

DESIGN AND ACCESS STATEMENT

**279 SWAKELEYS ROAD, ICKENHAM,
UXBRIDGE, UB10 8DR**

Prepared By
The Gillett Macleod Partnership

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CONTEXT

The site is located on the busy major distributor road known as Swakeleys Road. The character of the area is mixed comprising of two and three storey flatted developments and mainly two storey detached and semi-detached houses although there is a small bungalow immediately to the north of the site and No 277 Swakeleys Road but this is a slight anomaly.

A large number of properties in Swakeleys Road comprise of flatted developments. There has been a previously approved application on the site for a scheme of 5 flats. The current proposal is for 6 flats which would include for a better mix of units. Some smaller units of accommodation have been added including 2 studio flat on the second floor. The passenger lift previously proposed has been removed (please see justification below).

JUSTIFICATION FOR NOT HAVING A LIFT

The building contains a relatively small number of units above ground level having only 2 studio flats on the second floor and 2 x two bedroom flats on the first floor. Only these 4 flats would benefit from the inclusion of a lift.

To mitigate against the non-inclusion of a lift, a disabled standard staircase with a low rise and a long tread will be provided to give access to the upper floors. This will have high visibility nosing to the treads all in compliance with the building regulations which will provide a building regulations compliant access arrangement for people

with disabilities, to the upper floors and would be a more proportionate provision than the inclusion of a passenger lift for the 4 small flats on the upper floors.

The capital cost of installing a passenger lift to service such a small number of units will not only affect the viability of the development but also put an increased burden in terms of service charges for future residents. It is not considered that the size of the development would warrant a lift provision. There are also some technical issues installing the lift in relation to the headroom above the lift shaft which would potentially protrude beyond the existing roofline.

DESIGN

The proposal has a very similar design to the previously approved extant permission for 5 units which was considered to be acceptable previously. The footprint remains the same and the minor changes made to the proposal do not have any major effect on the overall design. The proposal would have a much better housing mix. There will be 2 x three bedroom units (family sized) on the ground floor and there is an express need for family sized units in the borough. There will be 2 x two bedroom units on the first floor and 2 x one person studios on the second floor which represents a good housing mix.

The proposed block has also been re-orientated to have the principle elevation facing Swakeleys Road and not as featured on the previous design which had the principle elevation facing Warren Road with a large number of windows including second floor balcony windows facing the much quieter side road and relating the building to Warren Road having a very large frontage on this elevation.

This change in orientation now proposed together with the reduction in number of units and consequential reduction in bulk and mass will significantly reduce the impact on the character of the area.

The block will have the appearance of a large detached house facing Swakeleys Road in keeping with the vast majority of houses in the area.

The side elevation facing Warren Road will now benefit from having a landscape screening on the boundary which the previous refused scheme did not have the benefit of. The landscape screen will soften the appearance on the Warren Road elevation.

FIRE STATEMENT

Fire Statement:

Fire Safety Strategy

- 1) The Application Site is a three storey block containing 6 flats. The block is design with the single protected staircase which will provide safe evacuation from the building in the event of fire. Each flat will have a half hour fire resistance self-closing door forming the front entrance door of the flat. The inner hall will be protected by virtue of having half hour fire resistance door fitted to all rooms leading off the hall way providing a smoke lobby to protect this staircase. The travel distance within the flats is within limit set down within the building regulation.
- 2) In the event of emergency the fire appliance can be parked outside the premises and the travel distance from where the appliance is parked to the furthest point within the building will be less than 45 meters as required by building regulation.
- 3) The construction of the separating walls and separating floors will be constructed to have half an hour fire resistance to aid safe evacuation of the building.
- 4) There is good connection with the public highway which gives access to the premises and also provides an escape route where future residents can take refuge on the public pavement outside the premises.

Tree Report:

1.0 Introduction

1.1 Brief

- 1.1.1 I am instructed by Richard Morton to carry out an arboricultural survey at 279 Swakeleys Road Ickenham. I am to assess the health and condition of the trees, provide an estimate as to their longevity and to provide recommendations for tree work or other operation to ensure the trees are kept in safe a condition as can be reasonably expected.
- 1.1.2 I am to advise on the likely impact of development proposals to the trees on and adjacent to the site. I am to provide recommendations for tree retention and protection, including appropriate measures that are to be undertaken in order to minimize the impact of development.
- 1.1.3 I have carried out the survey, collecting data in accordance with the recommendations of British Standard B.S. 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' and in line with best practice procedures.

