

**DESIGN
&
ACCESS
STATEMENT**

Project: 37 The Drive,
Ickenham UB10 8AF

Project No.: 10855

Issue Date: November 2022

DESIGN & ACCESS STATEMENT FOR

**CONSTRUCTION OF TWO FIVE BEDROOM HOUSES TO THE REAR OF 37 THE DRIVE,
ICKENHAM UB10 8AF**

Project: 37 The Drive, Ickenham UB10 8AF

Project No.: 10855

Issue Date: November 2022

CONTENTS:

1.0 INTRODUCTION

2.0 POLICY CONTEXT

3.0 SITE LOCATION & CHARACTER

4.0 THE SITE / EXISTING PROPERTY

5.0 THE PROPOSALS

6.0 ACCESS STATEMENT

7.0 SUMMARY

1.0 INTRODUCTION

The proposal relates to the construction of two five bedroom houses to the rear of 37 The Drive, Ickenham UB10 8AF.

This Design & Access Statement forms one of the supporting documents for the planning application and should be read in conjunction with the plans document.

2.0 POLICY CONTEXT

In particular the following policies form the basis and reference for this report.

Hillingdon Local Plan Part 1 Strategic Policies (2012) and Part 2 Development Management Policies (2020) including Supplementary Planning Guidance and national guidance policies (2021)

The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016)

