

DESIGN AND ACCESS STATEMENT

39 Oak Avenue,
Ickenham,
UB10 8LR

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1 Introduction

This document is an essential part of the planning application which details the proposal for demolition and replacement of the existing detached bungalow with a new two-storey detached dwelling, including use of loft space as habitable and rear dormer, together with alterations to the front driveway, new decking to rear and all associated ancillary works at no. 39 Oak Avenue, Ickenham, UB10 8LR. The property sits within the London Borough of Hillingdon. It is not a Grade Listed property nor does it sit within a Conservation Area. The proposed development responds directly to relevant planning policy and is sensitive to the existing house, its neighbours and the wider context.

2 Location and Context

2.1 Location

The property is situated within the larger Borough of Hillingdon on Oak Avenue, a quiet residential road in Ickenham. The overall neighbourhood consists in a mix used area on the North of A40, South Ruislip Woods and East of Denham Country Park. Ickenham Cricket Club is located on the North-West and the High Road to the South-East of Oak Avenue. The site is conveniently located between West Ruislip and Ickenham underground and rail stations as well as just a few minutes' walk from bus routes to Heathrow Central and connectivity to other parts of London.

The site is not in a designated Conservation Area or Archaeological Priority Zone, and the existing buildings are not listed locally or nationally.

 Application Site



2 Location and Context

2.2 Context

The area features a variety of architectural styles including detached bungalows and detached two-storey residences with gable, hipped and crown roofs as well as rear dormers. Some of these two-storey detached residences have been created by extending or demolishing the original bungalows. These variety of styles results in no particular dominating design, material or style, but more of a built urban typology determining a continuous variation in shapes and scales.



40 Oak Avenue
Gable roof entrance porch,
hipped roof and brown window/
door frames



4/4a Oak Avenue
Two-storey, gable roof and 2
bay windows with gable roof
feature



38 Oak Avenue
Two-storey, crown roof and 2
bay windows with hipped roof,
a central gable roof feature and
black window/door frames with
rear dormer



37a Oak Avenue
Gable roof single storey with
habitable roof space and front
dormer feature



45 Oak Avenue
Single-storey bay windows, front
extension of porch with hipped
roof and main hipped roof with
two gable roof window feature



27 Oak Avenue
Gable roof bungalow with black
timber front elevational feature



18 Oak Avenue
Two-storey gable roof property
with a two-storey front
projection and a single-storey
bay window with hipped roof
feature.



35 Oak Avenue
Hipped roof bungalow

2 Location and Context

2.2 Context

The diagram on the right shows a study of single and double storey properties on Oak Avenue and Parkfield Road.

- Application Site
- Single Storey
- Double Storey



3 Existing Property and Use

3.1 Existing Property

The existing property at 39 Oak Avenue is a detached bungalow with a hipped roof. The front elevation has a rough white render finish with bricks. Looking from Oak Avenue, the current main entrance to the property is from a centre porch infill between two bay windows, giving it a symmetrical appearance. Large brick planters are present on the paved driveway. A garage on the left projecting beyond the front elevation and a rear access door is located on the right when viewed from the street. The property has windows from non-habitable rooms on the right side of the elevations leading to the rear garden. On the rear of the property, a gable end is present adjacent to no. 41, along with a historical extension with flat roofs along the rear and side having approx. 2.5m depth beyond the original rear wall and width extending in-line with the garage. Another flat roof extension approx. 3m beyond the original rear wall is present. A large rear garden with paved patio and mostly green space through the rest of the garden. An oak tree protected by TPO is also present in the rear garden.



Front View



Rear View

3 Existing Property and Use

3.2 Use

The property is currently zoned as a single residential dwelling house under the C3 Use Class and will remain so after the new construction.



Entrance hallway



Bedroom 1



Bedroom 2



Kitchen



Utility



Living Area



Bathroom



Study

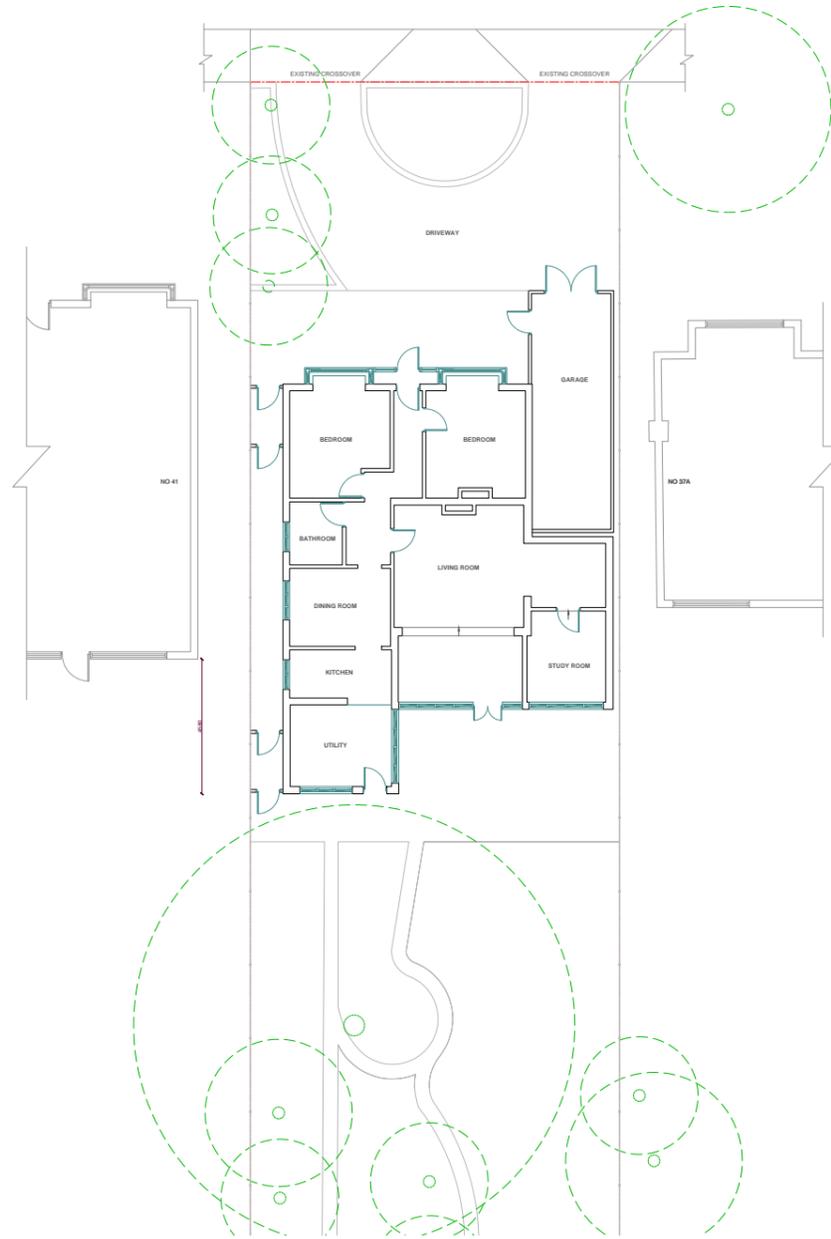
3 Existing Property and Use

3.3 Existing Plans

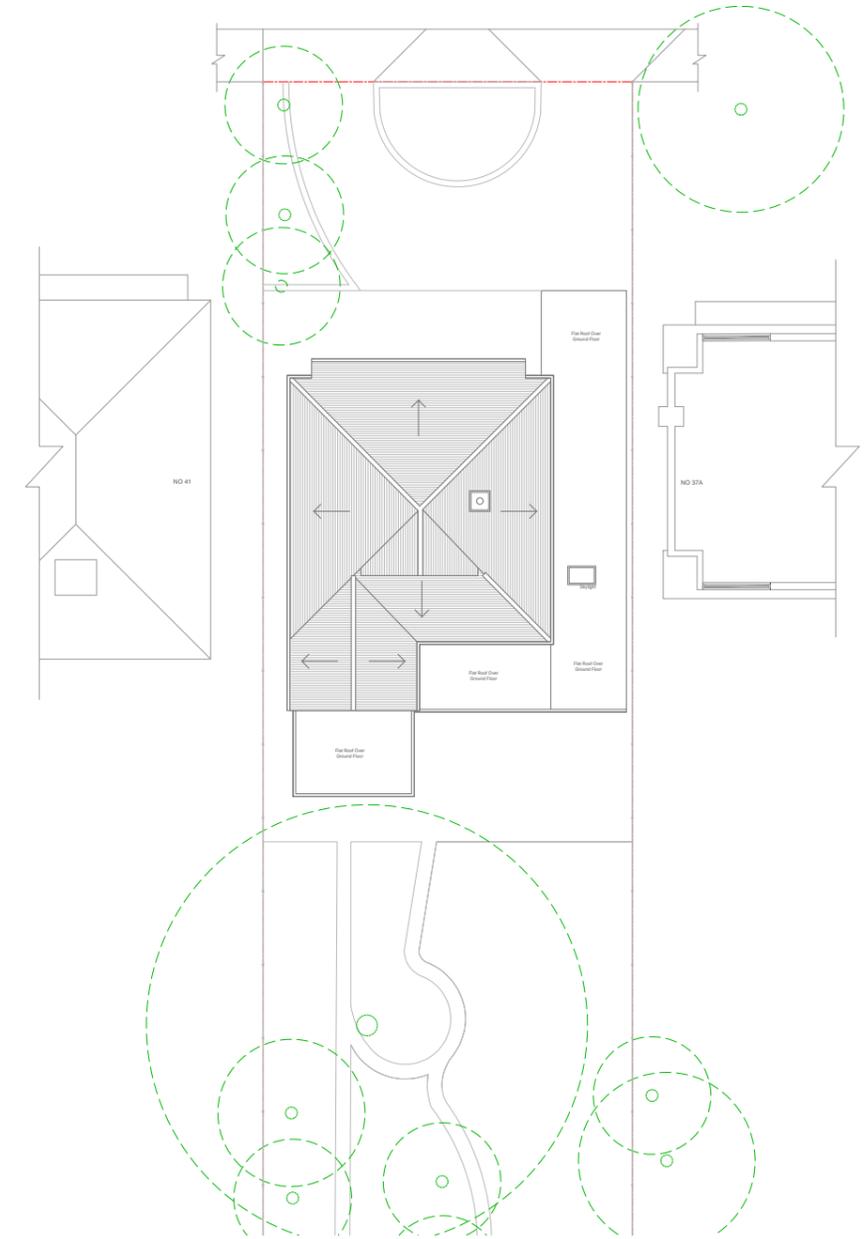
The current property is a detached bungalow along a street with a mix of detached bungalows, and two-storey dwelling properties and its rear gardens facing Parkfield Road rear gardens. The existing property, centrally position on the plot has two bedrooms to the front and a living, study and utility room to the rear. Kitchen, dining and bathroom is allocated on the left side of the property (from the road) with no outlook and insufficient natural lighting. The property also includes an historical exiting extension to the rear which is currently occupied as study as well as an extended living and utility area.

NB: drawing not to scale, please refer to drawing submitted along side this document.

KEY:
- - - - - SITE BOUNDARY



Existing Ground Floor Plan



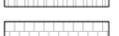
Existing Roof Plan

3 Existing Property and Use

3.4 Existing Elevations

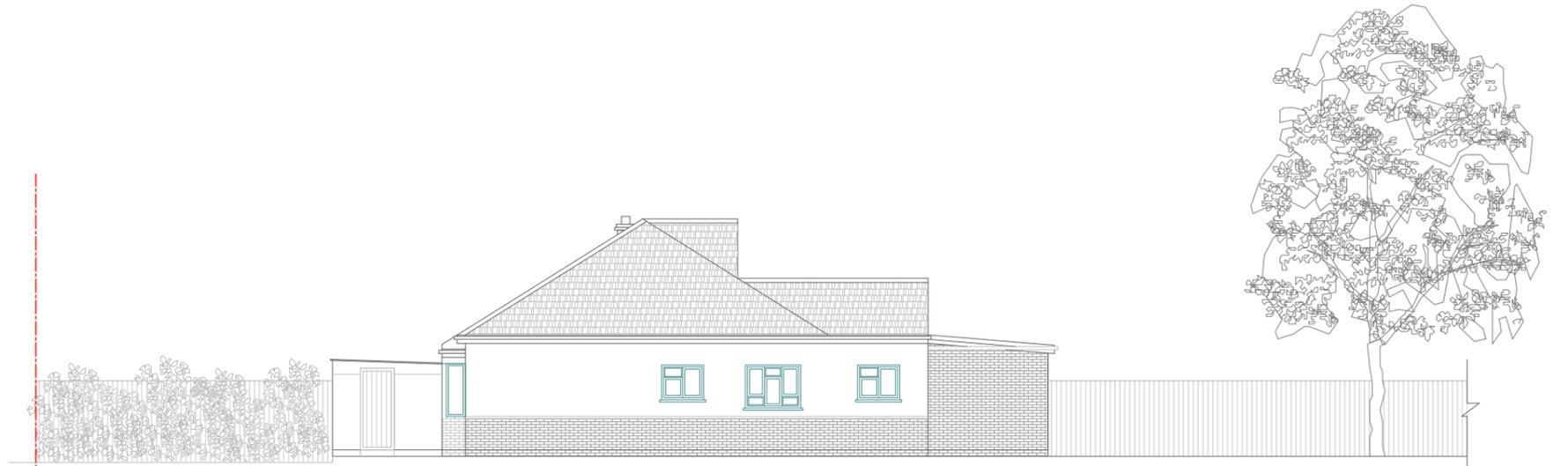
NB: drawing not to scale, please refer to drawing submitted along side this document.

