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**Hillingdon Council
Residents Services
Planning - Development Control
Civic Centre - High Street
Uxbridge UB8 1UW**

Date: 18/08/2024

**Re: ERECTION OF TWO STOREY END OF TERRACE RESIDENTIAL DWELLING
WITH ASSOCIATED PARKING AND AMENITY SPACES.**

SITE: 247 – West End Road – Ruislip HA4 6QR

Dear Sirs:

The site is defined as an existing end of terrace house with large side open space amenity with a large front amenity areas and double drop curb access from highway. The site is position along a row of terraced residential houses which identical scheme was approved for other-side end of terrace house to create new unit at 251-A West End Road RUISLIP HA4 under planning permission ref 71218/APP/2015/3390 and therefore the proposal for new dwelling to replicate the existing developed scheme deem in keeping with policies and street views.

The site is located within proximately of main Ruislip Highway road with close and easy access to public transport and shops. The proposal will include works to create the amenity of premises to suit resident accommodation with suitable cycle storage for each unit.

Proposal for altering internal areas to meet planning policies for residential conversion as set out in Council Policies by creating a residential unit with private garden to meet core policies. The overall existing area is calculated at site gross areas are 371m-sq and current 3-storey residential end of terrace house areas is confirmed as 148m-sq (over Ground & First & Loft levels). The proposal is for carrying new development along the side amenity areas to replicate the approved and already constructed site at 251A West End Road which was granted permission under ref 71218/APP/2015/3390. All the new residential unit will have minimum 2.5m clear headroom to meet planning design strategies set out by London Plan.

The proposal to create residential end of terrace unit as required under Hillingdon Policies BH1 (Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2023)).

The proposal with associated amenity and landscaping meet Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Paragraph 135f) of the National Planning Policy Framework (2023).

Therefore the proposal for conversion of these premises is in compliance with local and national policies based on evidence of similar dwelling approval. The applicant agrees to commit to planning policies and requirements under Highway Department. The site is within close proximately of all shops and public transports. The new site layout at front amenity providing parking spaces for each units.

The new accommodation provides with total net internal area to be greater than minimum requirement under London Housing Standards (table 3.3) and also designed to create a complete stacking order over each flats. The scheme is designed in compliance with Planning Guidance plus allowance given for means of access to property and designed to match & complement the adjoining properties.

Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,



R. Lakani
Director

LOCATION:	<u>247 – West End Road – Ruislip HA4 6QR</u>
PROPOSAL:	ERCTION OF TWO STOREY END OF TERRACE RESIDENTIAL DWELLING WITH ASSOCIATED PARKING AND AMENITY SPACES.

DESIGN ACCESS STATEMENT:

AMOUNT:

The site is defined as an existing end of terrace house with large side open space amenity with a large front amenity areas and double drop curb access from highway. The site is position along a row of terraced residential houses which identical scheme was approved for other-side end of terrace house to create new unit at 251-A West End Road RUISLIP HA4 under planning permission ref 71218/APP/2015/3390 and therefore the proposal for new dwelling to replicate the existing developed scheme deem in keeping with policies and street views. The site is located within proximately of main Ruislip Highway road with close and easy access to public transport and shops. The proposal will include works to create the amenity of premises to suit resident accommodation with suitable cycle storage for each unit.

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The EXISTING areas of the premises as follows:

Residential unit: Net internal floor area of current house:

Ground floor area: 67M-SQ

First Floor area: 47M-SQ

Second Floor area: 34M-SQ

Total unit area: 148m-sq with overall site area noted as 371m-SQ

Proposed new self-contained end of terrace unit:

Net internal floor area:

The proposal for 2-storey residential dwelling for C3-usage as defined on proposed plans replicating current developed site at 251A West End Road will create a 2-bedroom plus study residential unit.

The ground floors gross areas of kitchen and living rooms provide 65m-sq and first floor bedrooms and study provide 45m-sq gross areas.

LAYOUT:

The proposal providing suitable room sizes to meet local policies with adequate means of light to each designated rooms. The overall ground floor level provides large open plan kitchen and dining area and a living reception room. The proposal to create a 2-storey dwelling to form 2-bedroom unit with study creates gross internal areas that is greater than local plans policies and London plan policies.

