212 Swakeleys Rd, Ickenham,

Uxbridge UB10 8AY

DESIGN & ACCESS STATMENT

PROPOSAL: proposed demolish of existing building to create one family house.

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J79 STUDIO

INTRODUCTION

The Proposed new house of exceptional quality and innovative nature of design at;
212 SWAKELEYS ROAD
ICKENHAM
UXBRIDGE
UB10 8AY

This document has been prepared by J79 Studio, on behalf of clients Mr Ahmed for a full planning application for a new dwelling. This scheme is being submitted in in respond to the following:

- Be truly outstanding or innovative, helping to raise the standards of design more generally in the areas and within Greenbelt.
- Reflect the highest standards in architecture;
- Significantly enhance its immediate setting;
- Be sensitive to the defining characteristics of the local area.

In addition to this planning document, the supporting information and documentation that comprise to accompany full planning application.

- Existing and proposed GA drawings
- Design and Access Statement
- Preliminary Ecological Appraisal by Ecologist
- Tree Survey and Arboriculture Impact Assessment.
- Drainage detail
- Energy report
- Preliminary Ecological Assessment
- Volume calculations and Green Belt Assessment
- Air Quality Neutral Assessment

PART 1

DESIGN STRATEGIES

1.1 LANDSCAPE SETTING

Preserve

• Retain the strong sense of concealment and separation provided by the existing landscape framework.

• Preserve the stature trees and their contribution to the quality of the local landscape setting.

• Retain the low key rural character at the proposed site access area.

• Preserve the character of views towards the site from key public receptors, particularly from Swakeley Rd and the GreenBelt public footpath.

Enhance

- Enhance the connectivity of the site with adjacent green belts.
- Develop pockets of the site to create a high quality habitat with diversity of species and plants.
- Site ecology enhancement will contribution to the local landscape setting.
- Sound and noise barrier by planting dense hedging and manmade mount.

Respond to local distinctiveness

• create new boundary hedgerows to create local distinctiveness.

• Create a balance of open grassland and enclosed woodland landscape components.