KEY:

	SITE BOUNDARY
	OUTLINE OF EXISTING HOUSE
	EXPOSED BRICK
	OBSCURE WINDOW
	RED ROOF TILE
	RED WALL TILE



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation

4 Planning Considerations

4.1 Planning Precedents

A study showing approved planning for additional floor to the existing bungalow in close proximity of the site at 39 Oak Avenue.

- 5 Oak Avenue – Provision of an additional floor to the existing bungalow with a new gable ended roof with habitable accommodation within the roof space including 3 front and 3 rear roof lights and single storey side/rear extension, planning granted, 2019
- 49 Oak Avenue – Raising of roof to create first floor and part two storey, part single storey side/rear extension, planning granted, 2018
- 54 Parkfield Road – Raising of roof to create first floor level, conversion of new roof space to habitable use to include a rear dormer, conversion of garage to habitable use and alterations to elevations, planning granted, 2017
- 38 Oak Avenue – Single storey front, side and rear extensions, raising and enlarging of roof to create first floor and habitable roof space to include 2 x rear dormers, 4 x side roof lights, vehicular cross over to front involving demolition of existing front, side and rear elements, planning granted, 2016
- 4 Oak Avenue – Erection of 2 four-bedroom, two story semi- detached dwellings with habitable roof space with associated parking and amenity space, involving demolition of existing bungalow and detached garage, planning granted, 2010
- 33 Parkfield Road – Erection of two-storey 3 bed detached dwelling with associated parking, installation of new vehicular crossover (involving demolition of existing dwelling), planning granted, 2009
- 58 Parkfield Road – Erection of a first floor to form a 4-bedroom dwelling house and the conversion of the existing garage to habitable use, planning granted, 2008
- 30 Oak Avenue – Erection of a detached two storey five-bedroom house with integral garage (involving the demolition of the existing bungalow), planning granted, 2005
- 45 Oak Avenue – Conversion of a two-bedroom bungalow to a five-bedroom house including additional storey, new roof and two storey side and part single, part two storey rear extension and front porch, planning granted, 2004
- 34a Oak Avenue – Conversion of an existing bungalow into a two storey four-bedroom house involving the erection of a part single storey, part two storey side extension, and single storey front and rear extensions and a new roof, planning granted, 2004
- 31 Oak Avenue – Erection of two dwelling houses (involving demolition of existing bungalow), planning granted, 2000



■ Application Site

■ Oak Avenue

■ Parkfield Road

4 Planning Considerations

4.2 Site Planning History

The property has undergone a few recent planning applications which refer to demolition and replacement of the existing detached bungalow with a new two-storey detached dwelling for which pre-planning application advice was sought. It is submitted that the proposed design of 39 Oak Avenue would sit more comfortably within the streetscape and its context. The proposed design creates an ensemble with No.38 Oak Avenue and presents a familiar image found in many two-storey properties in the area.

321/APP/2022/715

Part demolition of existing outbuilding, and erection of single storey outbuilding. Replacement of door, window and installation of a new roof over the existing outbuilding. Removal of six trees and planting of new three trees at the rear, decision approval given by 10/05/22.

321/APP/2022/189

Details pursuant to the discharge of Conditions 4 (SUDS), 5 (Step free access) and 8 (landscaping) of planning permission ref. 321/APP/2021/4094, dated 30/12/2021 (Demolition and replacement of the existing detached bungalow with a new two-storey detached dwelling, together with alterations to the front driveway, new decking to rear and all associated ancillary works), decision approval given by 30/03/22.

321/APP/2022/46

Variation of Condition 2 (Approved Plans) of planning permission ref. 321/APP/2021/4094, dated 30/12/21 (Demolition and replacement of the existing detached bungalow with a new two-storey detached dwelling, together with alterations to the front driveway, new decking to rear and all associated ancillary works) to extend rear dining area by 840mm; realign doors and windows to rear elevation and enlargement of 2 lantern rooflights, decision approval given by 07/03/22.

321/TRE/2022/1

To carry out tree surgery, including a crown reduction by 2m to one Oak T13 on TPO 514, decision approval given by 01/03/22.

321/APP/2021/4094

Demolition and replacement of the existing detached bungalow with a new two-storey detached dwelling, together with alterations to the front driveway, new decking to rear and all associated ancillary works, decision approval given by 30/12/21.

321/PRC/2021/186

An erection of two-storey front, side and rear extension, raising the roof line to form a first floor over the original ground floor, pre-application advice received by 18/10/21.

321/APP/2021/2025

Two storey front extension, part single, part two storey side/rear extension and raising of roof to create a first floor over the original and extended ground floor, decision refusal given by 15/07/21.

321/TRE/2021/105

To fell one Oak T13 on TPO 514, decision refusal given by 17/06/21.

321/TRE/2021/44

To fell one Oak T13 on TPO 514, decision refusal given by 08/04/21.

321/APP/2021/659

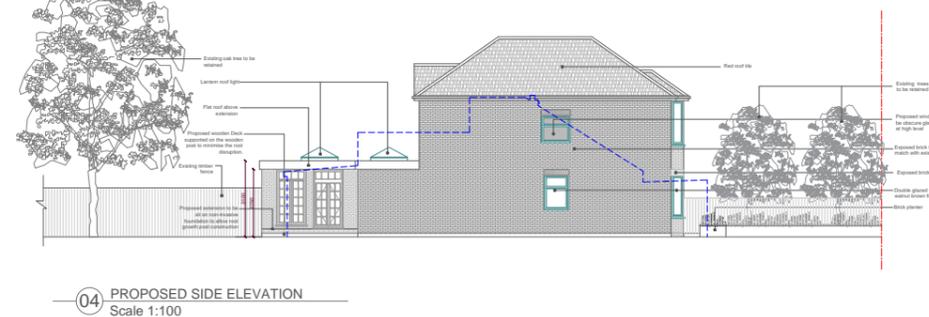
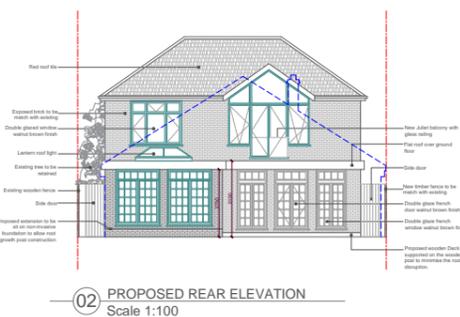
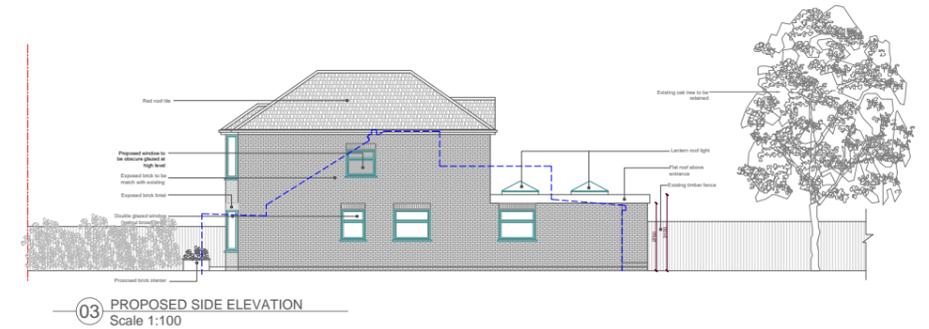
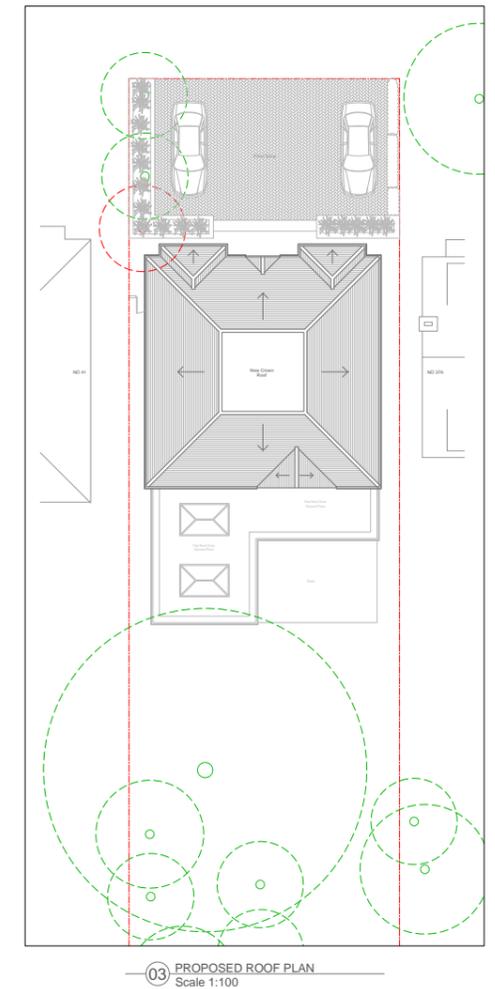
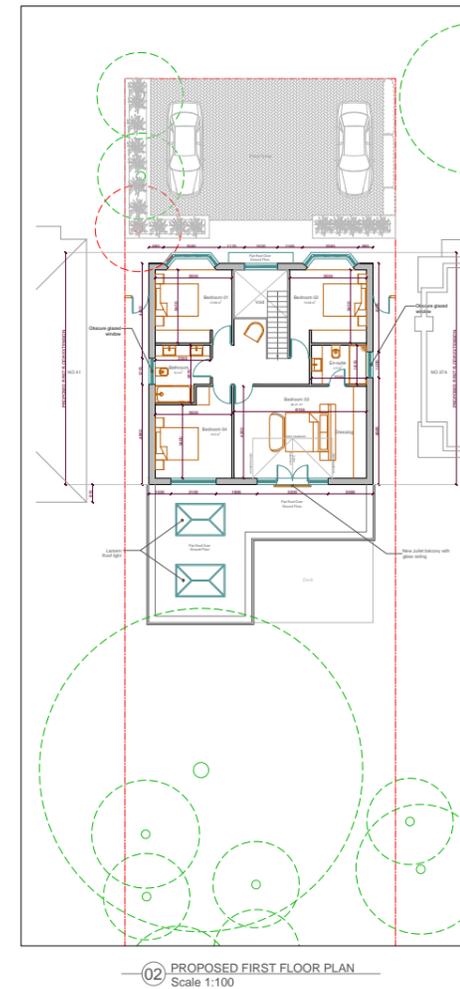
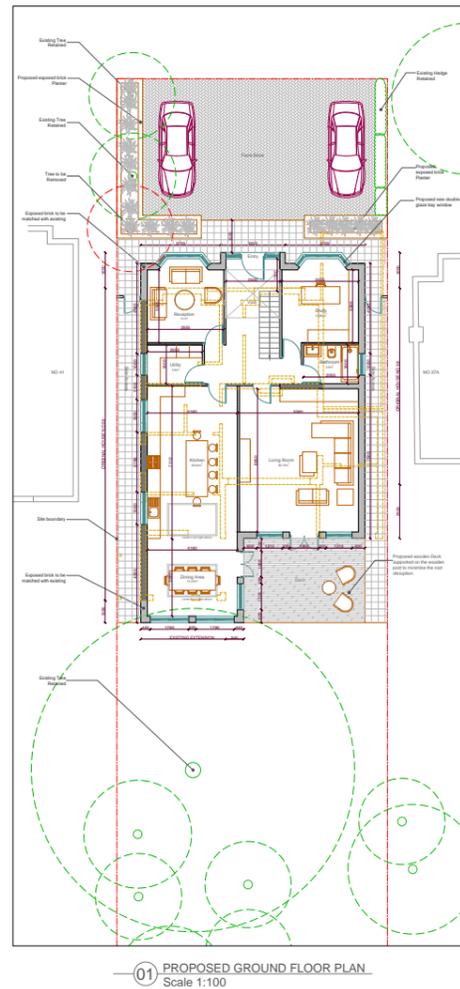
Single-storey front extension, single-storey side/rear extension and raising of roof from hip to gable to create a first floor over the original ground floor and proposed extensions, with alterations to fenestration. Single-storey extension to existing rear extensions with alterations to the roof over existing rear extensions, decision refusal given by 23/04/21.