DMH 1 - Safeguarding Existing Housing

DMH 2 - Housing Mix

DMH 4 - Residential Conversions and Redevelopment

DMH 6 - Garden and Backland Development

DMHB 11 - Design of New Development

DMHB 12 - Streets and Public Realm

DMHB 14 - Trees and Landscaping

DMHB 16 - Housing Standards

DMHB 18 - Private Outdoor Amenity Space

DMT 1 - Managing Transport Impacts

DMT 2 - Highways Impacts

DMT 6 - Vehicle Parking

LPP 3.3 – Increasing Housing Supply

LPP 3.4 - Optimising housing potential

LPP 3.5 - Quality and design of housing developments

LPP 3.8 - Housing choice

LPP 5.17 - Waste capacity

LPP 6.13 - Parking

LPP 7.4 - Local character

NPPF- 2 - Achieving sustainable development

NPPF- 5 - Delivering a sufficient supply of homes

NPPF- 11 - Making effective use of land

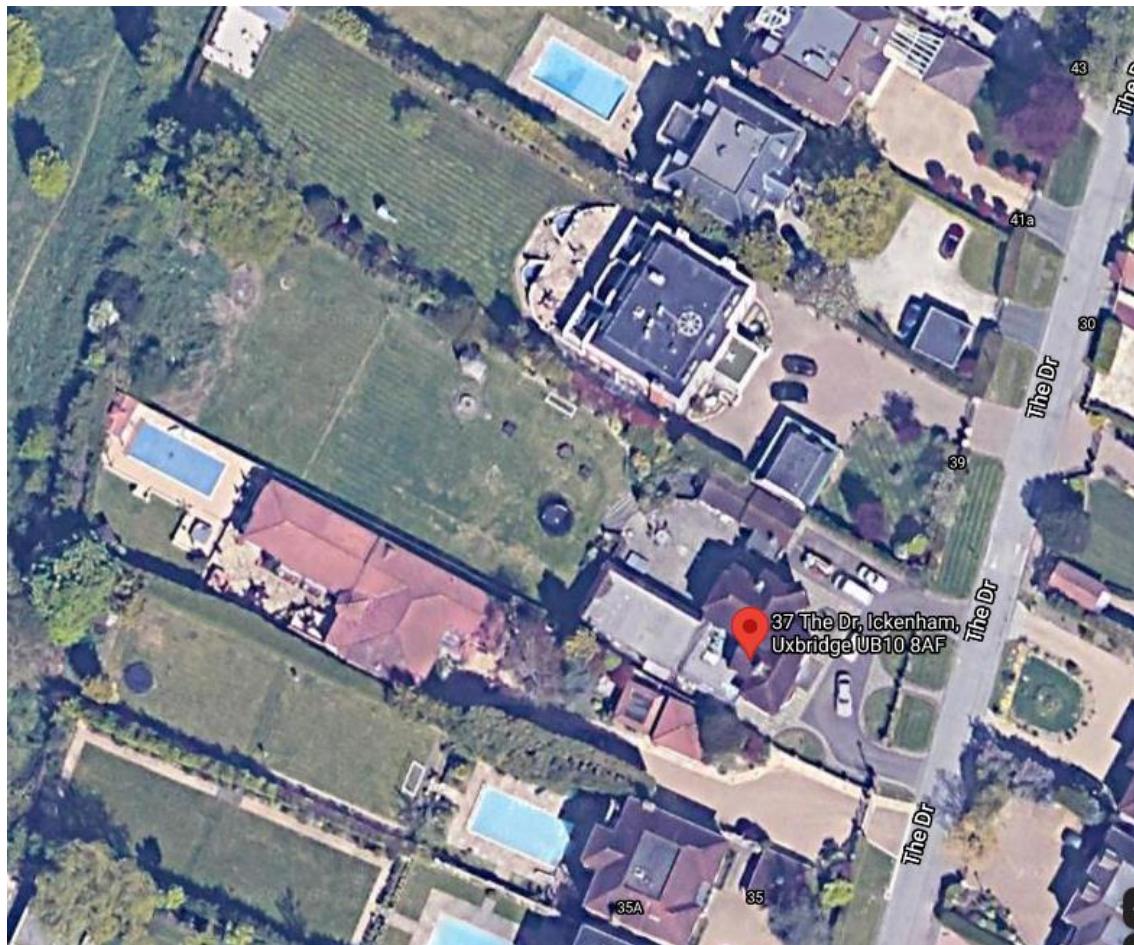
NPPF- 12 - Achieving well-designed places

3.0

SITE LOCATION & CHARACTER



The application relates to the construction of two five bedroom houses to the rear of 37 The Drive, Ickenham UB10 8AF. The application site is located on the Western side of The Drive, a private shared road that comprises mainly two storey, detached houses of mixed architectural style and quality set within medium to large plots. More recently, a number of the original houses in the locality have been extended, mainly to provide larger homes.



4.0

THE SITE / EXISTING PROPERTY



No. 37 The Drive is a traditional large detached two storey house located on an extensive plot. It is comprised with a large single storey rear extension, outbuildings and a detached garage at the side served by two vehicular accesses. The existing property is set forward on its plot compared to the adjoining properties (Nos. 35A and 39) and its siting follows the closer original relationship of properties on this side of the road to the south on The Drive. No. 35A is an infill bungalow development which is sited close to the side boundary of the rear garden of the application site. No. 39 is a modern re-development, as are adjoining properties to the north, comprising very large two/three storey houses with large crown roofs and pastiche classical features which have a similar siting to No. 35A. Ground levels fall away at the rear and also from the north to the south, allowing views over the adjoining Uxbridge golf course to the west which forms part of the Green Belt (although the application site is located outside) and the Colne Valley Regional Park.

5.0 THE PROPOSAL

The proposal relates to the construction of two five bedroom houses to the rear of 37 The Drive, Ickenham UB10 8AF. The proposed dwellings would respect the street frontage on The Drive, retaining a setback from the front boundary similar to that of the existing dwelling and that of the bungalow at 35A. The houses proposed would be considered to be of a high quality of design, to emulate a traditional housing style. Reference is made to Hillingdon Local Plan Part 2 Development Management Policies (2020), DMH 6 - Garden and Backland Development and to the previous approved scheme reference 24043/APP/2016/3069 for the erection of a three storey building to create 8 x 2-bed flats, involving the demolition of existing building on-site.

