



PRE-APPLICATION – DESIGN & ACCESS STATEMENT

FOR MR AMOL VARPE

ENLARGEMENT OF EXISTING BUNGALOW VIA ERECTION OF GROUND FLOOR EXTENSIONS TO THE REAR, SIDE, & FRONT, AND RAISING THE ROOFLINE TO FORM A NEW FIRST FLOOR OVER THE ORIGINAL GROUND FLOOR AND PROPOSED EXTENSIONS

AT

39 OAK AVENE, ICKENHAM, UB10 8LR



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1.0 INTRODUCTION

- 1.1.0 This statement accompanies a Planning Application for the enlargement of existing bungalow at No.39 Oak Avenue, Ickenham, UB10 8LR, via erection of a ground floor extensions to the rear, side & front, and raising the roofline to form a new first floor over the original ground floor and proposed extensions.
- 1.2.0 The proposal has been designed in consideration of the London Plan 2021, the Technical Housing Standards – Described Space Standard 2015, and Hillingdon Design and Accessibility Statement – Supplementary Planning Document for Residential Extensions.

2.0 SITE AND CONTEXT

2.1.0 LOCATION

- 2.1.1 Oak Avenue is a quiet residential road in Ickenham, situated north of the A40, south of Ruislip Woods, and east of Denham Country Park. To the north-west of Oak Avenue is Ickenham Cricket Club, and to the south-east is the High Road.

2.2.0 CONTEXT

- 2.2.1 There is a mixture of architectural styles on Oak Avenue including detached bungalows and detached two-storey houses with gable, hipped and crown roofs. Some of these two-storey detached houses have been formed through extensions to original bungalows or demolition of original bungalows, and these include the following:
- No.5 no.13 no.38, and no.47 Oak Avenue are two-storey houses formed through extensions to original bungalows.
 - No.23 Oak Avenue is a two-storey detached house built following demolition of original bungalow.
 - No.4 and 4a Oak Avenue is a pair of two-storey semi-detached houses built following demolition of original bungalow.
- 2.2.2 At the top of Oak Avenue is the entrance to Ickenham Cricket Club.
- 2.2.3 At the bottom of Oak Avenue, just off the High Road is a petrol station.
- 2.2.4 Vehicular and pedestrian traffic on Oak Avenue is generally low.

2.3.0 EXISTING FEATURES

- 2.3.1 No.39 Oak Avenue is a detached bungalow with a hipped roof and a rough white render with white bricks on the front elevation.
- 2.3.2 The entrance to the existing property is via a central porch infilled between two original bay windows on the front elevation which gives a symmetrical appearance from the street view. The property has a couple of windows to non-habitable rooms (bathroom and kitchen) to the right-side elevation (looking from the road). There is a single garage attached to the left-side (looking from the road) of the property which protrudes beyond the front elevation of the main dwellinghouse. There is an original gable end to one side of the rear adjacent no.41. There is a historical existing extension with non-uniform flat roofs, which wraps around the rear and side with the depth extending no further than the original rear gable at approx. 2.5m beyond original rear wall and width extending no further than original side garage. There is another historical existing extension to the rear gable end extending approx. 3m beyond original rear wall, also with a flat roof.
- 2.3.3 To the right-side of the property there is a gated side access to the rear garden.
- 2.3.4 To the front of the property there is a paved driveway with a couple of large brick planters.



- 2.3.5 To the rear of the property there is a large and wide rear garden with a paved patio directly in front of existing extensions and predominantly grassed areas throughout rest of garden. There is also an oak tree Which is protected by a TPO.

3.0 USE

3.1.0 C3 USE CLASS

- 3.1.1 The property is currently a single residential dwelling house under C3 Use Class.
- 3.1.2 The property will remain as C3 Use Class following development.

4.0 PROPOSAL

4.1.0 DEMOLITION

- 4.1.1 The proposal seeks to demolish the existing garage, the left-side flanking wall (looking from the road) to the main dwellinghouse and existing side extension, and the front wall to the main dwellinghouse. The proposal also seeks to remove the existing roof. The walls to the existing rear extensions would be rebuilt with better thermal performance and new fenestration. The right-side flanking wall will be retained.
- 4.1.2 A separate proposal also seeks to fell one Oak tree which is protected by a TPO. An Application to Tree Works (321/TRE/2021/105) to fell the protected tree has been submitted which includes a detailed Tree Safety Survey.
- 4.1.3 The same Tree Safety Survey as above, plus a detailed Tree Survey & Arboricultural Impact Assessment prepared by an Arboriculturalist has also been included in this Planning Application as additional supporting information.