4 Planning Considerations

4.3 Pre-Planning Application Advice

A pre-planning application advice was received from Hillingdon Council on 18th October 2021 with case officer Nesha Burham. Ref: 321/PRC/2021/186. The pre-application proposal aimed for an erection of two-storey front, side and rear extension, raising the roof line to form a first floor over the original ground floor. The principle advice is summarized in the next page and the amended scheme has responded positively to these recommendations/ observations.

Pre-Planning Application Proposal



4 Planning Considerations

4.4 Response to Pre-Application Advice

Following the pre-application advice, this proposal has been modified and developed to positively respond and address the officer's comments. The changes made in response to the feedback are summarised below.

Front elevation

- *Though the crown roof profile roof has been reduced from the previous planning application (Ref: 321/APP/2021/2025), it is recommended that the central flat roof element is reduced to resemble the appearance of the crown roof profile at No. 38 Oak Avenue. Also, the ridge height of the proposed match the ridge height of the property at No.37a Oak Avenue.*

- *The proposed dwelling needs to be positioned in alignment with the front dormer at No.37a to prevent any adverse impact on neighbours.*

The proposed design of the roof has been amended to meet the ridge height of No.37a and reduce the flat crown element to 3.5m from 3.9m (by 400mm), resembling No.38 crown roof. The overall height of the proposed dwelling now sits in line with the No.37a and other two-storey properties on Oak Avenue.

Rear Elevation

- *Rear elevation to be reconsidered, the ground floor window glazing would need to be matched with the sash window glazing at first floor.*

- *The thick fascia board proposed on the flat roof should be replaced with a parapet wall to improve the articulation of the building.*

The rear elevation is redesigned and reduced in depth to not exceed the existing bungalows rear footprint. The thick fascia is replaced with a parapet wall and the ground floor openings are matched with

the sash window glazing at first floor for better articulation.

Landscaping

- *It is recommended that a greater area of soft landscaping is retained/re-instated as part of the front garden.*

- *A Construction Management Plan would be required with planning application to ensure that building contractor incorporates the tree protection measures.*

The front garden's landscaping has been reconsidered. This proposal re-introduces the existing front central soft landscape element to reduce the hard standing area.

A construction management plan is submitted alongside this document which highlights that building contractor will incorporate the tree protection measures.

Refuse/Recycling & Bin store

- *Two cycle spaces/cycle store would need to be accommodated in the rear garden of the application site.*

- *Details of external refuse/recycling store, including its dimensions, design and external finish should be given. It is recommended that the bin store is located in the rear garden of the application site.*

A secure and accessible cycle & bin store has been allocated in the rear garden. The cycle store can accommodate 3 bicycles and the bin store is a triple wheelie bin store. Both the stores have an easy access to Oak Avenue from the side access doors.

Parking

- *It is also required that the proposed drawings clearly shows the vehicular activity, their position and dimensions for the planning*

application. 1 active and 1 passive parking spaces must be shown on the drawings as well.

Two parking spaces have been allocated in the front driveway. 1 standard parking space and 1 electric parking space. Details of the parking spaces are shown in section 9.3 on page 36.

Sustainability Statement

- *It is recommended that a sustainable water management scheme is accompanied with the planning application.*

- *In addition, a sustainability statement should also form part of the design and access statement to include details in respect of the sustainability credentials of the proposed dwelling.*

A Sustainable Water Management create by Flume Consulting Engineers and the Energy and Sustainable Statement created by EEABS are submitted alongside this document.

Materiality

- *It is recommended that a material schedule and product specification details are submitted the planning application to show that proposed dwelling's external materials match those found on No.38 Oak Avenue.*

A materials schedule and product specifications details are submitted alongside this document.

4 Planning Considerations

4.4 Response to Pre-Application Advice

— Site Boundary
- - - Roofline



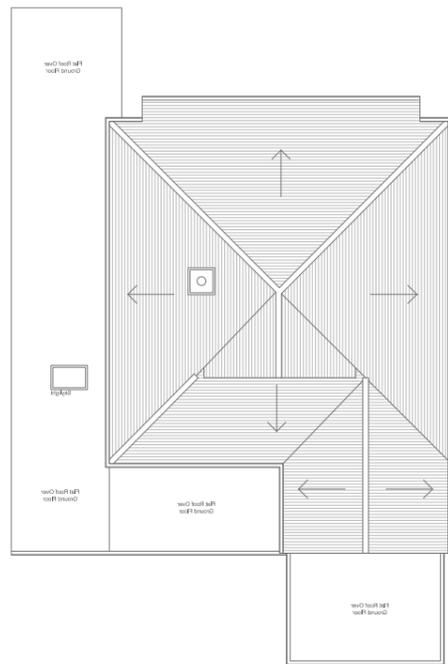
Existing Front Elevation

Previous Planning Application
(Ref: 321/APP/2021/2025)
Front Elevation

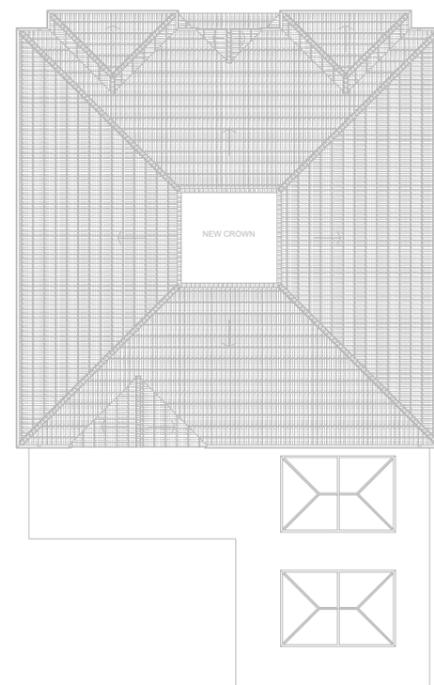
Pre-Planning Application
(Ref: 321/PRC/2021/186)
Front Elevation

Previous Planning Application
(Ref: 321/APP/2021/4094)
Front Elevation

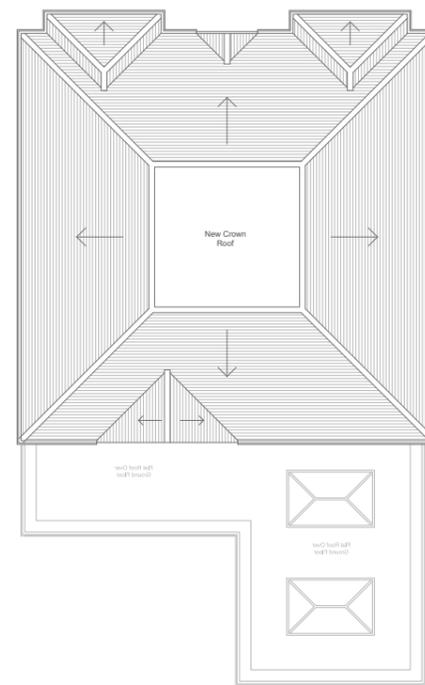
Proposed Front Elevation



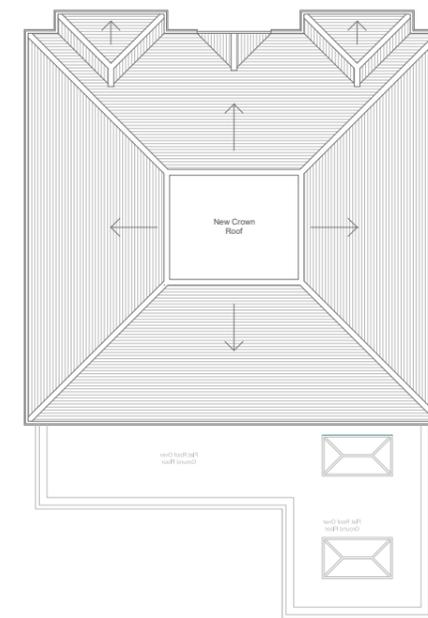
Existing Roof Plan



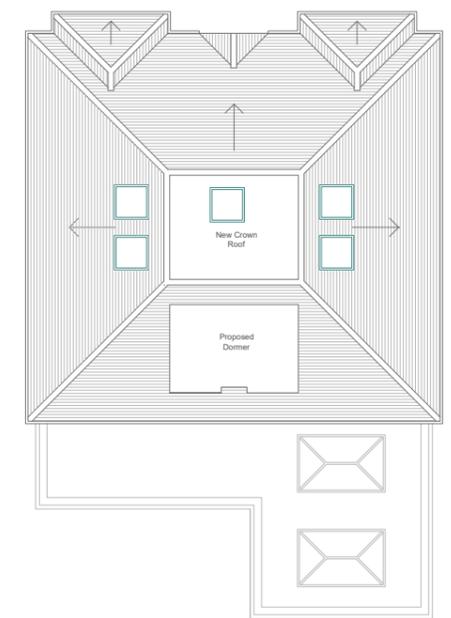
Previous Planning Application
(Ref: 321/APP/2021/2025)
Roof Plan



Pre-Planning Application
(Ref: 321/PRC/2021/186)
Roof Plan



Previous Planning Application
(Ref: 321/APP/2021/4094)
Roof Plan



Proposed Roof Plan

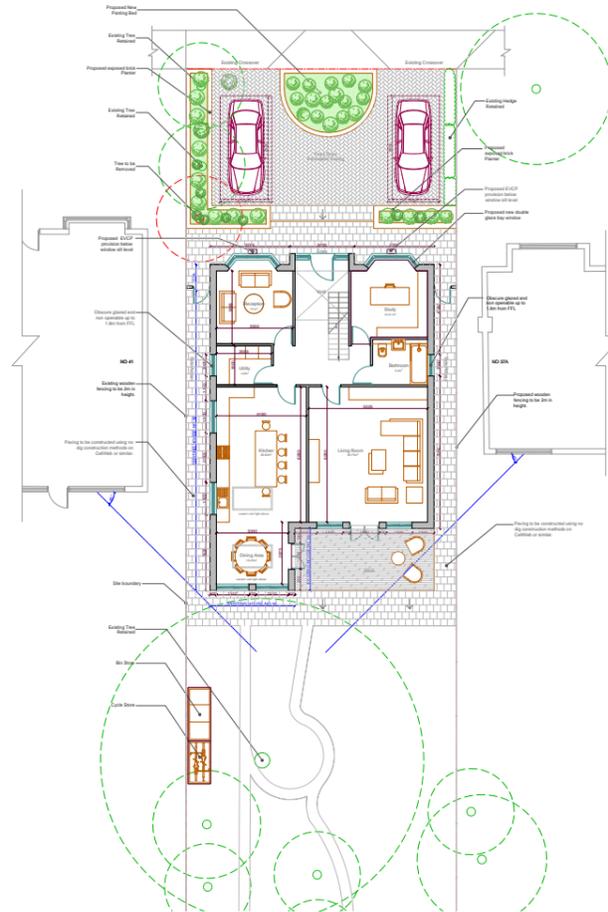
5 Approved Application

5.1 Approved Application Ref No. 321/APP/2021/4094

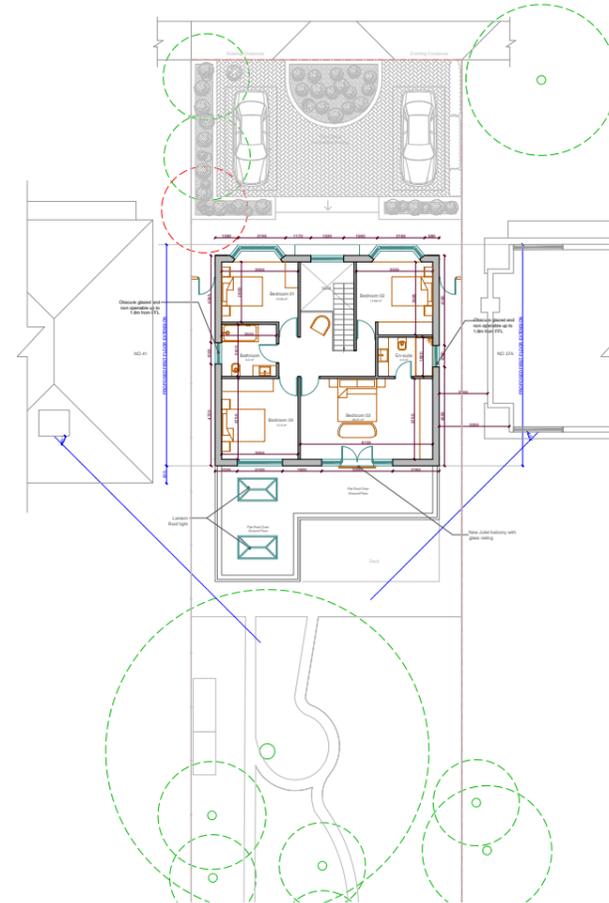
The principle design of two-storey is already approved as per application ref no. 321/APP/2021/4094.