1.2 Report Limitations

- 1.2.1 This survey includes a basic visual assessment of the condition of the trees based on a visual inspection made at ground level. No tree has been examined in detail and this report should not be treated as a condition survey. If further inspection of any specific tree is required, including the use of more sophisticated decay detection equipment, a recommendation to do so is made both in the report and as a note to the tree survey sheets.
- 1.2.2 Trees are dynamic living organisms that are subjected constantly to external stresses and to biological and non-biological influences. As such the structure of trees can change at any given time and it is therefore recommended that trees are inspected regularly and assessed for risk. It is normally recommended that such inspections are undertaken every five years, unless otherwise advised.
- 1.2.3 The assessment of the trees made in this report may be considered valid for a period of twelve months, after which a further assessment is normally recommended.

1.2.4 This report is restricted to those trees shown on the plans and described in the schedule.

1.3 Legal considerations

1.3.1 It has been established at the time of the survey that the property is covered by a Tree Preservation Order (TPO 588A). If any works to protected trees are proposed, other than the removal of dead wood or the implementation of operations agreed as part of a formal planning consent, a formal application must be submitted and approved by the Local Planning Authority before such works can be carried out.

1.3.2 The Wildlife and Countryside Act (1981) makes provision for the protection of wild birds, bats and other wildlife. Land owners have a duty of care to consider nesting birds and bats (and any other wildlife that may be affected) when proposing tree management, especially felling.

1.4 Site description

1.4.1 279 Swakeleys Road is a detached house with a detached garage served by a single entrance driveway off Warren Road. The property has a front garden mainly given over to parking and hard surfacing and a rear garden with another gated access at the junction of Warren Road and Silver Birch Close.

1.4.2 The site is located to the north of Uxbridge town centre just north of the A40. 279 is bordered by Swakeleys Road to the west, Warren Road to the south, Silver Birch Close to the east and another residential property to the north.

1.4.3 The topography of the site is more or less flat with no significant changes in level across the plot. I have not formally assessed the soil at the site, although the British Geological Survey maps indicate the bedrock here is London clay formation (clay silt and sand) with superficial (surface) deposits of Black Park Gravel (sand and gravel) recorded.

2.0 Summary

2.1 The site includes mature street tree planting that can be taken into account when considering proposals for the re-development of the property. Some of the trees present are in a poor condition and are not worth retaining.

3.0 Observations

- 3.1 The site in question is located at the junction of Warren Road and Swakeleys Road with Silver Birch Close to the rear. The property thus benefits from street tree planting on two sides.
- 3.2 The Lawson cypress (T1) growing in the rear garden has been heavily lopped back and is now unsightly with little chance of any recovery. This tree no longer makes any worthwhile contribution to the landscape.
- 3.3 The alder (T2) has been topped in the past leaving only a distorted crown extending over the pavement of Silver Birch Close. This is another tree that no longer makes any worthwhile contribution to the landscape
- 3.4 The lime (T3) has also been topped in the past but has tolerated the treatment (this species is resilient to such pruning) and is re-growing satisfactorily. The tree is a useful amenity feature close to the gated rear entrance.
- 3.5 The street trees around the property include the lime tree (T5) to the south and the ash (T7) to the north. Whilst both are valuable trees in the street scene, the ash (T7) may be at risk from Chalara ash dieback in the future.
- 3.6 The oak (T8) is a fine tree growing in the neighbouring garden to the north of the site.
- 3.7 The survey has revealed that of the 8 trees recorded there are 0 'A' category trees across the site; there are 4 category 'B' trees; there are 3 category 'C' trees; and there are 1 category 'U' stump.