4.2.0 DESCRIPTION OF DEVELOPMENT

- 4.2.1 Following the demolition works stated above, the proposal seeks to enlarge the property via ground floor extensions to the front, side, and rear, and raising the roofline to form a new first floor over original ground floor and proposed front and side extensions.
- 4.2.2 The proposal includes a front extension across the full width of the property, with two bay windows and a central porch at a maximum depth of 2.375m beyond original front wall (or 1.865m beyond original bay windows). The proposed front extension would not protrude forward of the adjoining properties, and at least 90% of the original front garden will be retained.
- 4.2.3 The proposal includes a side extension to the left-side following demolition of existing garage and existing side wall. A new side access of at least 1m on the left-side of the property will be provided, and considering the retained right-side flanking wall, this would mean that the total width of the development would be no wider than the existing property.
- 4.2.4 The proposal includes rebuilding the walls to the existing rear extension with better thermal performance, with new fenestration, and with a new uniform flat roof. The proposed side extension described in 4.2.3 will be joined to this existing rear extension to form a wraparound side / rear extension with a depth approx. 2.5m beyond original rear wall, as per the existing extension.
- 4.2.5 The proposal includes the enlargement of the existing extension adjacent no.41. This includes increasing its depth by approx. 1m and increasing its width by approx. 0.8m.
- 4.2.6 Previous application (321/APP/2021/659) has stated that the single-storey side and rear extensions described in 4.2.4 and 4.2.5 would not impact upon the visual amenity of the surrounding area.



- 4.2.7 The proposal includes raising the roofline with a new crown roof to form a new first floor over the original property and proposed front and side extensions.

5.0 LAYOUT

5.1.0 EXISTING LAYOUT

- 5.1.1 The existing property is a detached bungalow on a street with a mix of detached bungalows and two-storey houses. The rear garden backs onto the rear gardens of properties on Parkfield Road.
- 5.1.2 The existing layout has two bedrooms to the front, and living room, study, and utility to the rear, and kitchen, dining area and bathroom to the left-side with no outlook and insufficient natural lighting. The historical existing extensions to the rear accommodate the study, the extended living room and utility.
- 5.1.3 The existing entrance to property is positioned centrally to the front of the property, which leads directly into a hallway.

5.2.0 PROPOSED LAYOUT

- 5.2.1 The proposal is for the enlargement of the existing property via ground floor extensions to the front, side, and rear, and raising the roofline to form a new first floor over original ground floor and proposed front and side extensions.
- 5.2.2 Access into the property would be via a central porch.
- 5.2.3 On the ground floor, the front entrance would lead into a central hallway which would then lead to a study and family/play room at the front of the property, before leading to the non-habitable spaces/rooms in the centre of the house such as the staircase, bathroom and utility where outlook is less so important. To the rear of the property is a large living room with full height glazing across the width of the rear to provide maximum views out to the rear garden and plenty of natural light to satisfy sustainability and energy efficiency requirements. Also to the rear of the property is an open-plan kitchen and dining area, with full height glazing across the width of the rear walls, two large roof lanterns over the kitchen and dining space, as well as windows to the side, to provide maximum views out to the rear garden and plenty of natural light to satisfy sustainability and energy efficiency requirements.
- 5.2.4 Access to the first floor would be via a new stair in the hallway.
- 5.2.5 On the first floor, there would be one medium-sized double-bedroom and large family bathroom to the front of the property, a medium-sized double-bedroom and a large double-bedroom with en-suite and Juliet balcony to the rear of the property.
- 5.2.6 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design including ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities. The proposed development described in 5.2.3 to 5.2.5 have been designed to meet this requirement.
- 5.2.7 All internal rooms have been designed with 2.6m ceiling heights, and with floor areas and room widths to exceed the minimum requirements set out in the Technical Housing Standards – Nationally Described Space Standard.
- 5.2.8 The proposed development is for 3 bedrooms which can occupy up to 6 persons with a GIA (Gross Internal Area) of 235sqm. This well exceeds the 102sqm GIA minimum requirement for 3 bedrooms and 6 persons over two-storeys set out in the Technical Housing Standards – Nationally Described Space Standard.
- 5.2.9 Policy D6 of The London Plan 2021 states that housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose. The proposed development described in 5.2.3 to 5.2.8 have been designed to meet this requirement.