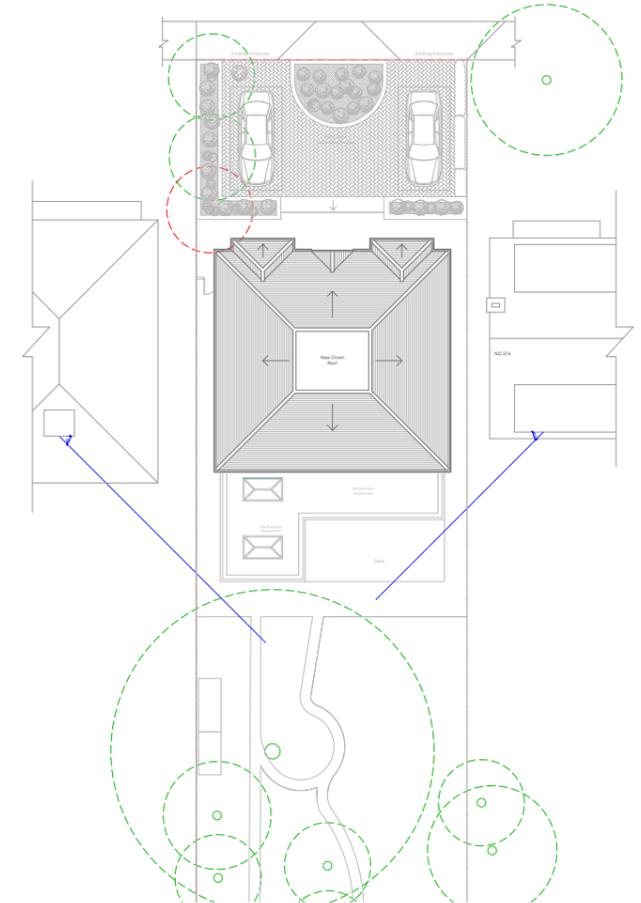
Approved Section



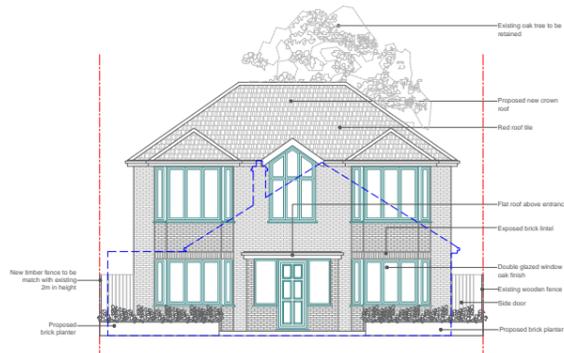
Approved Ground Floor Plan



Approved First Floor Plan



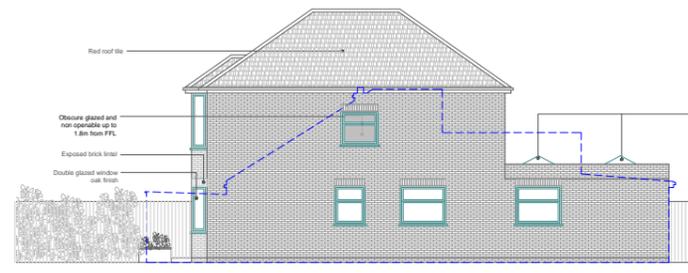
Approved Roof Plan



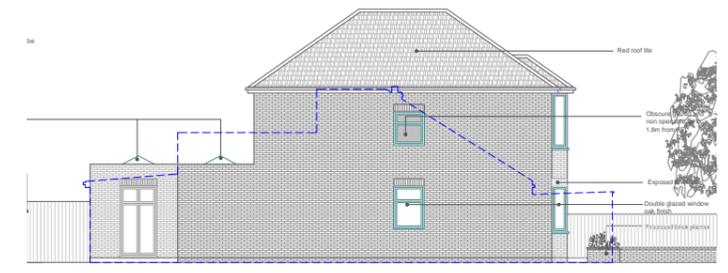
Approved Front Elevation



Approved Rear Elevation



Approved Side Elevation

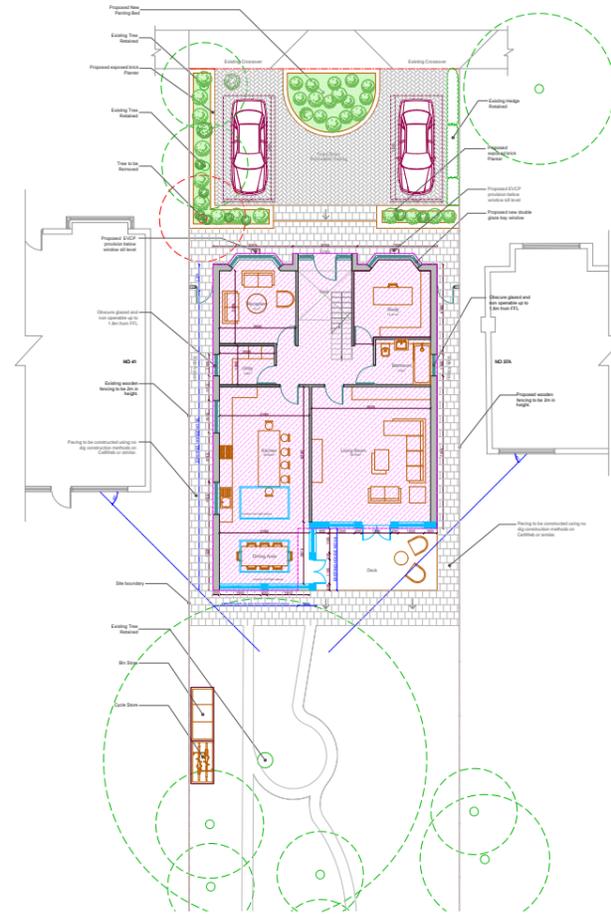


Approved Side Elevation

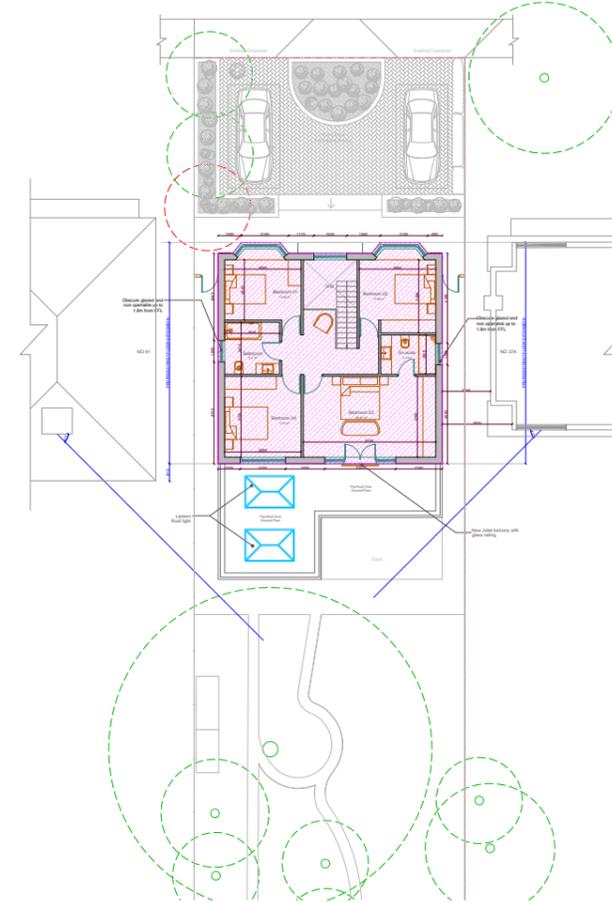
5 Approved Application

5.2 Approved Application Ref No. 321/APP/2022/46

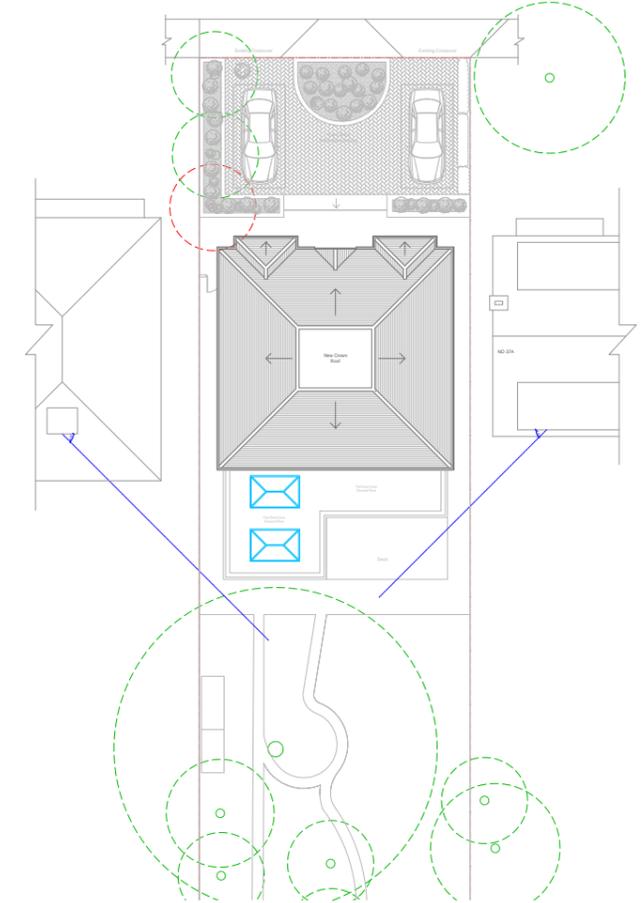
The principle design of two-storey is already approved as per application ref no. 321/APP/2022/46.



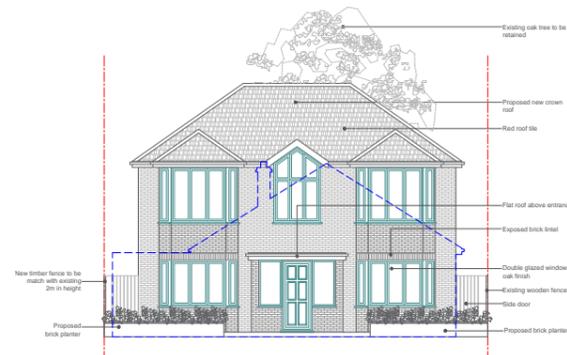
Approved Ground Floor Plan



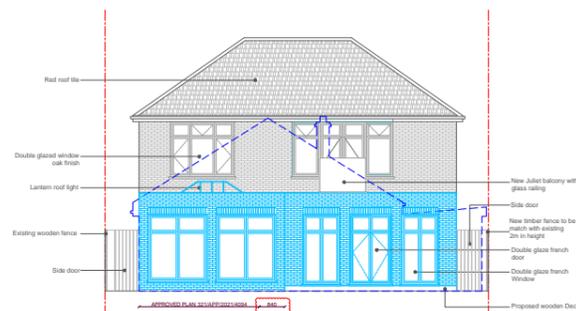
Approved First Floor Plan



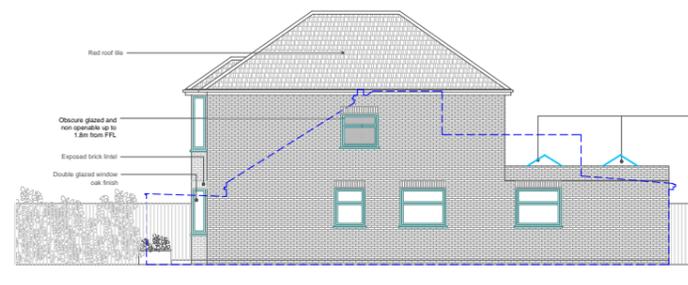
Approved Roof Plan



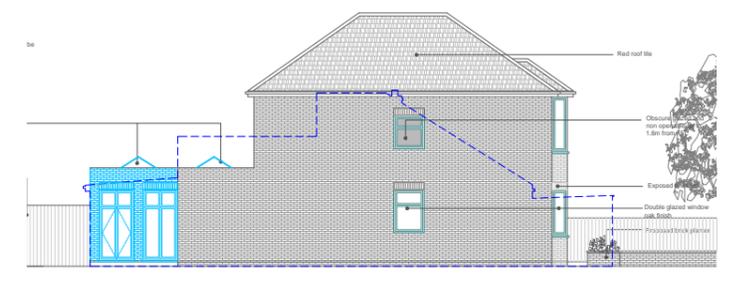
Approved Front Elevation



Approved Rear Elevation



Approved Side Elevation



Approved Side Elevation

6 Proposed Development

6.1 Brief

The key objective of the brief is to create a new first floor and habitable loft space to accommodate a growing family as well as frequent visiting relatives.

