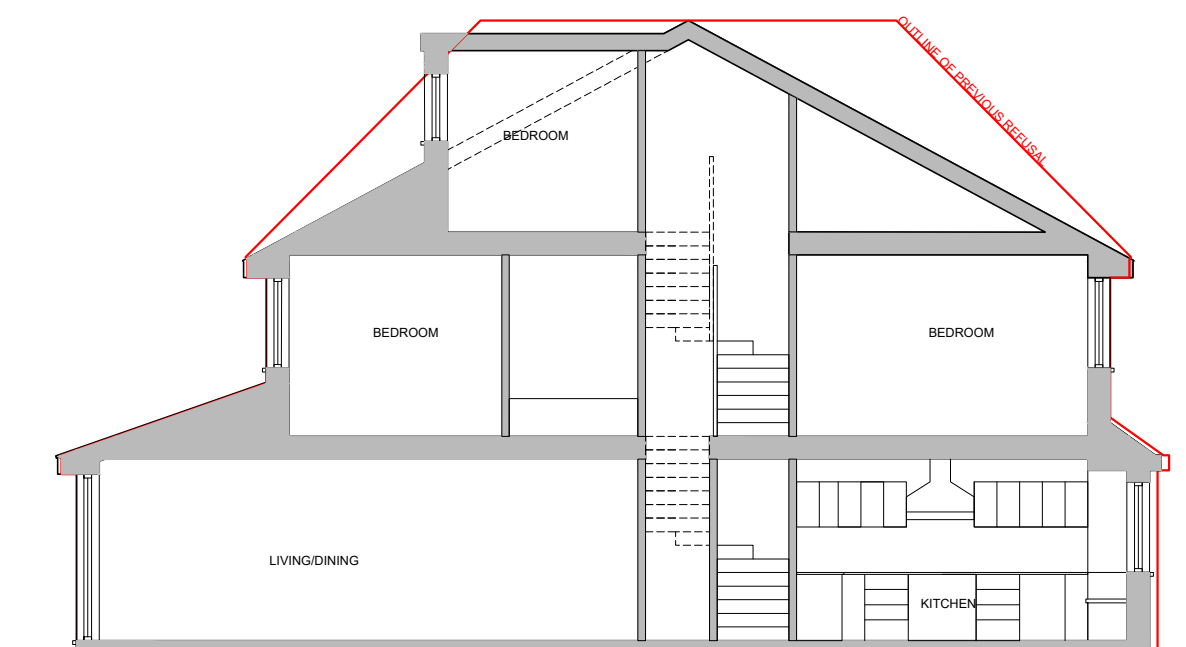
8 Street Elevation
Scale 1:100

7.0 Access, Highway Safety and Parking, and Refuse

- 7.1 The access to the site remains the same and is acceptable, and would provide suitable visibility splays such that they would not present a danger to other highway users. Highway safety would not be impinged upon by the development.
- 7.2 Two off- street car parking spaces would be provided for each dwellings, thereby complying within the Council's Adopted Car Parking Standards.
- 7.3 With regards to servicing and refuse collection, the dwelling would be served in the normal manner. There would therefore be no adverse resulting impacts.



9 Proposed Side Elevation
Scale 1:100



10 Proposed Section
Scale 1:100

8.0 Sustainability

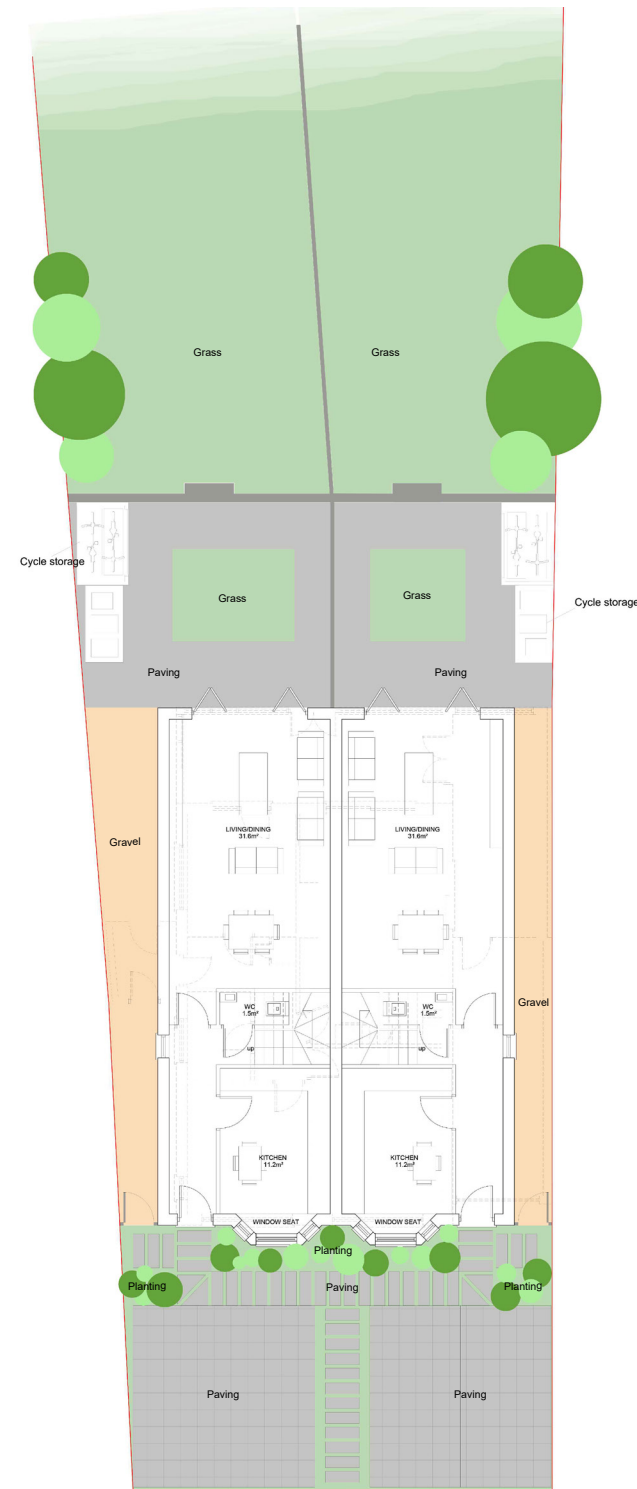
- 8.1 The proposed development would be constructed with sustainability and sustainable technologies in mind. The dwellings would be built to the appropriate BREEAM rating and would employ a range of sustainability measures designed to reduce the carbon footprint of the development and its impact upon the environment. The dwellings would comply with Part L of the Building Regulations.

9.0 Planning Obligation/Community Infrastructure Levy

- 9.1 Should the proposed development be liable to a payment under a planning obligation or the Community Infrastructure Levy, this would be paid accordingly.



11 Proposed Coloured Street View
Scale 1:100



12 Proposed Coloured Site Plan

10.0 Conclusion

10.1 The proposal represents a suitable development of this plot which would represent an optimal use of this previously developed parcel of land. The development would cause no adverse impacts to the street scene or to the amenities of the occupiers of the neighbouring and surrounding properties, while complying with required standards in terms of dwelling size, bedroom sizes and parking provision.