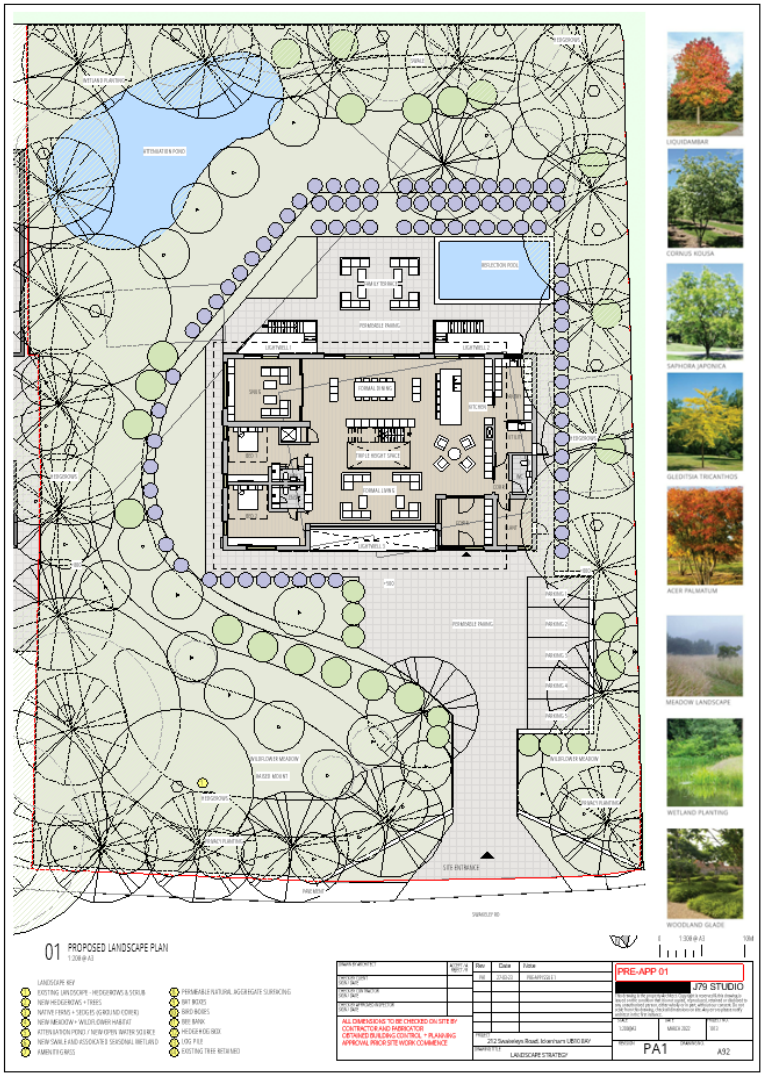
Remove detractors

- Remove and conceal landscape components which have a negative effect on the quality of the landscape setting;

• Reduce the extent of hardstands throughout the site.

• Remove derelict outbuilding and swimming pool with enhanced woodland planting. Particularly structures which occur near the site boundaries.

• Reduce the visual impact of the existing overhead powerlines by providing a level of concealment through new landscape framework planting.



1.2 LANDSCAPE EHANCEMENT

Enhance wildlife connectivity
• enhance the network of habitats linking them to create a coherent and resilient ecological network.
• improve the quality of existing habitats to contribute to the value of the local landscape.
• connect and reinforce wildlife corridors through the site.

Respond to local habitat distinctiveness enhance and create significant areas of the locally distinctive habitats in line with the
Biodiversity action Plan (BAP)
• Good quality semi-improved grassland;
• Diverse native hedgerows Midland hedge;
• Deciduous woodland;
• Watercourses open water and associated wetland habitats (lowland fens).

Biodiversity enhancement
Species-rich deciduous woodland
• Through planting and robust management to significantly improve the biodiversity and habitat value of the site.
• The enhancement will reinforce local landscape distinctiveness and create a habitat stepping stone
• establish new open water wetland and wet grassland habitats not previously present on the site.
• The new pond and wetland area responds to the offsite pond to the south west of the site to enhance the robustness of this habitat type in the local context.
Hibernacula
• Retain the existing trees identified as having bat roosting potential and create new habitat opportunities by introducing bat boxes & bird boxes and timber stacks & hibernaculum throughout the site in line with Preliminary ecological appraisal recommendations.
Hedgerows
• manage and 'gap-up' the boundary hedgerows to provide robustness and longevity.
• Plant new hedgerows to enhance the wildlife corridor network.
Landscape restoration
• Remove existing hardstands and structures and restore to areas of soft landscape.
Enhance the quality and species diversity of the existing Hedgerow Enhance the existing habitat to a 'good quality semi-improved grassland' Enhance and create a new seasonal pond and wetland habitat

1.2 Sustainable Drainage Strategy (SuDS)

Attenuate all surface and treated water on-site
• manage and attenuate on site all surface water run-off and treated black and grey Water with no impact on off-site watercourses or potential increased flooding risk.
• create an attenuation SudS scheme which responds to the site geology.
• introduce hydro-brakes in response to a SuDS hierarchy approach for the protect site as a whole.

Respond to the existing site drainage pattern
• overland flow follows the natural topography and drainage pattern of the site.

Improve water quality
• foul water sewerage will be treated with an on-site water treatment plant.
• Surface water run-off is conveyed via a naturalised swale leading to a new wetland habitat and attenuation pond.
• Treated water is piped to the new wetland area where it joins the surface water discharge. The wetland area provides a level of natural secondary filtration and a further safeguard against drinking water pollution in response to the site being located within a water Source Protection rea.
• all surface and treated water is attenuated on-site and discharged by infiltration as part of the integrated water management and habitat enhancement.

Maximise habitat biodiversity
• introduce new species rich native wetland habitats associated with the new swale and attenuation pond to reinforce this habitat.
• locate this new habitat to respond to existing watercourses in the local landscape to reinforce and enhance the robustness of this localised habitat.
• Successional habitat stages are created including seasonal open water, marginal zones to scrub or grassland in accordance with Hillingdon's Biodiversity action Plan.

Remove impermeable hardstands and structures
• Remove significant areas of impermeable hardstand and structures throughout the site to improve site permeability and off-set the effect of the proposed dwelling.