Ground Floor

- New first floor
- Front, side and rear extension
- New ground floor layout to maximize use of space
- Maintain/improve connection to the garden
- Larger/separate kitchen and dining area
- Ground floor w/c with shower
- Private reception and study room

First Floor

- Large master bedroom with dressing area and en-suite
- 2 bedrooms
- Family bathroom

Loft Floor

- Play room with rear dormer
- Toilet facility
- Utility

6 Proposed Development

6.2 Relevant Policies

This proposal is in direct response to the relevant policy and guidance as listed below:

- **Hillingdon Local Plan: Part 1 – Strategic Policies (Adopted November 2012)**
 - BE1: Built Environment
 - H1: Housing Growth
- **Hillingdon Local Plan: Part 2 – Development Management Policies (Adopted January 2020)**
 - DMEI 10 Water Management, Efficiency and Quality
 - DMEI 7 Biodiversity Protection and Enhancement
 - DMEI 9 Management of Flood Risk
 - DMH 2 Housing Mix
 - DMHB 11 Design of New Development
 - DMHB 12 Streets and Public Realm
 - DMHB 14 Trees and Landscaping
 - DMHB 15 Planning for Safer Places
 - DMHB 16 Housing Standards
 - DMHB 17 Residential Density
 - DMHB 18 Private Outdoor Amenity Space
 - DMT 1 Managing Transport Impacts
 - DMT 2 Highways Impacts
 - DMT 5 Pedestrians and Cyclists
 - DMT 6 Vehicle Parking
- **Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document**
- **The London Plan (2021)**
 - D1 London’s form, character and capacity for growth
 - D11 Safety, security and resilience to emergency
 - D12 Fire Safety
 - D3 Optimising site capacity through the design-led approach
 - D4 Delivering good design
 - D5 Inclusive design
 - D7 Accessible housing
 - H10 Housing size mix
 - SI12 Flood risk management
 - SI13 Sustainable drainage
 - T5 Cycling
 - T6 Car Parking
 - T6.1 Residential parking
- **National Planning Policy Framework (2021)**
 - 11 Making effective use of land
 - 12 Achieving well-designed places
 - 14 Meeting the challenge of climate change flooding
 - 2 Achieving sustainable development
 - 4 Decision-Making
 - 5 Delivering a sufficient supply of homes
 - 9 Promoting sustainable transport
- **Technical Housing Standards – Nationally Described Space Standards**

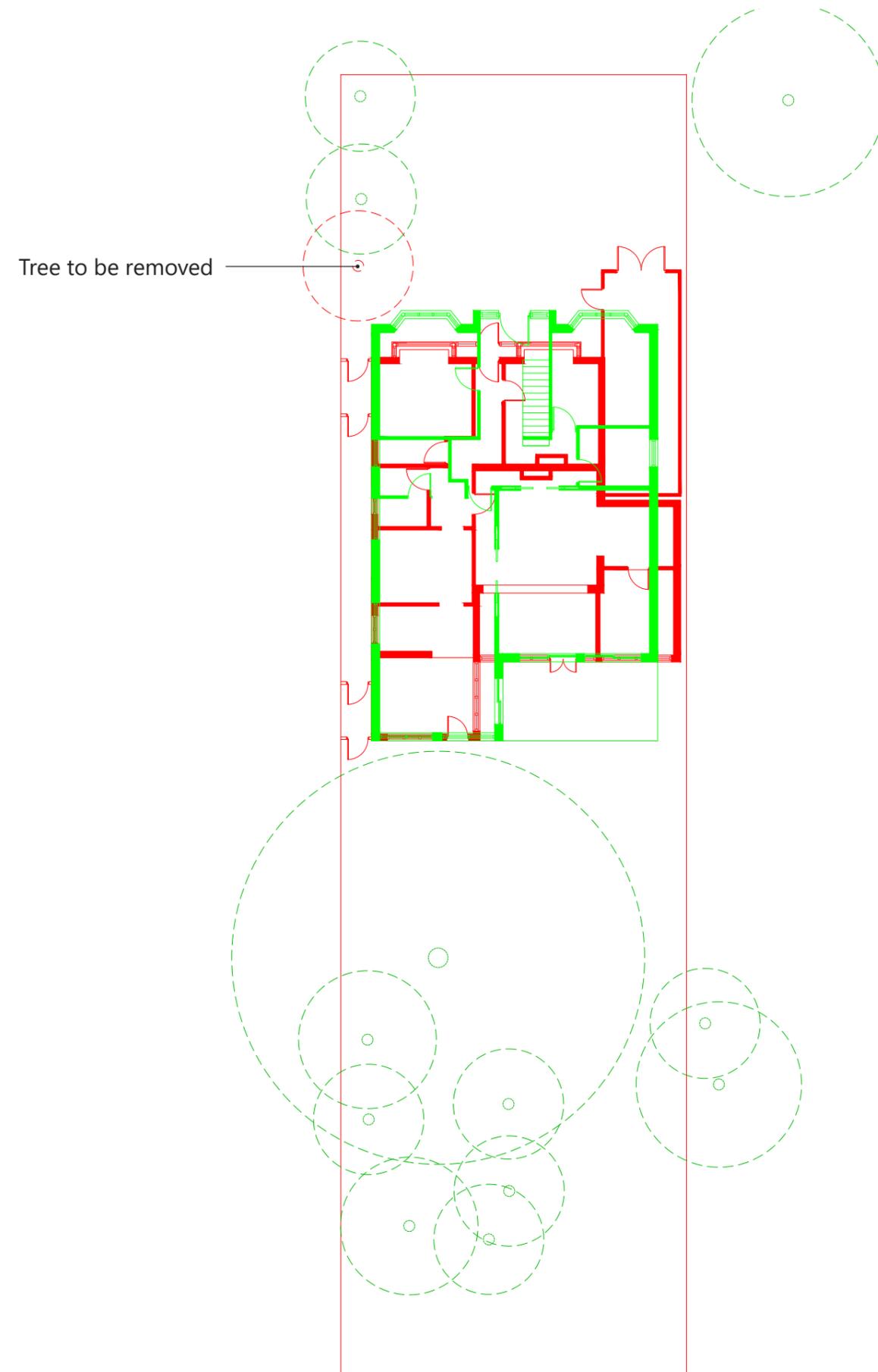
6 Proposed Development

6.3 Demolition

The proposed scheme in this application is to replace the existing bungalow with a new two-storey dwelling. The proposal aims to maintain the footprint of one side (near No.41 Oak Avenue) and rear walls of the existing property, reduce the other side (near No.37a Oak Avenue) by creating a set back from the existing bungalow whereas the front of the property is extended. The overall footprint of the proposed dwelling is less than that of the existing bungalow. The proposal seeks to preserve most of the trees on the rear and front of the house. A small Magnolia tree which is proposed to be removed as part of the new design. The site is well-stocked with trees and therefore a replacement planting is not required. A detailed Tree Survey & Arboricultural Impact Assessment prepared by an Arboriculturalist has also been included in this Planning Application as additional supporting information. The plan on the left shows, the demolition and proposed dwelling.

NB: Please note the plan is not to scale and is for diagrammatic purposes only. The proposed footprint is the same as approved planning applications ref no. 321/APP/2021/4094 and 321/APP/2022/46.

-  Demolition
-  Proposed



6 Proposed Development

6.4 Development Proposal

As per the demolition work mentioned in 6.3, this proposal aims to replace the existing bungalow with a new high quality two-storey dwelling. It is proposed that the front of property is extended, whereas the side of No.37a Oak Avenue is set back from the existing bungalow. The side of No.41 Oak Avenue and the rear does not exceed beyond the existing bungalow. The proposal reduces the overall footprint of the existing house and includes raising the roof-line with a new crown roof to form a first floor. This is a very common style of development on Oak Avenue (refer to 6.6 Elevational Elements on page 23).

The proposed dwelling would comprise a full-width extension with two bay windows along with the central entrance to the house which is in line with the bay windows. This proposed front extension would not project ahead of No.37a front dormers and will retain majority of the front garden.

Following the removal of the existing garage and left side wall (near No.37a Oak Avenue), a new side entrance of at least 1.1m is given on the property's left side. The right side (near No.41 Oak Avenue), the 1m side entrance is maintained and the proposed wall sits as existing, not exceeding the width of the existing property. The property's rear also does not exceed the existing rear extension of 3m, and will maintain the a similar flat roof rear extension design.

Community Infrastructure Levy (CIL)

The proposal falls over the 100 sqm (116.46 sqm) threshold and are therefore subject to Community Infrastructure Levy (CIL).

Area Schedule

Total Existing GIA = 134.27 sqm

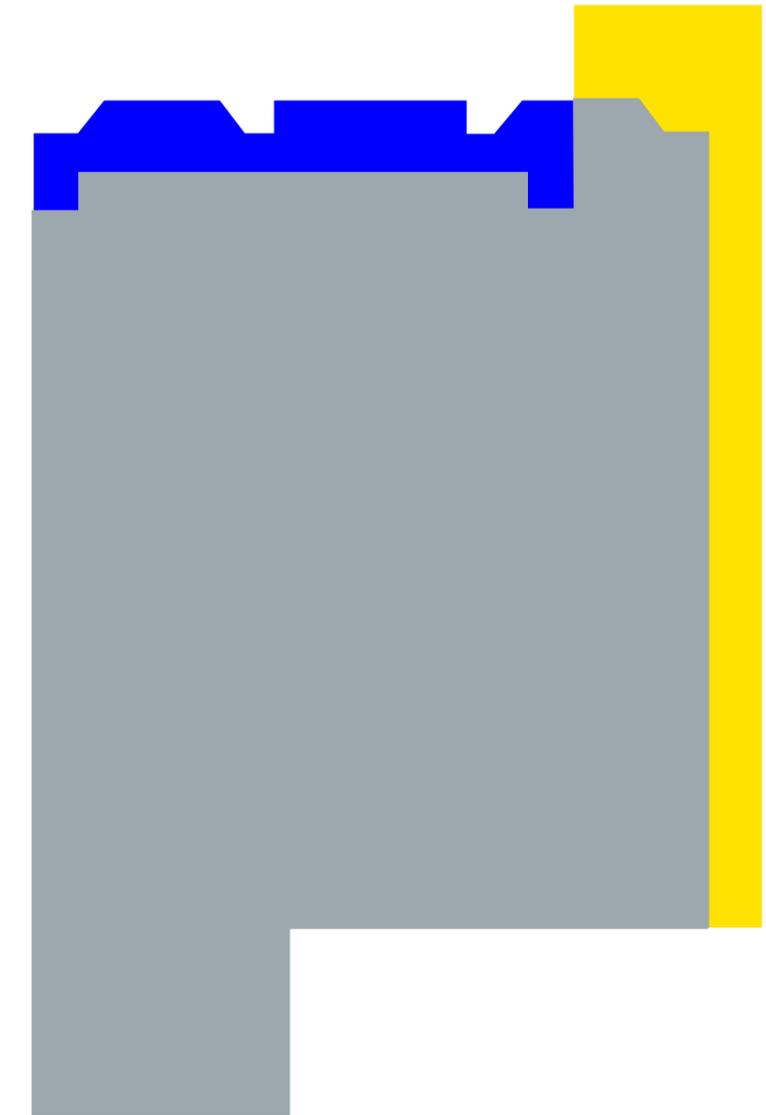
Total Proposed GIA = 250.73 sqm

Proposed Ground Floor = 129.63 sqm

Proposed First Floor = 84.40 sqm

Proposed Loft Floor = 36.70 sqm

The digram on the right shows the existing, removed and additional footprint. It is evident that the overall footprint of the proposed dwelling is less than that of the existing bungalow.