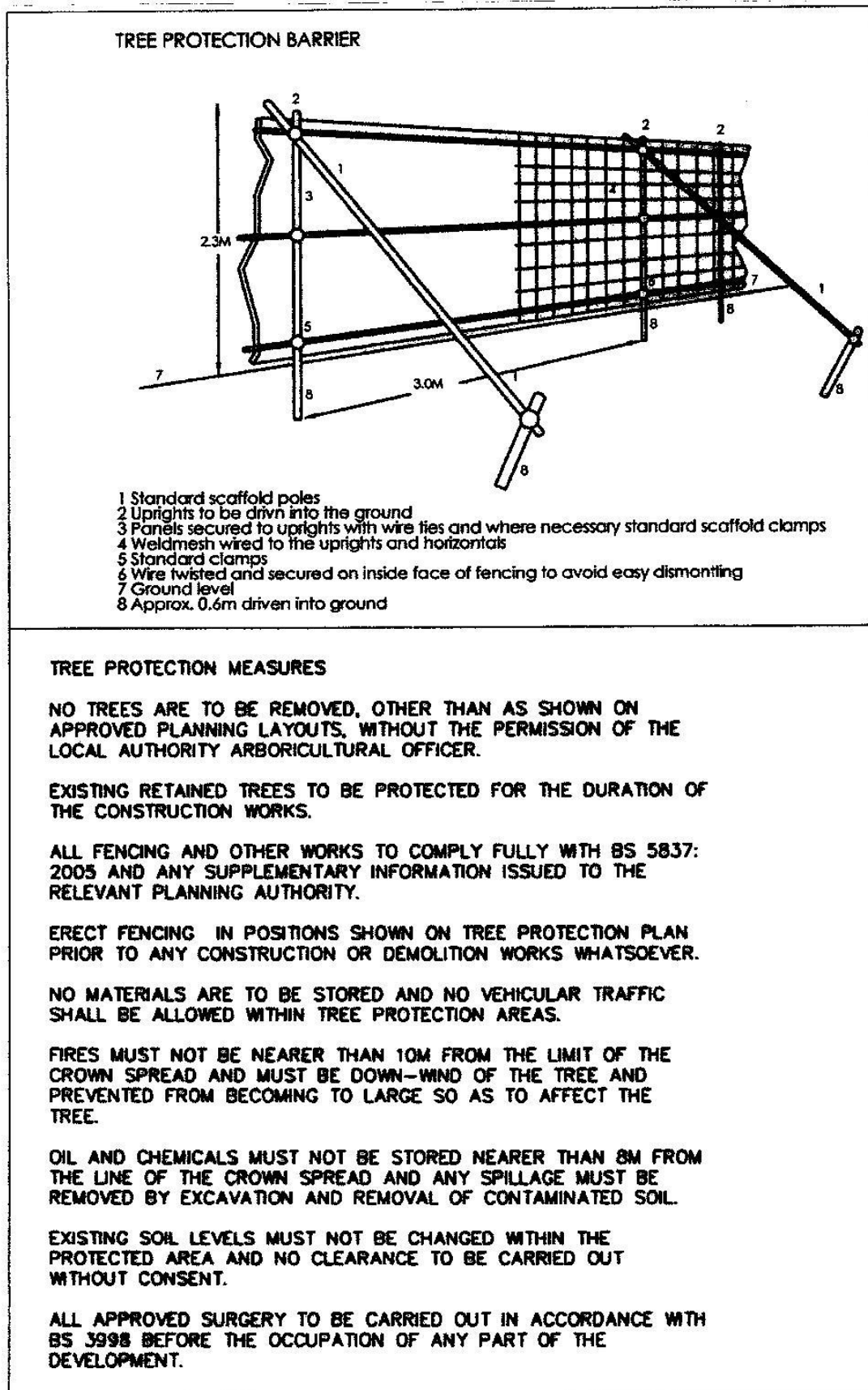
4.0 Impact Assessment

- 4.1 I am asked to provide my assessment of the likely impact to trees of proposals for a development on the site including the demolition of the existing structure and the construction of a new dwelling. I refer to the proposed site plan drawing (ref 177 SK01) upon which I have based the tree protection plan (appendix 3).
- 4.2 The proposals include the demolition of the existing house and outbuildings. Provided this is undertaken carefully there will be no detriment to the adjacent trees, as these are far enough away to remain unaffected. The removal of debris and so forth will naturally take place towards the centre of the site where there is space for machinery to manoeuvre, away from the root areas of trees.
- 4.3 The demolition of the shed can take place by hand with the concrete slab at the base broken up with hand tools. Thereafter the root protection areas of the adjacent trees can be either fenced off or protected with ground

protection matting.

- 4.4 The tree protection plan (appendix 3) shows the line and position of the root protection fencing to be erected prior to any other works taking place on site. The root protection fencing installation shall be approached from within the central working zone to avoid damage within the root protection area itself, in accordance with the recommendations of BS 5837/2012.
- 4.5 Fencing for the root protection zones shall be constructed of scaffold tube uprights (set at 3m intervals with diagonal braces driven securely into the ground). Thereafter 'Heras' type fencing shall be attached to the scaffold framework using either steel strapping or scaffold clamps. The fencing shall comply with the requirements of the British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree Protection Measures



TREE PROTECTION MEASURES

NO TREES ARE TO BE REMOVED, OTHER THAN AS SHOWN ON APPROVED PLANNING LAYOUTS, WITHOUT THE PERMISSION OF THE LOCAL AUTHORITY ARBORICULTURAL OFFICER.

EXISTING RETAINED TREES TO BE PROTECTED FOR THE DURATION OF THE CONSTRUCTION WORKS.