PART 2

2.1 DESIGN DEVELOPMENT

1. SITE ZONING
Understanding the constraints and opportunities of the site to lock down a building location.

2. DISTILLING CLIENTS BRIEF
Understanding the spaces required by the client and the relationship of space to one another.

3. BUILDING ZONING
The building zoning diagrams show the potential location of amenities around the building, optimum passive solar gains, optimum views out, connection to leyline hotspots and protection from views in.

4. SPATIAL ZONING
The spatial zoning diagrams explore and test the breakdown of required internal function within a potential building location.

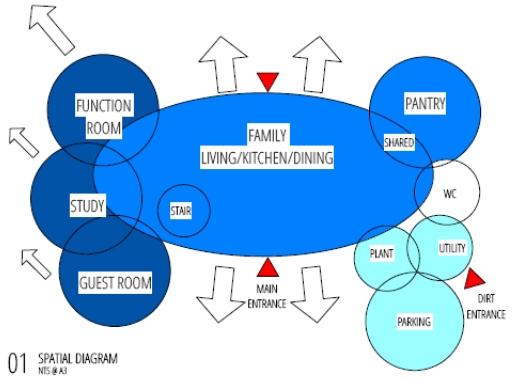
5. SPATIAL QUALITIES
Exploring the open and closed nature of the facade in response to function of spaces, orientation and views. Closed to the north and open to the south.

Ground Floor Plan - Family service and guest spaces defined and visually divided or connected. Views out into the field

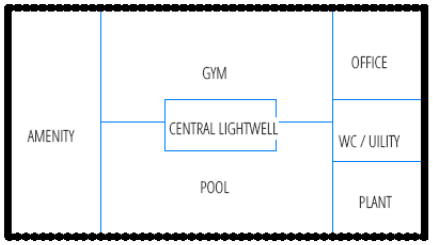
6. EXPLORING THE EXISTING STRUCTURES ON SITE

7. BUILDING STRATEGY
Defining the experiences from the house from within its Greenbelt setting.

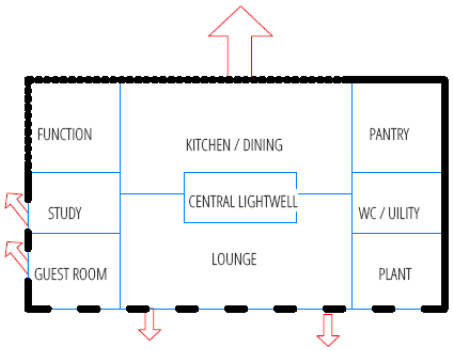
13. MATERIALS PALETTE
Forming palette of appropriate locally sourced materials to compliment the landscape setting and local vernacular.



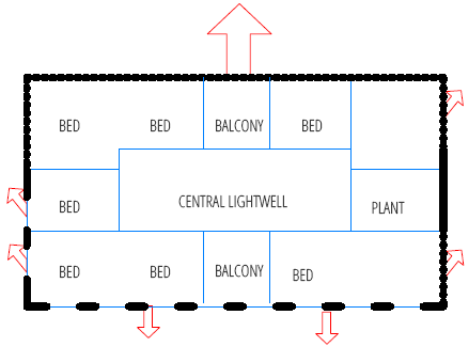
01 SPATIAL DIAGRAM
NTS @ A3



02 BASEMENT SPATIAL ARRANGEMENT
NTS @ A3



03 GF SPATIAL ARRANGEMENT
NTS @ A3



04 1F SPATIAL ARRANGEMENT
NTS @ A3

8. MASSING & FORM STUDIES
Identifying the functions of the solid anchoring walls around the building. Visually connecting and dividing family, service and guest spaces. Setting up potential longer distance views.

-Solid to the north to improve building performance
-Walls guide towards the main entrance and provide sheltered access to the main house.
- Family spaces open to connect with field and increase potential for solar gains.

9. RESPONDING TO LOCAL VERNACULAR
understanding the defining characteristics of the local area.

10.FORM STUDIES
3D modelling exercises to develop the architectural language
- Direct translation of open and closed elements.
- Application of textures and definition between the walls and the nests.
- Simplification of the material palette and language of the various elements.