- Existing Footprint
- Removed Footprint
- Additional Footprint

6 Proposed Development

6.5 Scale & Mass

Proposed development is designed to the highest standard and incorporates principles of good design including harmonizing with the local context and considering the scale, height, mass and bulk of its neighbouring properties, the street scene, and the mixed architectural compositions of Oak Avenue to be in compliance with DMHB 11. Planning precedents mentioned in 4.1 on page 11 justifies the proposed development as the site is surrounded by a few original bungalows being converted into two-storey dwellings. As the street has a mixed style and range of architectural composition as mentioned in 2.2 on page 5, this proposed development has extracted elements from its existing bungalow and neighbouring properties to create its front elevation in harmony with the street scene as shown in 6.6 Elevational Elements on page 23. The proposed roof-line does not exceed the height of other two-storey properties on Oak Avenue, to reflect the character of the streetscape, this is illustrated in 6.7 Street Elevation on page 24. The proposal fits well into its context and therefore, the scale of this proposal would be considered appropriate development.



Proposed Street Elevation

6 Proposed Development

6.6 Elevational Elements

Elements from the existing property and neighbouring properties have been extracted to create the proposed elevation, in harmony with the street architectural composition and the street scene. Refer to 6.7 Street Elevation on page 24.

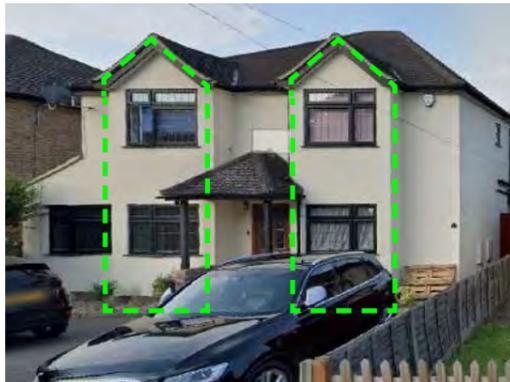
- - - Entrance Door
- - - Bay Window
- - - Top Centre Window Gable Roof
- - - First Floor Centre Window



34a Oak Avenue



38 Oak Avenue



47 Oak Avenue



Existing Property



31 & 31a Oak Avenue



5 Oak Avenue



4 & 4a Oak Avenue

6 Proposed Development

6.7 Street Elevations

The new proposal has been carefully designed and is sensitive to its neighbouring properties. The proposal matches the ridge height of No.37a Oak Avenue and is not exceeding in height as compared to other two-storey properties on Oak Avenue. The design complements the architectural composition of the street and enable the proposed detached property to provide a good size single family dwelling.

NB: please note the elevations are not to scale and is for illustrative purposes only.

----- Roofline



Existing Street Elevation



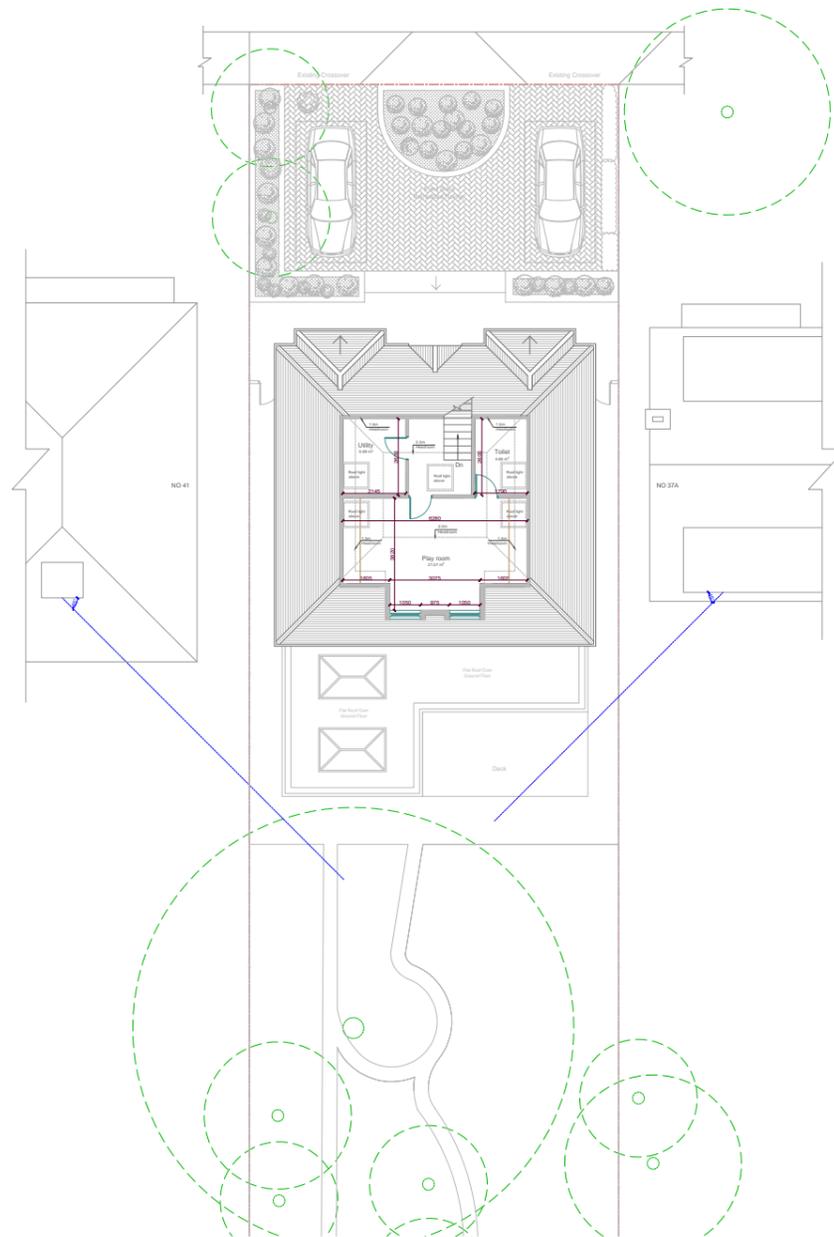
Proposed Street Elevation

6 Proposed Development

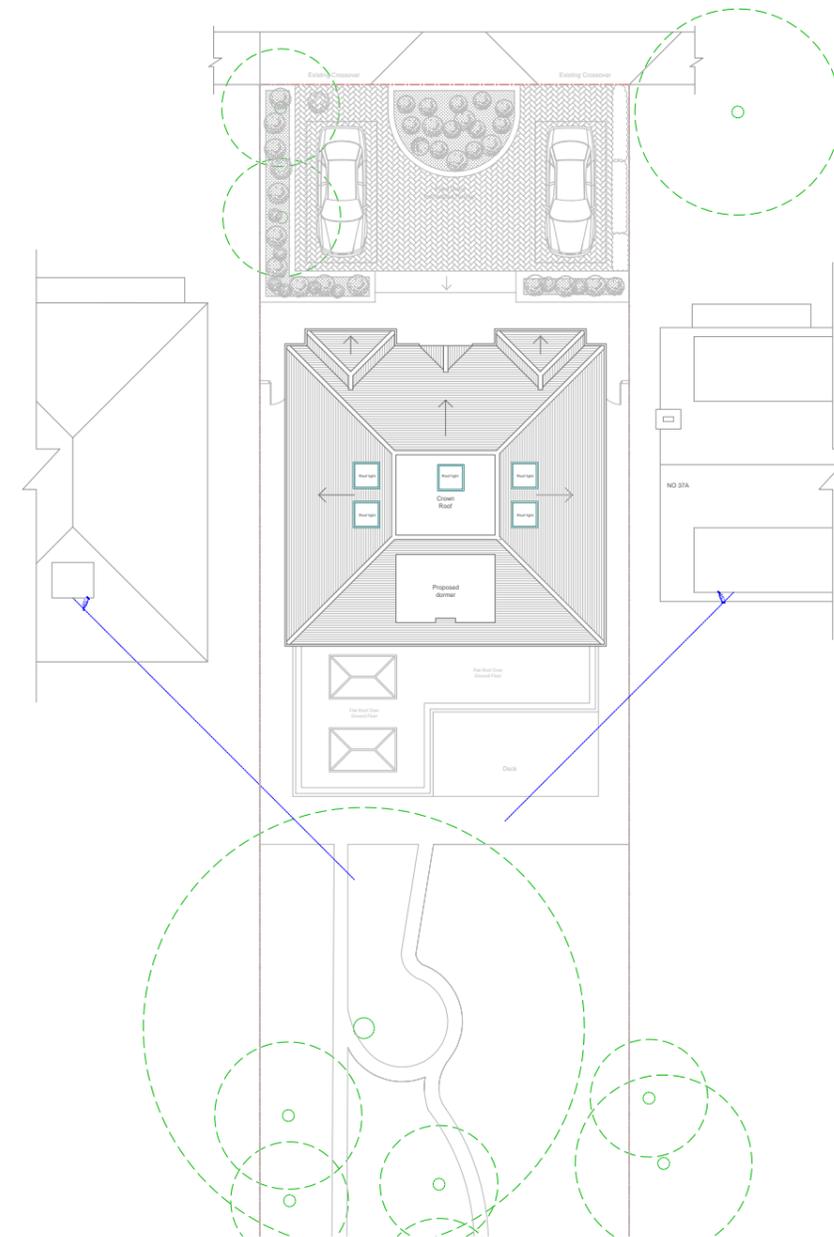
6.8 Proposed Plans

NB: drawing not to scale, please refer to drawing submitted along side this document.

- KEY:**
- SITE BOUNDARY
 - DEMOLITION
 - APPROVED PLAN OUTLINE APPLICATION REF: 321/APP/2021/4094
 - APPROVED PLAN OUTLINE APPLICATION REF: 321/APP/2022/46
 - PROPOSED
 - EXISTING
 - TREE TO BE RETAINED
 - TREE TO BE REMOVED



Proposed Loft Floor Plan



Proposed Roof Plan

6 Proposed Development

6.9 Proposed Section

As per the London Plan 2021 policy D6 part 8, the minimum floor to ceiling height must be 2.5m for at least 75% of the gross internal area of each dwelling. The below section demonstrates that the proposed dwelling exceeds the minimum floor to ceiling height.

NB: drawing not to scale, please refer to drawing submitted along side this document.



Proposed Section

6 Proposed Development

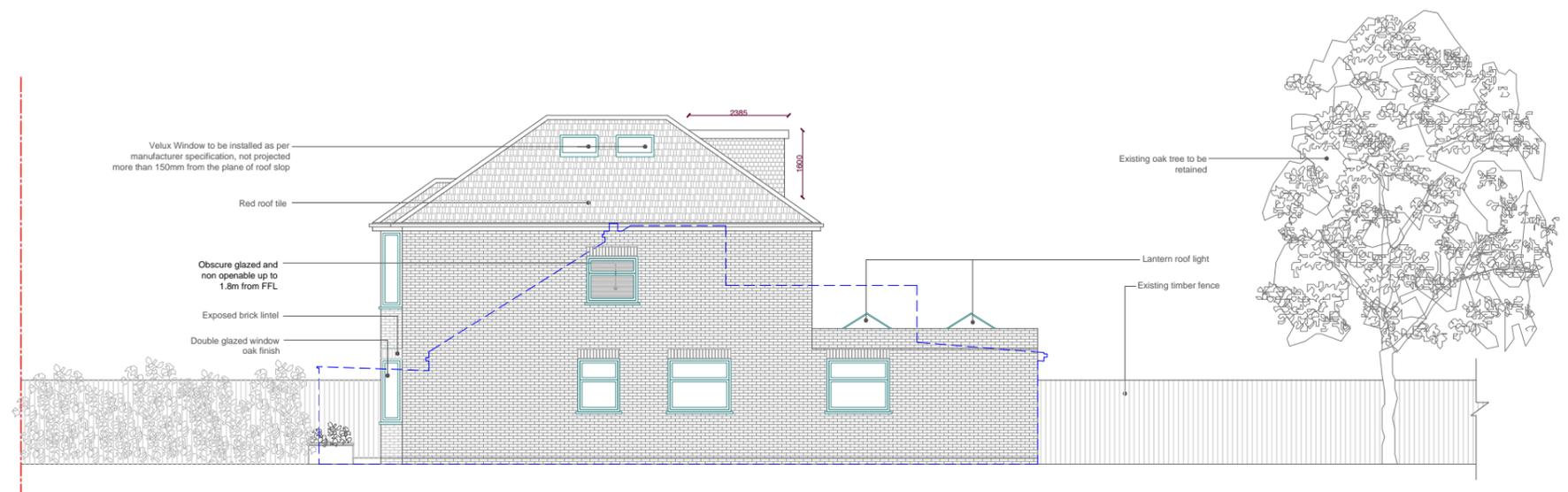
6.10 Proposed Elevations

NB: drawing not to scale, please refer to drawing submitted along side this document.