ALL FENCING AND OTHER WORKS TO COMPLY FULLY WITH BS 5837: 2005 AND ANY SUPPLEMENTARY INFORMATION ISSUED TO THE RELEVANT PLANNING AUTHORITY.

ERECT FENCING IN POSITIONS SHOWN ON TREE PROTECTION PLAN PRIOR TO ANY CONSTRUCTION OR DEMOLITION WORKS WHATSOEVER.

NO MATERIALS ARE TO BE STORED AND NO VEHICULAR TRAFFIC SHALL BE ALLOWED WITHIN TREE PROTECTION AREAS.

FIRES MUST NOT BE NEARER THAN 10M FROM THE LIMIT OF THE CROWN SPREAD AND MUST BE DOWN-WIND OF THE TREE AND PREVENTED FROM BECOMING TOO LARGE SO AS TO AFFECT THE TREE.

OIL AND CHEMICALS MUST NOT BE STORED NEARER THAN 8M FROM THE LINE OF THE CROWN SPREAD AND ANY SPILLAGE MUST BE REMOVED BY EXCAVATION AND REMOVAL OF CONTAMINATED SOIL.

EXISTING SOIL LEVELS MUST NOT BE CHANGED WITHIN THE PROTECTED AREA AND NO CLEARANCE TO BE CARRIED OUT WITHOUT CONSENT.

ALL APPROVED SURGERY TO BE CARRIED OUT IN ACCORDANCE WITH BS 3998 BEFORE THE OCCUPATION OF ANY PART OF THE DEVELOPMENT.



Signage attached to fencing reinforces the protection afforded by these barriers

4.6 Where ground protection has been shown on the tpp this is to be installed at the same time as the fencing. It is proposed to create a layer of ground protection that incorporates a 150mm layer of woodchips onto which a layer of ply-board (14-20mm thick) can be placed. Once finished with the boards can be taken away again, whilst the woodchips can be recycled on flowerbeds after use.



Ply-boards placed onto a layer of woodchips provides a good working surface for pedestrians or scaffolding

4.7 During construction it is probable that the rear entrance will be used to help with materials storage and delivery. This has been taken into account with the provision of ground protection and fencing.

4.8 It is recommended that the cypress (T1) and the alder (T2) are removed as part of the scheme. These are not attractive or useful trees and the opportunity exists to use planning conditions to secure the planting of a new tree.

4.9 The proposals otherwise do not affect any trees most of which are outside the street and far enough away to be unaffected.

5.0 Conclusions

5.1 The proposals to demolish the existing house and build a new dwelling can be undertaken without any significant impact on trees. The tree protection measures, implemented properly will ensure the continued well-being of the trees.

5.2 The development offers the opportunity to provide extensive new landscaping including the planting of new trees.

Appendix 1

Key to Tree Survey Data

Tree number:

Sequential reference number corresponding to the tree survey plan. Trees are recorded either as individuals (T1, T2, etc.) or as groups (G1, G2, etc.)

Species:

These are listed in the schedule by their common name. The botanical name of the species present is as follows:

- Lawson cypress (*Chamaecyparis lawsoniana* Parlatores)
- Alder (*Alnus glutinosa* L.)
- Common lime (*Tilia x europaea* L.)
- Hazel (*Corylus avellana* L.)
- Ash (*Fraxinus excelsior* L.)
- Oak (*Quercus robur* L)

Height

The height of the tree is measured using a 'Suunto' Height Meter or estimated to the nearest metre.

Stem diameter

Stem diameter as measured at 1.5m above ground level, or otherwise in accordance with Annex 'C' of the British Standard and expressed in millimetres to the nearest 10mm. Where access to the stem for measurement purposes was not possible, an estimated size is given with (est.) shown.

Crown spread (m):

Crown radius measured in metres (shown est. if estimated) to cardinal point

Height to 1st main branch:

The height from ground level of the first significant branch growth of the tree, with an indication of direction of that branch to inform on ground clearance, crown/stem ratio and shading

Height of canopy:

The height from ground level of the lowest part of the main canopy to inform on ground clearance, crown/stem ratio and shading

General observations:

A brief description summarising the form and condition of the tree; including physiological and structural defects (e.g. the presence of any decay) and preliminary management recommendations.

Life expectancy

Estimated safe useful life expectancy based on species, condition & context. The following age class bands are used: <10; 10-20; 20-40; 40+.

Category

A summary of the British Standard classification:

Trees for Removal

Category U = Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Trees to be considered for retention where

Subcategory 1 concerns mainly arboricultural values

Subcategory 2 concerns mainly landscape values

Subcategory 3 concerns mainly cultural values including conservation

Category A = **Those trees of the highest quality and value:** in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B = **Trees of moderate to high quality and value:** in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).