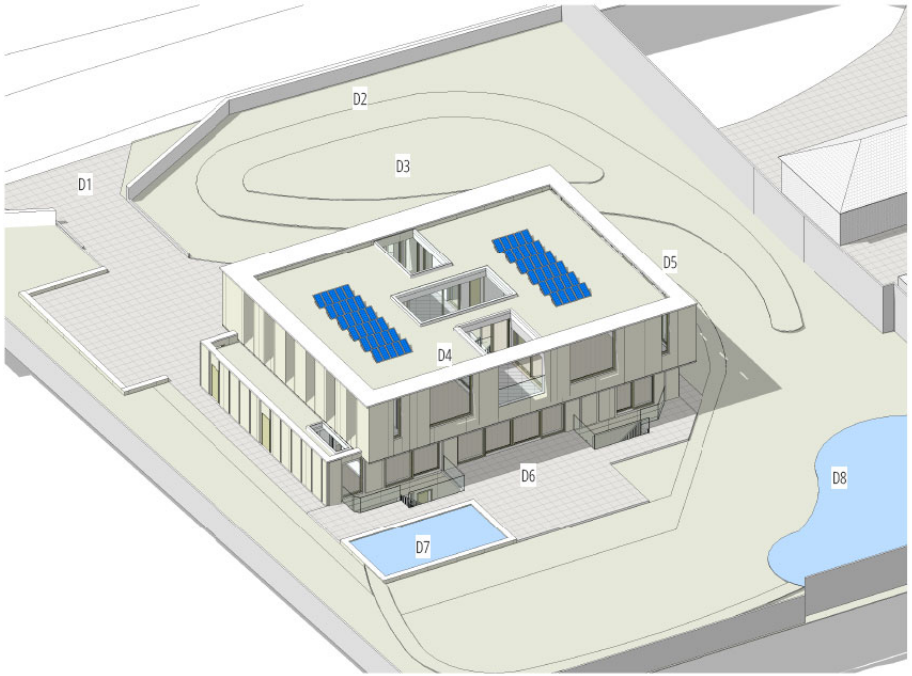
11. INTEGRATION OF ENERGY STRATEGY
Convert energy provided data relevant to the site which showed the most effective pitch of the roofs for PV panels. This informed the 3D development of the nests.

12. COMPONENTS
Understanding and explaining the elements of the form

A. ANCHORING WALL - The house is anchored in its location by a set of low walls that draw on the wall formations created by the disused structures on the site. Internal & external spaces are organised by the low walls that conceal and protect as well as revealing and framing views.

B. NESTS - Private secluded spaces wedge between the walls. Large openings to the south provide a strong visual connection to the woodland canopy to the south.

C. SHELTER Simple stone clad elements shelter the remaining internal and external spaces. Stained or charred timber allows the elements to sit back against the trunks and undergrowth to reduce the overall impact of the house.



The design principle of a tradition English country house has a number of specific aspects which can be applied to contemporary schemes:

- an holistic composition where building becomes an integral part of, and feature within, the wider landscape setting

- 'informal' or 'natural' landscape in appearance (as opposed to more formal classical axial style which had preceded it or the compartmented arts and crafts gardens which followed)

- 'enhancement' of underlying landscape elements to form heightened 'naturalistic' composition.

- use of tree line or copse to frame or enclose buildings

- emphasis on sweeping and undulating topography to form naturalistic landscape

- use of water within the landscape to provide separation and reflection

- controlled vistas and view points from and towards key buildings and structures

Modernist houses in the UK differed somewhat from their international counterparts, with the majority being sited on the edge of existing settlements in slightly suburban settings which tends to mean that the scale of landscape relative to the house was rather restricted and can generally be seen at the scale of 'garden' rather than a wider natural setting. The number of great modern 'country houses' in the UK is therefore very limited.
The classic modernist tradition, however, sought a rather more immediate and powerful relationship with the landscape. This can be seen for instance in Le Corbusier's Villa Savoie where a pared-down landscape of grass and trees runs right up to the building edge, and

The tradition of the Country House' under the text of PPG7, a house should be:
- intrinsically related to its landscape;
- adopting the best of modern technologies and sustainability;
- responding carefully to light view and landscape setting;
- using materials which are relevant to its locale.