The development would provide adequate residential amenity areas in keeping with Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Paragraph 135f) of the National Planning Policy Framework (2023).

SCALE:

The proposal for internal headroom to new unit as demonstrated within proposed section at 2.5M clear internal headroom to meet London Plan policies.

LANDSCAPING:

The current premises defined as a large house which the ground floor already benefits from a rear garden area and also front waste collection amenity and parking areas.

The proposal for splitting the site into 2-units is replicating the identical site already developed at 251A-West End Road which was granted and developed recently. All hard-standing areas defined to be permeable surface to provide natural soak-away. The garden will be allocated for residential use only and other units to benefit from nearby parks and also front amenity area which is shared by both units. The planting will be carried by specialist landscape contractor. The proposal to adopt Irrigation and mulching details plus skating details provided within proposed scheme.

The following guidelines to be adopted for landscaping

(a) Plants

- Pot sizes 2 litre for all (don't worry about specifying plant height)
- Plants per square metre 3-5

(b) Trees

- Pot size 40 litre minimum, stem girth 12-14cm (Heavy standard)
- Staking method-twin stake with rubber tie
- Irrigation- root rain metro watering tube supplied by Green Blue Urban

(c) General

- Mulch for trees and shrubs to be ornamental bark laid to a depth of 80mm and pulled away from tree and shrub stems to prevent scorch
- All plants and trees to be watered regularly throughout their first growing season and as required in year two and three to enable successful establishment within the landscape.

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Registered Office: Companies House, Cardiff

Director: R. Lakani BSc (Hons) MSc (Structures) (Institution of Structural Engineers Membership No: 07104431X)

- All planting to be carried out by a suitably qualified and experienced landscape contractor.

- **Pictures of recommended plants as per proposed site plan**



- **CISTUS SILVER PINK**

'Grayswood Pink' is a spreading evergreen shrub with grey-green, ovate leaves and light pink, white-centred flowers 2.5cm across



- **EVER GREEN HEBE – PINGUIFOLIA PAGEI**

'Pagei' is a low-growing dwarf evergreen shrub to 30cm in height, spreading into a mat to 90cm in width, with small, oblong, silvery-grey leaves and white flowers in dense, short spikes in late spring and early summer



- **AUTUM GLORY – EVER GREEN HEBE**

Deep purple flowers appear on short spikes from midsummer to late autumn, among masses of dark green, lance shaped leaves with red margins. Long-flowering, tough and easy to grow, this spreading, rounded, evergreen shrub will flourish in a wide range of conditions, and once established, is drought-tolerant, too. The flowers are a magnet for bees and butterflies.



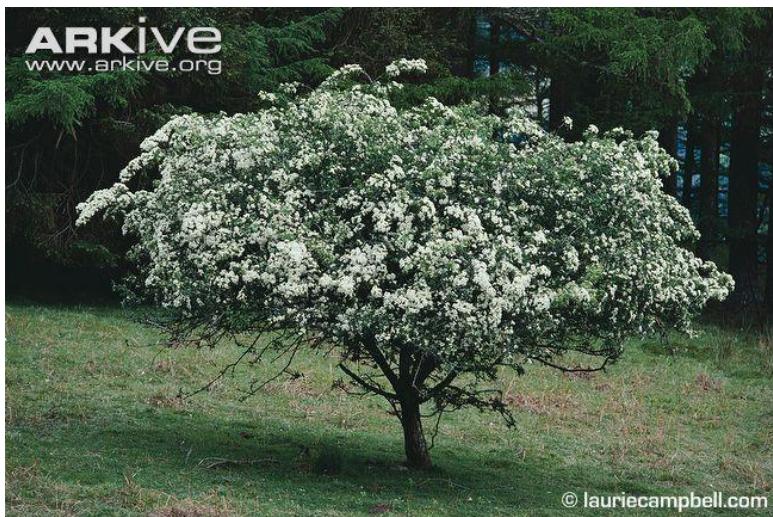
- **DECIDUOUS LAVENDE (HIDCOTE)**

'Hidcote' is a bushy dwarf evergreen shrub with narrow, silvery-grey leaves and small deep violet-purple flowers in dense, aromatic spikes 3-4cm in length