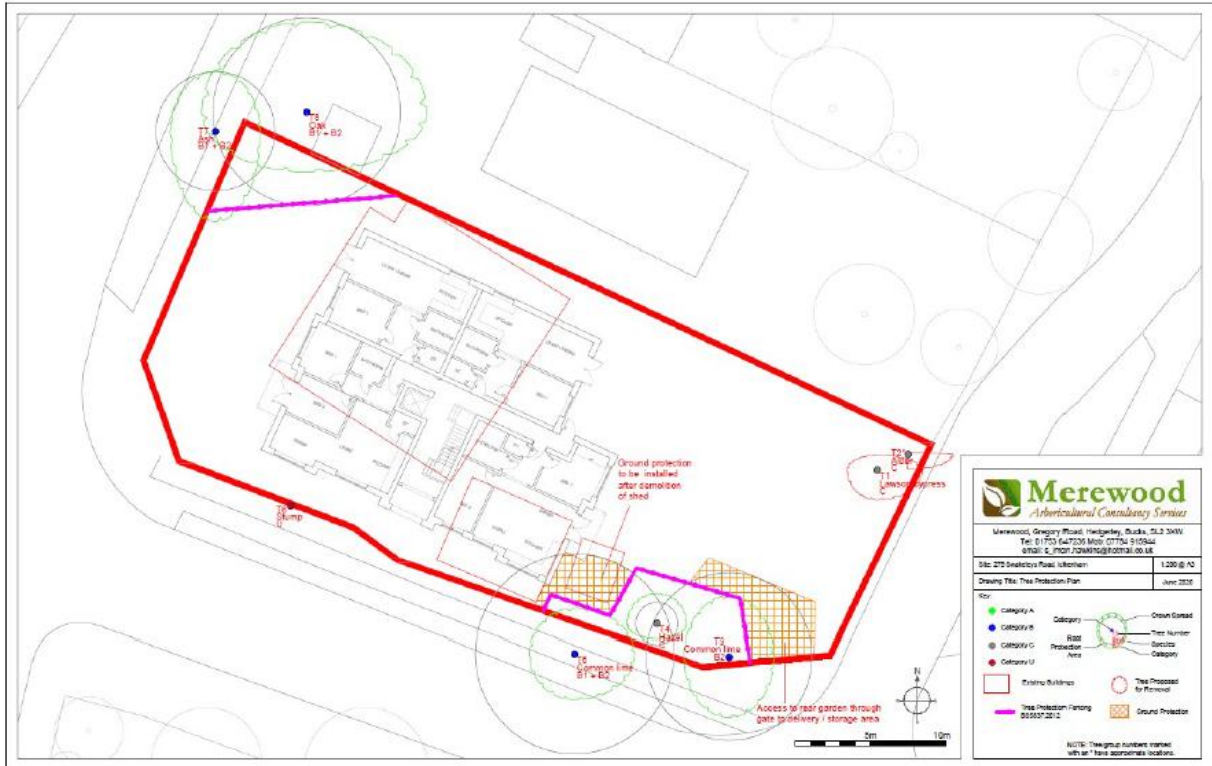
Category C = **Trees of low quality and value:** currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150mm

Appendix 2

Tree survey data sheets

Tree no	Species	Height	Stem diameter	Crown spread				Height to 1st main branch	Height of canopy	Age	General observations	Life expectancy	Category
				North	South	East	West						
T1	Lawson cypress	6	590	1	2	3	2			M	Heavily lopped and now with very poor form	10 - 20	C
T2	Alder	6	310	0	1	3	0			M	Heavily lopped leaving crown one sided	10 - 20	C
T3	Common lime	11	460	4	4	3	3			M	Topped in the past with vigorous re-growth	40+	B2
T4	Hazel	6	15 x 30	2	1	2	2			M		20 - 40	C
T5	Common lime	12	550	3	3	4	3			M	Lightly reduced upper crown	40+	B1 + B2
T6	Stump	-	-	-	-	-	-	-	-	-	-	-	U
T7	Ash	12	330	4	6	3	3			M/A	Could be susceptible to Chalara ash die back	40+	B1 + B2
T8	Oak	15	520	6	4	8	7			M		40+	B1 + B2

Appendix 3
Tree Protection Plan



Access:

The site lies on a major distributor road which provides very good access for emergency and delivery vehicles. The site will be provided with a level threshold to the flats.

A disabled standard staircase will be provided to access the upper floor flats. The two 3bedroom family unit is located on the ground floor with good access to the private amenity space and communal space to the rear of the building.

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