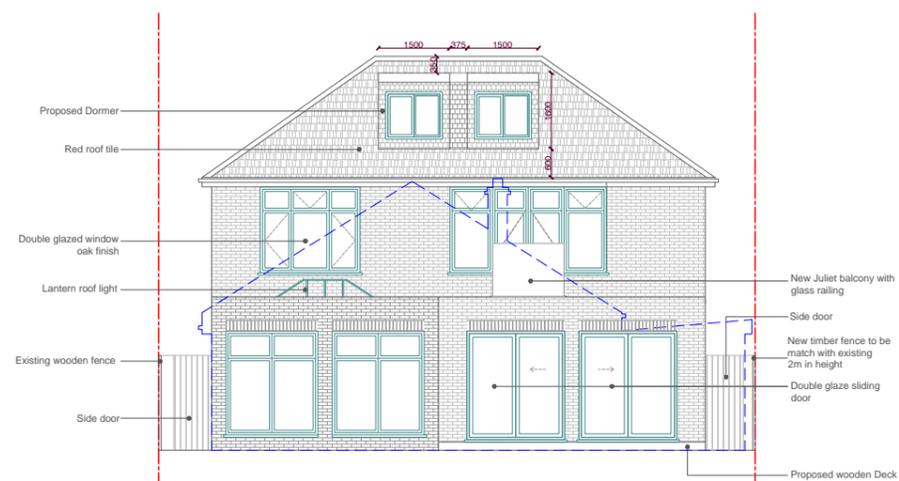
- KEY:**
- - - SITE BOUNDARY
 - - - OUTLINE OF EXISTING HOUSE
 - EXPOSED BRICK
 - OBSCURE WINDOW
 - RED ROOF TILE
 - RED WALL TILE



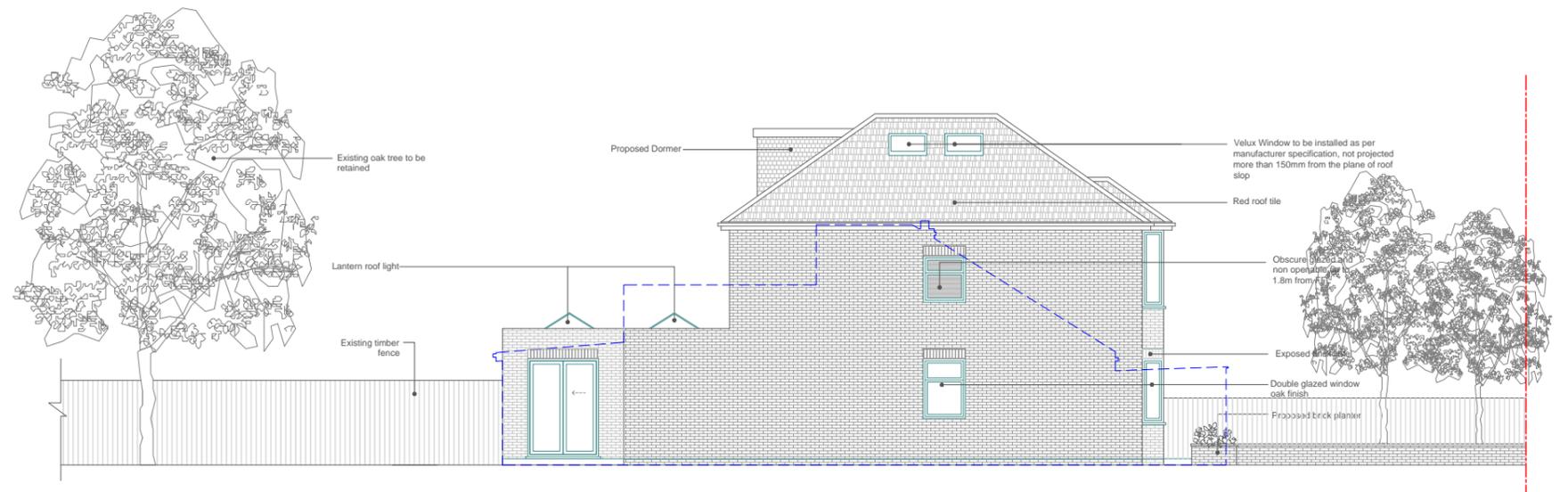
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

6 Proposed Development

6.11 Proposed Visual

Indicative proposed visual of 37a, 39 and 41 Oak Avenue.



7 Landscaping

7.1 Overview

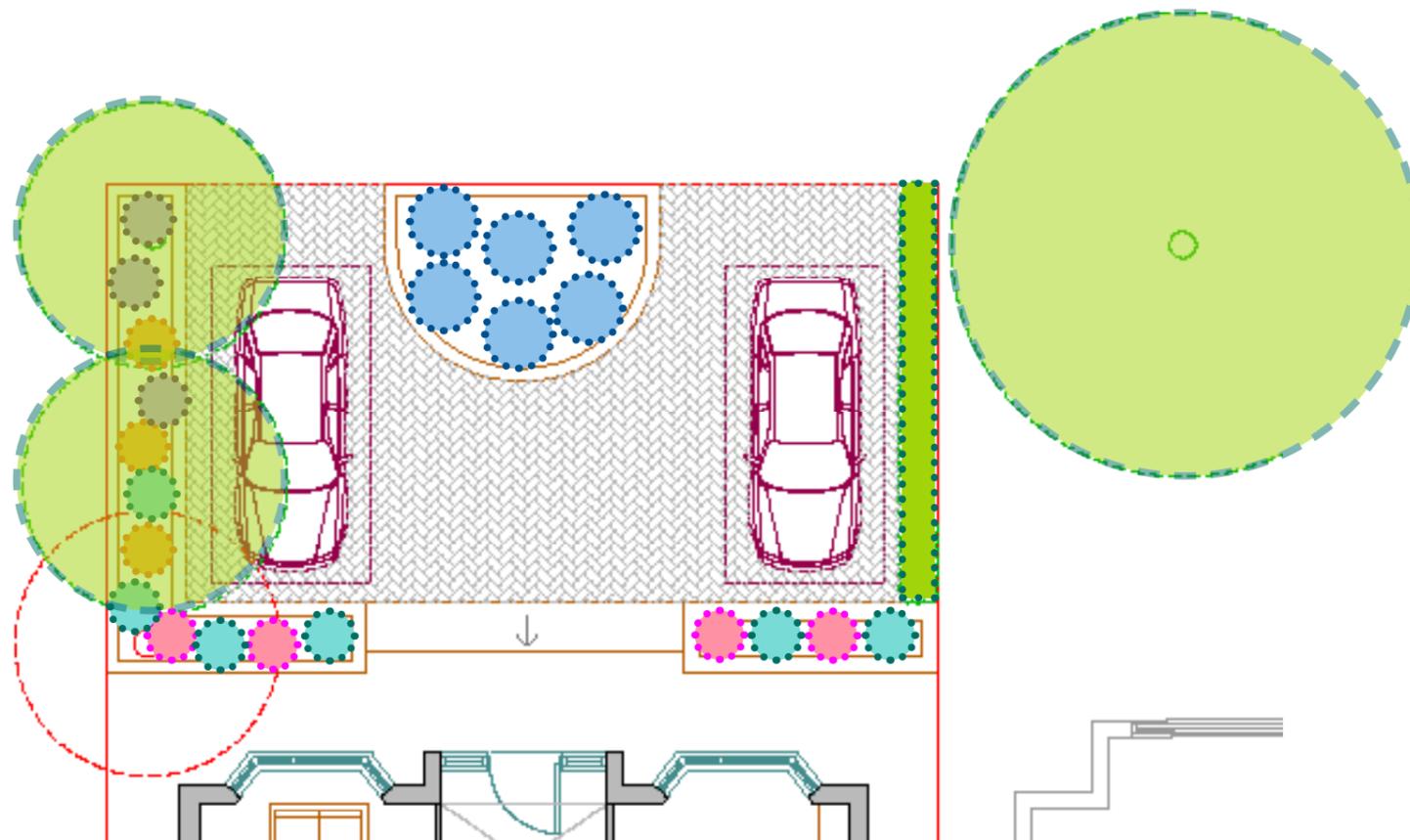
The site is well-stocked with trees and green space; therefore, this proposal aims to preserve over 90% of the trees and green space on site. Though the proposal does seek to remove a small Magnolia tree, the large brick planters in the central front portion of the driveway in order to allow for a more comfortable parking space. The rear landscaping would remain as existing including the TPO protected oak tree. A thorough report has been made by an arboriculturist please refer to Arboriculture Impact Assessment, Method Statement & Tree Protection Plan prepared by Trevor Heaps Arboriculture Consultancy Ltd, submitted alongside this application.

The proposal provides a variety of amenity spaces as follows.