Sequoia sempervirens

S. sempervirens is a fast-growing, very large evergreen tree forming a narrowly conical crown, with fibrous, red-brown bark. Leaves 1-2cm, two-ranked, dark green above, whitish beneath. Cones globose, 2-3cm



FLOWERING HOWTHORN

- Hawthorn is also widely known as the May-tree, and is the only British plant to be named after the month in which it flowers. It is most typically thought of as a hedgerow shrub, its thorns forming a good barrier to animals, however when isolated hawthorns are left uncut they develop into strong trees with dense crowns. The bark is greyish to brown in colour with regular fissures that reveal an orange layer below. The flowers, which occur in groups of 9-18, are white, often with a pinkish blush, and provide a cheering display in the landscape that marks the cusp between spring and summer. The hawthorn tree is the origin of the Maypole, and the blossoms are used in Mayday decorations. The bright red berries, known as 'haws' are produced between May and September

PEARANCE:

The external appearance of the existing buildings will not be altered from principal scale of the existing premises. The site is defined as a row of terraced houses and proposal is replicating the approved and already developed dwelling at 251A-West End Road.

The objective will be to create better usage of existing premises whilst in keeping with adjoining premises and also match existing construction. All materials to the new unit will match existing site constraints, with new windows to be in white frames & brick walls to match existing finishing and render to be matching existing finishing.

USE:

The existing site is used as large terrace house defined as residential use. Under proposed scheme this element of site will remain unchanged for category of site definition and by carrying 2-storey side structure to form a new single dwelling house as C3-use.

The proposal is in keeping with the planning policy for conversion of a family house into flats within a street area of same development and therefore it is NOT contrary to planning policies.

ACCESS:

The building will be designed with energy efficient electrical lights and also sufficient amount of internal insulation to be provided to give the thermal conductivity of the structure in compliance to Building Control Guidelines.

All new windows to be double glazed and in compliance with Building Regulation for thermal capacity (Min U-Value to be 1.2 for windows). The doors to be fire checked and all designated areas to have smoke detectors that are connected to independent circuits. The structure will be constructed in compliance by Building Control, in order to enhance the life time of the building and also to retain a stable structure. The floors & entrance level will be designed to be in compliance for usage of ambulant person's accessibility under part-M.

SUSTAINABLE STATEMENT:

The proposed development designed to meet Local Plan Policies for Sustainable Design and Construction.

The new residential building to have all new units benefit with new water meter designated to each unit as means of water efficiency measures. The proposal for each flat to have water filter allocated as part of heating system and also it will incorporate water saving measures to comply with Regulations 36(2)(b) of Part-G 2 of the building regulations in order to ensure that maximum of 105 litres of water is consumed per person per day.

The construction design to incorporate recycling surface water recycling by diversion of roof rain water to refill the toilets for flushing as means of water efficiency measures to meet Building Regulations Part-H.

The designated units will be constructed in compliance with Ambulant Accessibility. The ground floor flat to have level door threshold for access at main entrance and also leading to rear garden. The upper floor flats to have access via stairs with risers at 170MM and goings of 250MM to meet ambulant accessibility and to compliance with Building Regulations Part M4(2).

The residential units will have carbon dioxide emission with reduction percentage of 25% in accordance with policies 5.2 and 5.3 of the London Plan (2015) and in compliance with Part-L.

The windows will be manufactured with a UPVC frame and double glazed clear unite, 4mm clear – 20mm worm edge spacer – 4mm Low E: (Soft coat) – Argon.