The specific precedents presented demonstrate:
- Modern houses can be intimately linked to their setting and the wider landscape
as demonstrated by Bentley Wood

- There is the opportunity through a such an approach to 'borrow' the wider landscape beyond, which helps site the building within a larger context than just its
immediate site.

- A sense of order and rigour can be maintained around a building within such a
setting as demonstrated by Dan Kiley and Thomas Phifer.

- The use of a winding drive through woodland gives a specific character and interest to the approach to a building, which then enhances the 'reveal' of the wider landscape upon arrival at or within the building.

- A distinctly modern building can be celebrated within the context of the English countryside (Lasdun Hill House now Grade II* listed), and the rolling English landscape provides a well established foil to contemporary architecture.

D1: WIDEN ENTRANCE WITH WILD FLOWER PLANTING TO ENHANCE VISABILITY AND ARRIVAL
D2: NATURAL PLANTING TO ADD INTEREST AND VISUAL / NOISE BARRIER
D3: LAND RESHAPE TO CREATE INTEREST AND LANDSCAPING. MOST IMPORTANTLY TO ALLOW BUILDING BLEND INTO LANDSCAPE
D4: BROWN ROOF TO MINIMISE IMPERMEABLE AREA WHILST ENCOURAGE ECOLOGY ON SITE.
D5: MATURAL TREES AROUND ALL FOUR SIDES OF BOUDNARY
D6. PERMEABLE PAVING WITH RAIN WATER HARVASTING TANK
D7: RELECTION POOL
D8: NARTUAL POND TO ALLOW WILD LIFE TO THRIVE
D9: HORIZONTAL SHAPE OF THE MASSING AND IRRGULAR WINDOW OPENING TO ALLOW BUILDING BLEND IN THE LANDSCAPE

PART 3

3.1 TREES AND LANDSCAPING

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

Assessment of Effects

The following provides a summary of the assessment of the effects the development has for each landscape resource.

New species-rich deciduous woodland connects the site with the local wildlife network and enhances the landscape setting.

New hedgerows enhance the field pattern in the local landscape.

Regenerated and new hedgerows are managed for species diversity and to respond to the typical 'A' shaped 'Midland' hedge form with standard hedgerow trees which in turn enhances this defining characteristic of the local landscape.

Existing stature trees are retained to preserve the local landscape setting and their contribution to the tree line when viewed from the surrounding landscape.

The existing grassland is enriched to the condition of a 'good quality semi-natural grassland'. Enhancement plants and seeds are sourced with local provenance and managed for diversity.

A new swale conveys surface water run-off to the native wetland and new attenuation pond.

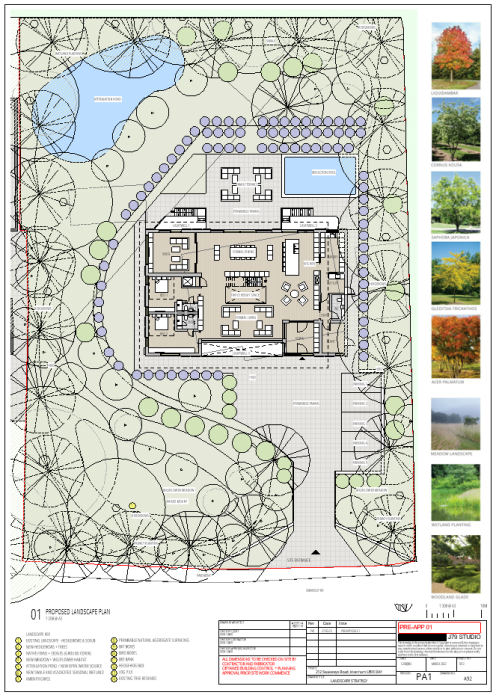
A 'ribbon of wetland habitat' is created along the swale enhancing connectivity through the site.

An attenuation pond provides water storage in excess of that required for two 1:100 year plus climate change weather events occurring close together.