- 5.2.10 For side extensions, paragraph 5.1 of the Hillingdon Design and Accessibility Statement – Supplementary Planning Document for Residential Extensions states that all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1m from the side boundary of the property for the full height of the building. A new side access 1m in width has been proposed to achieve this.
- 5.2.11 For side extensions, paragraph 5.7 of the Hillingdon Design and Accessibility Statement – Supplementary Planning Document for Residential Extensions states that for detached properties two-storey extensions should be integrated with the existing house, and there is no specific requirement for a set-back from the front of house.
- 5.2.12 For side extensions, paragraph 5.10 of the Hillingdon Design and Accessibility Statement – Supplementary Planning Document for Residential Extensions states that the width in relation to the original house should be considerably less than that of the original house and be between half and two-thirds of the main house. The width of the proposed side extension is only 23% of the width of the original house.
- 5.2.13 Paragraph 5.13 of the Hillingdon Design and Accessibility Statement – Supplementary Planning Document for Residential Extensions states that sufficient garden space should be retained as a consequence of an extension, and 3-bedroom houses should retain at least 60sqm of private usable rear garden space. The proposal retains ample garden space of over 300sqm.
- 5.2.14 Paragraph 5.14 of the Hillingdon Design and Accessibility Statement – Supplementary Planning Document for Residential Extensions states that no direct overlooking will be permitted. All first floor windows to side elevations have been proposed as windows with opaque glazing with openings at least 1.7m above finish floor level.

6.0 SCALE & APPEARANCE

6.1.0 SCALE

- 6.1.1 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design including harmonising with the local context by taking into account aspects including the scale of development considering height, mass and bulk of adjacent structures, building plot sizes and established street patterns, building lines and streetscape rhythm. The following items describe how the proposed development justifies this.
- 6.1.2 The proposal to raise the roofline to form a new first floor reflects the character of the streetscape as there are quite a few detached two-storey houses with gable, hipped and crown roofs on the street. Some of these two-storey detached houses were formed through extensions to original bungalows or through demolition of original bungalows, and these include the following:
- No.5 no.13 no.38, and no.47 Oak Avenue are two-storey houses formed through extensions to original bungalows.
 - No.23 Oak Avenue is a two-storey detached house built following demolition of original bungalow.
 - No.4 and 4a Oak Avenue is a pair of two-storey semi-detached houses built following demolition of original bungalow.
- 6.1.2 The proposed roofline would be higher than the existing roofline at approx. 8.8m high above adjacent ground level, however the shape of the roof remains hipped with a flat top, otherwise known as a crown roof, to reflect the character of the streetscape. This is very similar to the roofs of other two-storey houses on Oak Avenue which were formed through extensions to original bungalows.
- No.5 Oak Avenue has a roof height of approx. 8.5m, which was raised and converted from hip to gable.
 - No.38 Oak Avenue has a roof height of approx. 8.8m, which was raised and converted from hip to crown.
 - No.47 Oak Avenue has a roof height of approx. 8.6m, which was raised and remained as hipped.
- 6.1.3 Paragraph 7.14 of the Hillingdon Design and Accessibility Statement – Supplementary Planning Document for Residential Extensions states that for conversion of a flat roof to a pitched roof, proposals should provide a roof plane of 35 degrees and the roof height should be 3m. Although the proposal is to raise the roofline and convert the roof from hipped to crown, the principles of a 35 degrees roof plane and a roof height not exceeding 3m have been adopted.



- 6.1.4 The proposed building plot size is approx. 155sqm and is considered quite average in comparison with other two-storey houses on Oak Avenue which were formed through extensions to original bungalows.
- No.5 Oak Avenue has a building plot size of approx. 180sqm.
 - No.38 Oak Avenue has a building plot size of approx. 140sqm.
 - No.47 Oak Avenue has a building plot size of approx. 150sqm.
- 6.1.5 The proposal includes a side extension to the left-side following demolition of existing garage and existing side wall. A new side access of at least 1m on the left-side of the property will be provided, and considering the retained right-side flanking wall, this would mean that the total width of the development would be no wider than the existing property.
- 6.1.6 All internal rooms have been designed with a 2.6m floor to ceiling height. This exceeds the 2.3m ceiling height requirement set out in the Technical Housing Standards – Nationally Described Space Standard, and exceeds the 2.5m ceiling height requirement set out in policy D6 of The London Plan 2021.
- 6.1.7 The scale of the proposal would be considered appropriate development as it would reflect the mixed property sizes of the existing streetscape, and in particular those detached two-storey properties mentioned above.