DMH 6 - Garden and Backland Development:

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;*
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;*
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and*
- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.*

The approved scheme to create 8 x 2-bed flats allowed for 10 parking spaces at surface level with a further 4 number parking spaces proposed below surface level with the use of a dual stack parking system by Cardock or similar. The delegated officers report states:

'The Council's 10% guideline, above which the number of flatted redevelopment schemes can affect the traditional residential character of a road has not been breached. Also, the proposed front garden would be capable of providing sufficient off-street car parking spaces whilst still providing a good amount of landscaped green space.'

Similarly, the proposal for the construction of two five bedroom houses to the rear of the applicant site would have a lesser impact than that compared to the flatted development approved; the existing house will not be demolished and will retain and propose a substantial amount of landscaped green space that exceed the minimum guidance requirements. Therefore, the vehicular access and car parking arrangement proposed should not have an adverse impact on neighbours in terms of noise or light.

The natural ground levels of the applicant site fall away to the rear and also from the north to the south; the proposal therefore would be more intimate in mass and scale and lower than the existing frontage properties.

The proposals will not impact to the neighbouring residential amenity and privacy of the existing adjoining homes and their gardens and unacceptable light spillage is avoided particularly given the location of the immediate properties relative to the proposed units.

The houses proposed will accommodate the following to meet minimum guidance requirements:

AMENITY:

Private outdoor amenity greater than 100 square metres minimum requirement for 4+ bedroomed houses respectively.

PARKING (Dwelling with curtilage):

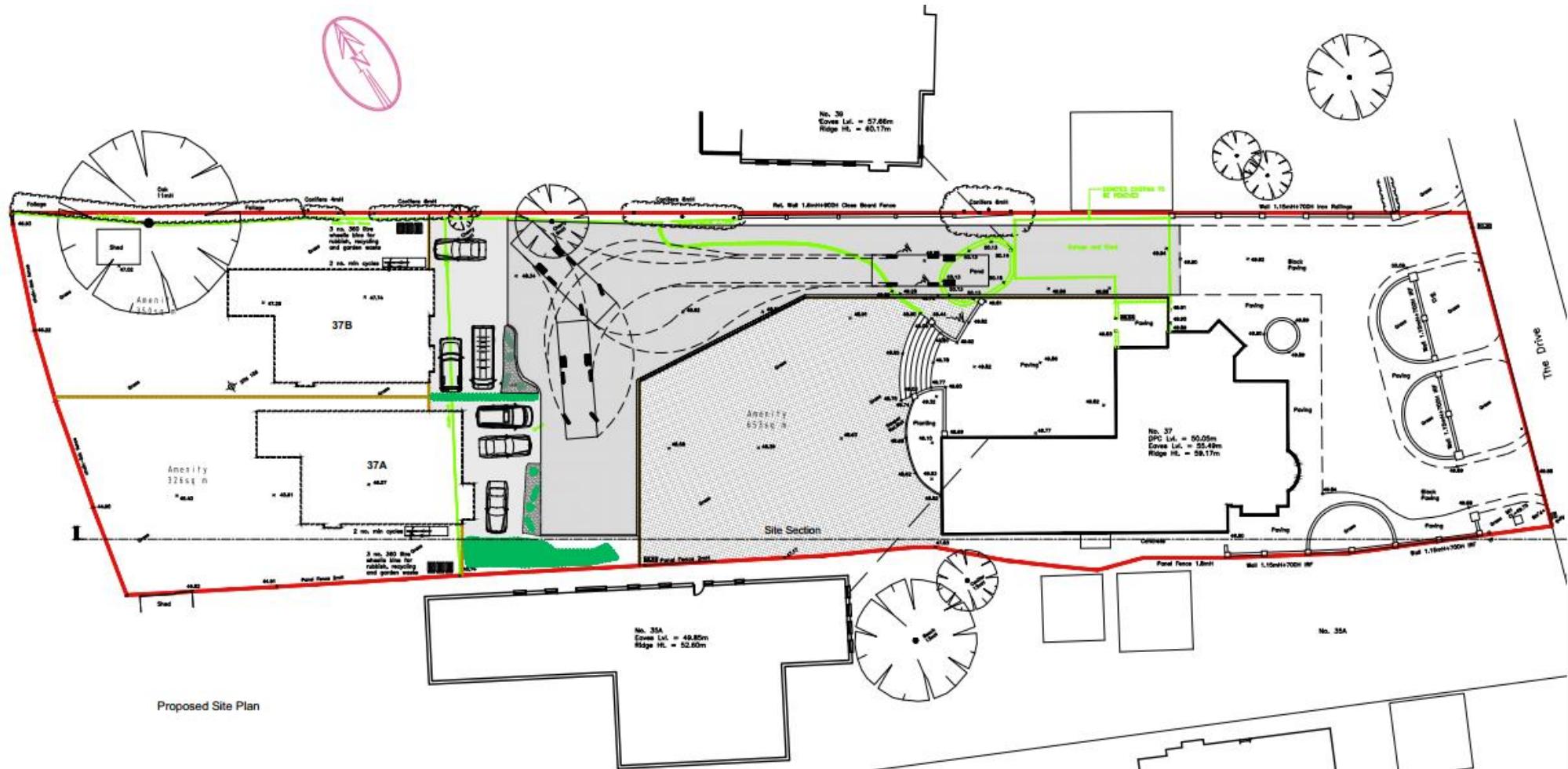
Parking for 2-3 cars; to meet minimum requirement