The naturalised seasonal pond responds to the topography and natural drainage pattern of the site. This new habitat relates to the adjacent field pond creating a more robust local habitat and landscape feature

The landscape setting at the existing site entrance area is preserved.

A permeable and informal driveway utilises recycled crushed concrete bourne from the removal of existing buildings. A natural aggregate finish integrates with the 'low key' landscape setting.



PART 5

RESPOSE TO PRE-APPLICATION 2021

PLANNNG POLICY
DEVELOPMENT PLAN FOR LONDON BOROGUT OF HILINDON CONSIST OF THE FOLLOWING DOCUMENTS:
The local plan: PART 1 – STRATEGC POLICIES (2012)
The local plan part 2 – Development Management Policies 2020
The local plan part 2 site allocations and designations 2020
The London PLAN 2021

Material considerations
The national planning policy framework (NPPF) 202 is also material consideration in planning decisions, as well as relevant supplementar planning cousments and guidance.
Part 1 policies
PT1. BE1 (2012) Build Environment

Main planning issue
Principle of development

The NPPF 2021 states that a local planning authority shou regard the constructon of new buildings as inapapporariate in the GREEN BELT But that exceptions to this include:
G: limited infilled of the partial or complete redevelopment of previous developed land, wehther redundant or in continuing use (exclude temporary buildings, which would:
Not have a greater impact on the openness of the green belt than existing development; or
Not cause substantial harm to the openness of the Green Belt. Where the development would re-use previous developed land and contribute to meeting an identified affordable housing need witin the area of local planning authority,

Policy DMEI 4 of the Hillingdon Local Plan: Part 2 (2020) also states that:
A: inappropriate development in the Green Belt and Metropolitan open Land will not be permitted unless there are very special circumstances.

B: extension and redevelopment on sites in the Green Belt and Metropolitan Open land will be permitted only where the proposal would not have greater impact on the openness of Green Belt and Metropolitan open land. And the purpose of including land within in than the existing development, having regard to:
The height and bulk of existing building on site
The proportion of the site is already developed
The proportion of the site that is already developed
The footprint, distribution and character of the existing buildings on the site
The relations of the proposal with any development on the site that is retained.
The visual amenity character of the Green Belt and metropolitan Open land.

Response - Visual Gap maintained, proposed Building aligned with No. 218

MAIN PLANNING ISSUE 1: INCREASE IN FLOOR AREA AND IMPACT ON OPENNESSE OF THE GREENBELT.
‘ In terms of its overall footprint, the proposed dwelling would be approximately the same as the existing buildings (plural) it would replace. However, in terms of its overall floorspace (inclusive of the basement), the proposed dwelling would significantly exceed the existing buildings, as is acknowledged in the Design and Access Statement.)

RESPONSE / Sep 2023: The proposed overall floor area has been reduce from 1068 sqm to 550sqm, with existing combined floor area of 605 sqm (a 55 sqm decrease /).
The footprint of the existing area is 310 sqm (Building A & B), the proposed building footprint is 350 sqm (a 40 sqm increase).

The proposed massing of the first floor has been significant reduced from pre-app design, which maintained the existing Visual gap on site.

DESIGN
Policy DMHB 111 of the Hillingdon Local Plan: Part 2 (2020) supports this more generally and states that:
All development including extension alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including:
1-harmonising with the local context by taking into account the surroundings.
-Scale of development, considering the height , mass and bulk adjacent structures
-building plot sizes and widths. Plot coverage and established street patterns
- building lines and setbacks, rooflines, streetscape rhythm for example, gaps between structures and other streetscape elements, such as degree of enclosures. – Architectural composition and quality of detailing
- Local topography, views both from and to the site and
- impact on neighbouring open spaces and their environment
- ensuring the use high quality building materials and finishes
- ensuring that the internal design and layout of the development maximises sustainability and is adaptable to different activities,
- protecting features of positive value within an adjacent to the site, including the safeguarding of heritage assets, designed and un-designated, and their settings, and
- landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure,
- development proposals should make sufficient provision for well-designed internal and external storage for waste.