6.2.0 APPEARANCE

- 6.2.1 The proposal to raise the roofline with a new crown roof to form a new first floor would reflect the mixed styles and characteristics of the existing streetscape.
- 6.2.2 The proposed front elevation would be symmetrical to match the appearance of the existing property and neighbouring properties on Oak Avenue such as no.38 and no.47.
- 6.2.3 The proposal consists of white render to all external walls, grey tiles to the roof, white aluminium framed windows, a front porch with hipped roof over, French doors to the rear, and a large gabled window with a Juliet balcony to the first floor rear. Although the proposal has a slight contemporary look and feel, it would be considered appropriate as it would reflect and enhance the mixed styles and characteristics of the existing streetscape.

7.0 LANDSCAPING

7.1.0 FRONT

- 7.1.1 The landscaping to the front would remain mostly the same. The proposal includes the removal of two very large brick planters and replaced with two modest sized planters in front of the property, to allow for comfortable parking.

7.2.0 REAR

- 7.2.1 The landscaping to the rear would remain mostly the same. The proposal includes a new slightly raised paved patio directly to the rear of the property.

8.0 ACCESS

8.1.0 EXTERNALLY

- 8.1.1 The existing driveway would be opened up more by the removal of two very large brick planters to allow for 3 cars to comfortably park in front of the property with no changes to refuse storage locations.
- 8.1.2 Side access to the rear garden is provided to both sides of the property, and to be gated off.
- 8.1.4 Access into the property is via a porch to the front of the property.
- 8.1.5 The proposal includes two sets of French doors leading out to the rear garden from the living room and dining area.



8.2.0 INTERNALLY

- 8.2.1 All internal rooms are easily accessible from the hallway on both ground and first floor.
- 8.2.2 The proposal includes a new stair access to the first floor.

9.0 CONCLUSION

- 9.1.0 The proposal is for the enlargement of existing property at No.39 Oak Avenue, Ickenham, UB10 8LR, via ground floor extensions to the front, side, and rear, and raising the roofline to form a new first floor over original ground floor and proposed front and side extensions.
- 9.2.0 The proposal has been designed in consideration of the London Plan 2021, the Technical Housing Standards – Described Space Standard 2015, and Hillingdon Design and Accessibility Statement – Supplementary Planning Document for Residential Extensions.
- 9.4.0 The proposal would provide high quality internal rooms with ceiling heights, floor areas and room widths designed to exceed the minimum requirements set out in the Technical Housing Standards – Nationally Described Space Standard.
- 9.5.0 The proposal would satisfy sustainability and energy efficiency requirements as the proposal includes plenty of windows, rooflights and glazing to habitable spaces/rooms to provide maximum views out and plenty of natural light.
- 9.5.0 The proposal respects the height and scale of adjoining or nearby buildings. The scale of the proposal would be considered appropriate development as it would reflect the mixed property sizes of the existing streetscape.
- 9.6.0 The appearance of the proposal would match other detached two-storey house developed through extensions to original bungalows such as no.38 Oak Avenue, and would reflect and enhance the mixed styles and characteristics of the existing streetscape.

10.0 PHOTOGRAPHS



Photo 1: Front elevation of existing bungalow at no.39 Oak Avenue.



Photo 2: Rear elevation of existing bungalow at no.39 Oak Avenue



Photo 3: Front elevation of no.47 Oak Avenue – a two-storey detached house formed through extensions to original bungalow.



Photo 4: Front elevation of no.38 Oak Avenue – a two-storey detached house formed through extensions to original bungalow.



Photo 5: Front elevation of no.13 Oak Avenue – a two-storey detached house formed through extensions to original bungalow.



Photo 6: Front elevation of no.5 Oak Avenue – a two-storey detached house formed through extensions to original bungalow.



Photo 7: Front elevation of no.23 Oak Avenue – a two-storey detached house built following demolition of original bungalow.



Photo 8: Front elevation of no.4 and 4A Oak Avenue – a pair of semi-detached houses built following demolition of original bungalow.



Photo 9: Existing streetscape at north-west end of Oak Avenue showing mixed scales, styles and characteristics (photos of no.36A to no.42).



Photo 10: Existing streetscape at north-west end of Oak Avenue showing mixed scales, styles and characteristics (photos of no.47 to no.49).



Photo 11: Existing streetscape at south-east end of Oak Avenue showing mixed scales, styles and characteristics (photos of no.21 to no.23).