CYCLES (Dwelling with curtilage):

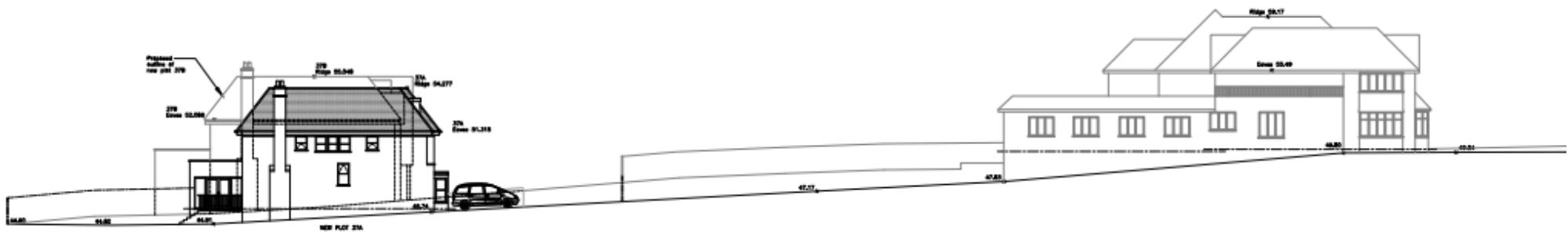
2 per 3 or more bed unit; to meet minimum requirement

WASTE, RECYCLING AND GARDEN WASTE:

3 no. 360 litre wheelie bins for waste, recycling and garden waste proposed for each house respectively.



Proposed Site Plan



Proposed Site Section

6.0 ACCESS

The two new houses proposed will be accessed off The Drive with the creation of a new access road to serve the properties. The existing house 's access arrangement will be unchanged.

7.0 SUMMARY

The proposals will not result in an incongruous form of the development. The development site is located to the rear of the applicant site and is largely to remain hidden from the existing street view obscured by the existing house 37 The Drive.

The proposal will have minimal impact on the character and appearance of the original dwelling therefore is wholly compatible and complementary to the prevailing character and layout of the established adjoining development.

The high quality appearance and layout of the new homes proposed, will ensure that existing and future residential amenities will be fully protected, whilst meeting amenity standards on-site in accordance with the London Plan and Hillingdon's Strategic and 'saved' UDP policies in particular: DMH 6 - Garden and Backland Development: which advises that:

In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;

ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;

The relationship with the properties on adjacent site and the existing property at number 37 combined with level difference between the existing and proposed properties will not result in any adverse impact on the amenity of the surrounding properties or in respect of the vehicle access.

iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and

iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

The proposed development is modest in scale set lower than the existing frontage property.

Refer also to the supporting arboricultural Statement submitted with the application.