Any new building should be of a contemporary design with significant architectural merit or a building that reflects the existing characteristics of the site.
RESPONSE: Proposed building is modern and form in respond to its surrounding.

TREE AND LANDSCAPING
Policy DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) states:
All development will be expected to retained or enhanced existing landscaping, trees, biodiversity or other natural features of merit.
Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastureture.

The site is not subject to Tree protection order of conservation area designation. The mature tress close to the site boundaries and enhanced it by intense tree planting.
RESPONSE: Proposed landscape aims to enhance the whole site and adjacent rural context.

AMENITY – IMPACT OF NEIGNBOURS
Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The side elevaton has tall windows and are strategically position to overlook.

LIVING CONDITIONS FOR FUTURE OCCUPIERS
Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) states that all housing development should have adequate provision of internal space in order to provide an appropriate living environment. The house would provide a large scale residential development in excess of the council standards. Furthermore all of the proposed habitable rooms would be afforded an adequate level of light and outlook.

PRIVATE AMENITY SPACE
Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020). The level of amenity space provided would be in excess of the council standards.

HIGHWAY
Policy DMT 1 of the Hillingdon Local Plan: Part 2 (2020).
Policy DMT 2 of the Hillingdon Local Plan: Part 2 (2020). Safe and efficient vehicular access to highway network is provided to the councils standards.

CAR PARKING
Policy DMT 6 APP. C of the Hillingdon Local Plan: Part 2 (2020). Electric

Green Belt

Green Belt land and is subject to the following policy considerations:
- The

Local architecture

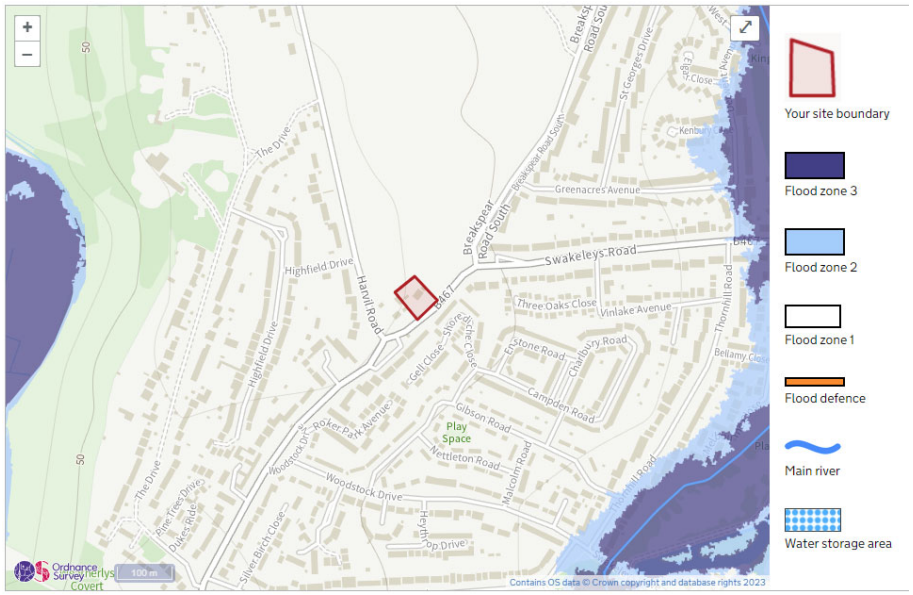







THE OLD
FOX

Flood Zone 1



Crime Prevention

Access

plans detailing compliance with the prescribed
standards set out in Approved Document M to the Building Regulations 2010 (2015 edition), clearly detailing the required dimensions and clear access zones within entrance lobbies, passageways living areas, bathrooms and bedrooms.

Highways

The maximum off street parking requirement for a house with it's own curtilage is 2 spaces

Private Outdoor Amenity Space

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020) states that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. The level of amenity space provided for the proposed dwelling would be significantly in excess of the Council's standards.

Living Conditions for Future Occupiers

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should meet or exceed the most up to date internal space standards.

Amenity

Impact on Neighbours / amenity / daylight / sunlight / open space

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

PROPOSED FRONT VIEW OF THE HOUSE

PROPOSED REAR VIEW OF THE HOUSE

-END-