CONSTRUCTION METHOD STATEMENT FOR NEW DEVELOPMENT

- (a) The site parking is designated along the main front access via main Road with provision of off on site and private parking.
- (b) The designated storage of site material and plants are defined at side and rear court-yard which provides adequate access and at no disturbance to adjoining sites and set away from boundary lines.
- (c) The new construction to have protective scaffolding with sheeting as means of dust protection during the construction. All cutting of material (timber, bricks & etc.) to be within new development to avoid any disruption to Adjoining Sites.
- (d) The site do not require any significant demolition works and predominately site clearance of vegetation and debris and therefore has no significant noise pollution to adjoining sites. The Noise Pollution from general construction development anticipated between 40 to 38db within restricted working shifts, since the major works involved brick works and timber material. The working hours are restricted between 08.00AM till 18.00PM Mondays to Fridays and 09.00AM till 13.00PM on Saturdays. No construction works to be carried out outside these hours and no works to be carried out on Sundays or Public Holidays. All deliveries to be restricted between the agreed working hours stated as Main Construction Working Shifts and all works within Local Council's By-Laws.
- (e) Any pneumatic drills or noisy instruments should be muffled in order to keep the noise to a bare minimum.
- (f) Whole of the works referred to this Project shall be carried out in conformity with the regulations and requirements of the Building Regulations, and the requirements and Bye-Laws of all of any other properly constituted authorities, including the District Surveyor/Building Control Officer, and shall be executed in a proper and workmanlike manner in sound and suitable materials in accordance with the terms of this project, to the reasonable satisfaction of the District Surveyor and Planning Approval, in accordance with the current Brent Council Environmental Health Section Construction Site Guidelines. Provide wheel washing system by means of manual cleaning the vehicle tyre (all vehicles) prior to leaving site.
- (g) The site to be fully hoarded and fences provided with only single entrance gate into & out of site. Provide signage to the main entrance and also along the boundary fence to main road, defining the name of contractor and details plus all relevant contact numbers. The site to have staff portable cabin at rear court-yard of site as a single storey (2.5M) height as staff area and removed from site upon completion of works.

- (h) Provide main scaffolding with screen to the new development. The scaffolding is to be alarmed at all times when not in use and any ladders required should not be left unlocked at night. The scaffolding is to be removed as soon as works are completed so as not to cause any nuisance to the Adjoining Owners. The site to benefit from full-time security with 24-hours contact number stated at the main front signage. All first aid provided on site and all staff to be trained to comply with Construction Logistic and Health + Safety measures applicable to the development. Name and details of Construction Manager to be available as means of contact at all times (24-hours availability). All access and exit from site via single gates and approved by site security.
- (i) No material to be burnt on site and all skips and wastes to be allocated at designated part of site and collected and cleared from site when necessary within restricted working hours.
- (j) The development site must have adequate water supply at all time, so that any dust from site can be damped down during dry periods.
- (k) The Main Contractor must ensure that all roads are to remain free from mud; debris associated with the construction site and should be cleaned via a road sweeper at all times.
- (l) Any waste or muck away Lorries leaving site to be sheeted. Cutting operations using grinders should have water suppressant either attached to the grinder or an operative is to use water and a hose pipe during cutting operations preferably away from existing buildings. The developer must ensure that they follow the Mayor of London's best practice guidance during construction & demolition in relation to dust.
- (m) The excavated soil will be collected by grab Lorries and removed from site. They will dispose the excavated soil onto approved sites. The site has no contaminations and confirmed as a historical residential site and therefore any excavated soil is NOT expected to contain any contaminants
- (n) All works for services to be carried out by licensed and approved contractors with certifications to be provided upon completion of works for all services in compliance with Building Regulations.

Planning Considerations

NPPF

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Highway-Policies

The current premises consisting of large residential dwelling and the existing premises have parking permits within existing off-street parking spaces and proposal to retain the current family unit to benefit from parking permit allocation whilst ALL other units to have Car-Free as part of section-106 agreement.

The proposed site amenity plan indicates allocated cycle stands to serve each designated unit to meet planning policies.

The site is around fifteen minutes' walk to high street and also further 25 minutes walk to main station as well as to high street, therefore it is justified to establish the premises is benefiting from easy access to public transports and commute. Subsequently the public

park and high street where there is a neighbourhood centre offering a small range of shops and services. Whilst cycle storage provided as part of the proposal, thereby satisfying the requirements of London Plan (LP) Policy T5, to the residential units. The proposal provide appropriate living conditions for future occupiers of the proposed dwelling.

The front amenity areas to have allocation of parking spaces to serve each designated unit as demonstrated on proposed plans.