Rear garden = 302.6 sqm

Front garden = 31.6 sqm

Proposed Front Garden Landscaping



Native Wildflower Mix



Lavender *Lavandula Angustifolia*



Eranthis Hyemalis



Astilbe Hyacinth



Agapanthus Headbourne White



Existing Hedge

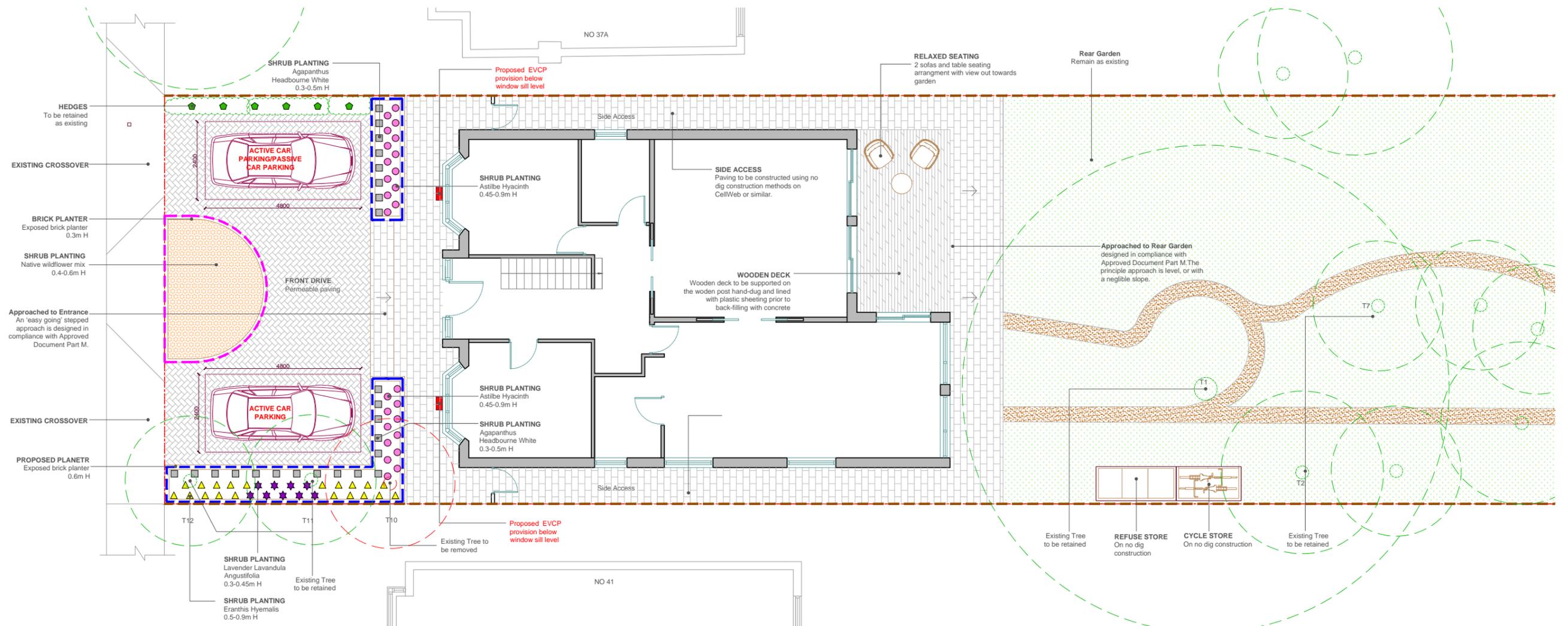


Existing Tree

7 Landscaping

7.2 Proposed Landscape Plan

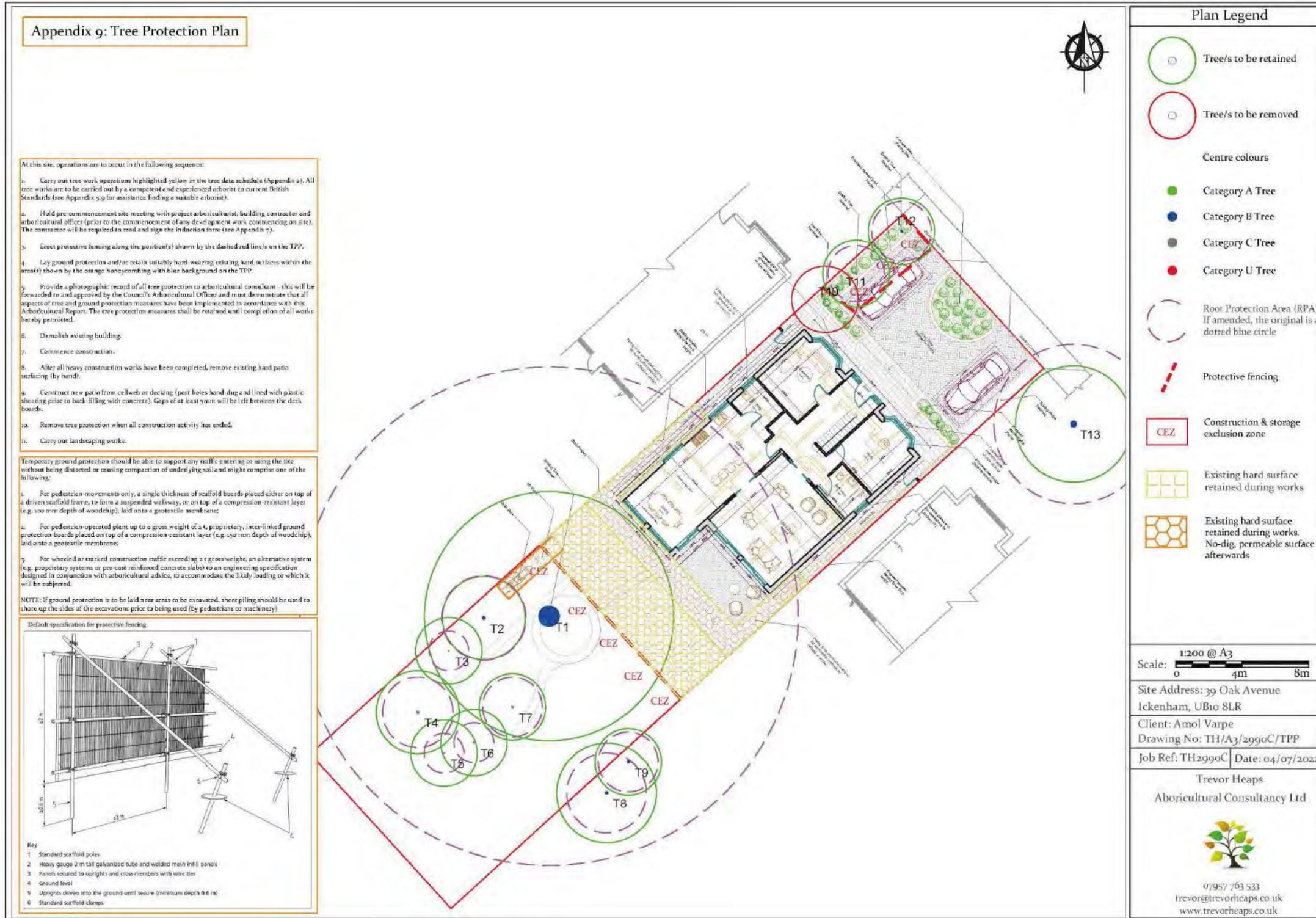
NB: drawing not to scale, please refer to drawing submitted along side this document.



7 Landscaping

7.3 Tree Protection Plan

Plan prepared by Trevor Heaps Arboriculture Consultancy



8 Products and Materiality

To reflect the mixed style and characteristics of the existing streetscape, the proposed design features an exposed brick across all elevations. A red roof tile is proposed for the new hipped roof and dormer along with RAL 7043 aluminium double glazed windows/doors. The windows are proposed to have vertical brick bond lintel. The rear features double glazed sliding door RAL 7043 finish, lantern roof light over the dining area and a glass railing for the master bedroom Juliet balcony. These proposed materials will not only enhance the property's appearance but also the overall street scene by creating a high-quality dwelling.

NB: Please refer to material schedule and product specification submitted alongside this document for further details.



9 Strategies

9.1 Access

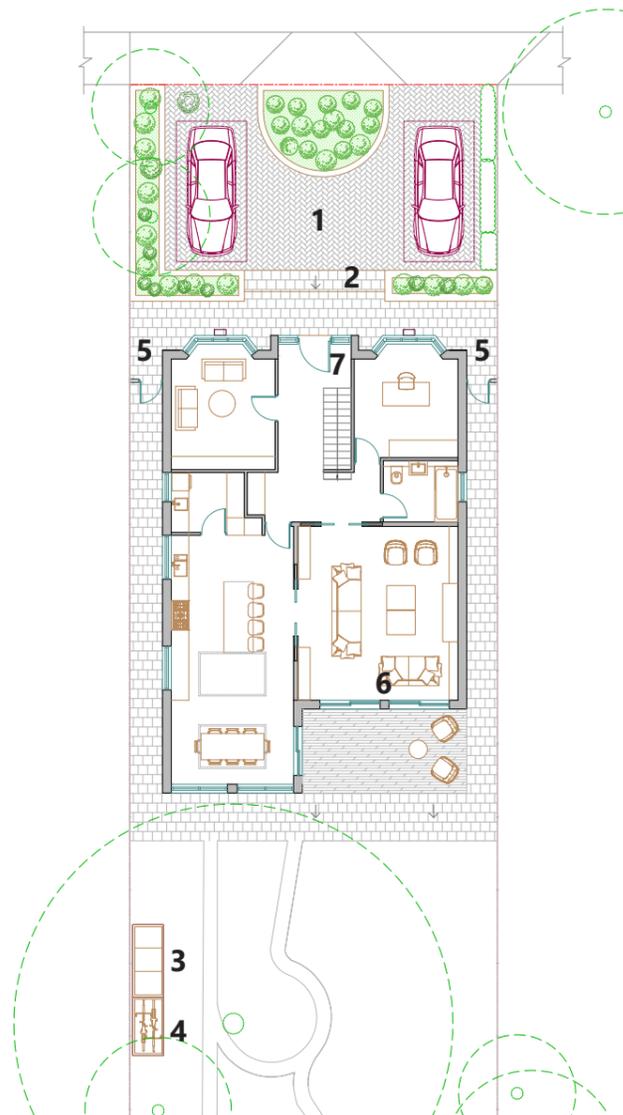
1. The front driveway is retained almost as existing with two car parking spaces and hedges, replacing the centre brick planter with a new one to better manoeuvre space and introduction of new soft planting influenced by the existing rear garden.
2. A gentle slope is introduced for step-free access, with the main entrance into the property is in the front centre.
3. The refuse/recycling store location is moved to the rear garden

to prevent visual clutter being added to the street scene at Oak Avenue. The occupiers at 39 Oak Avenue would be required to move the bins to the kerb on collection days via the side access.

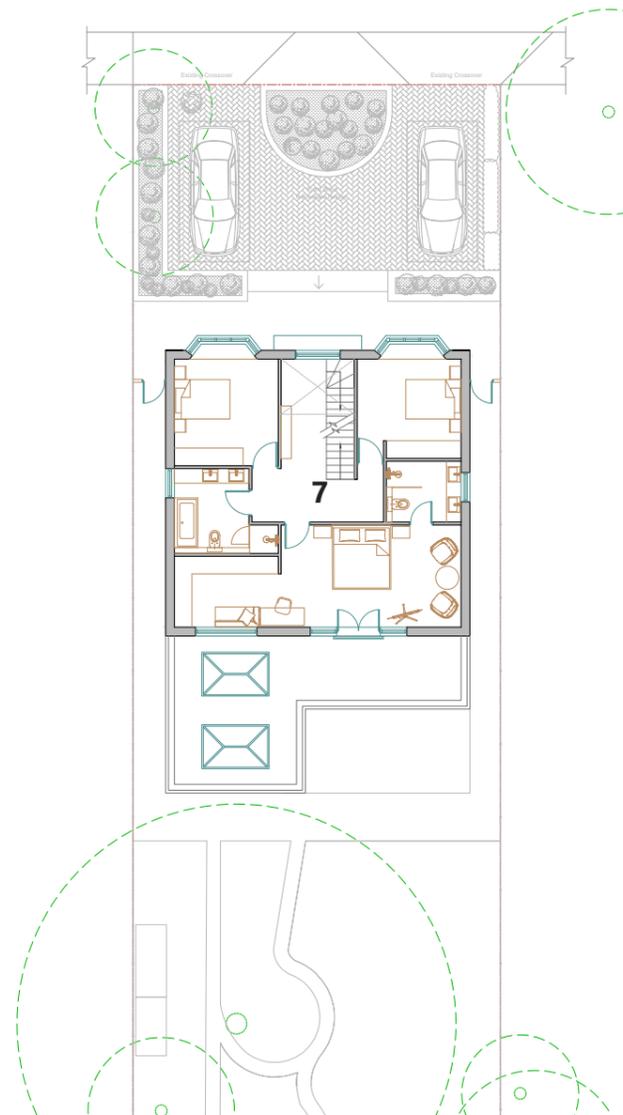
4. A cycle store is also located in the rear garden with easy access to Oak Avenue from side entrances.
5. The existing right-side entrance from the doorway is retained and an additional door is proposed of the left side when seen from Oak Avenue, to access the rear garden.

6. The rear of the property contains two sliding doors that leads to the rear garden from the living area and kitchen/dining area.
7. A new staircase has been added to the property to access the first and loft floors. All the internal rooms can easily be accessible on both ground, first and loft floors through the hallway.

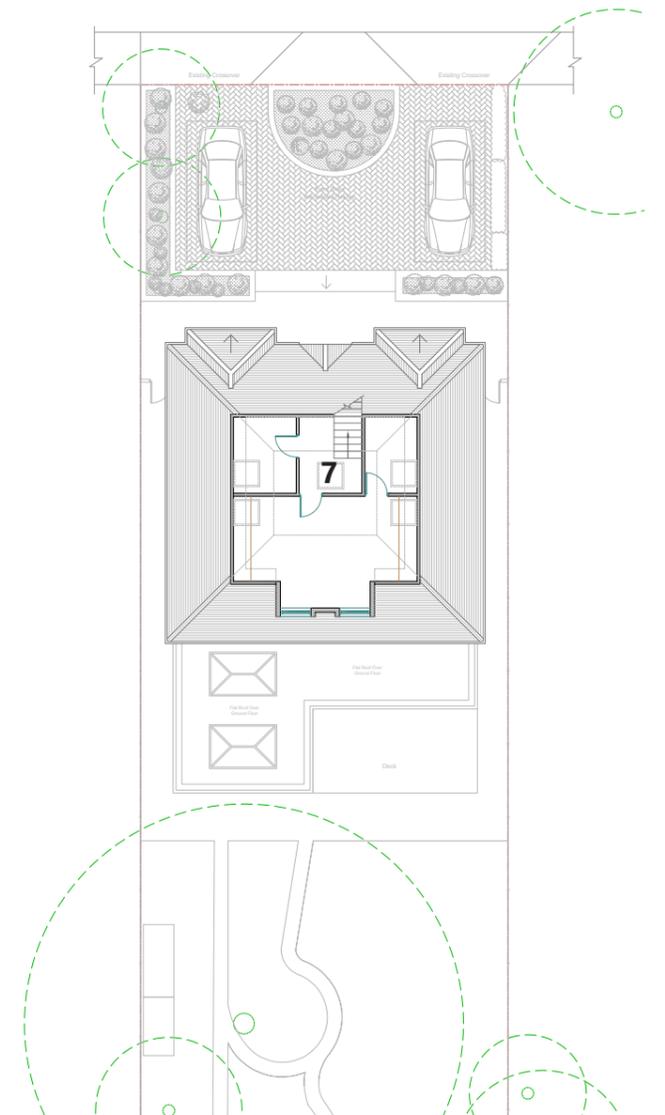
NB: drawing not to scale, for illustrative purposes only.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Floor Plan

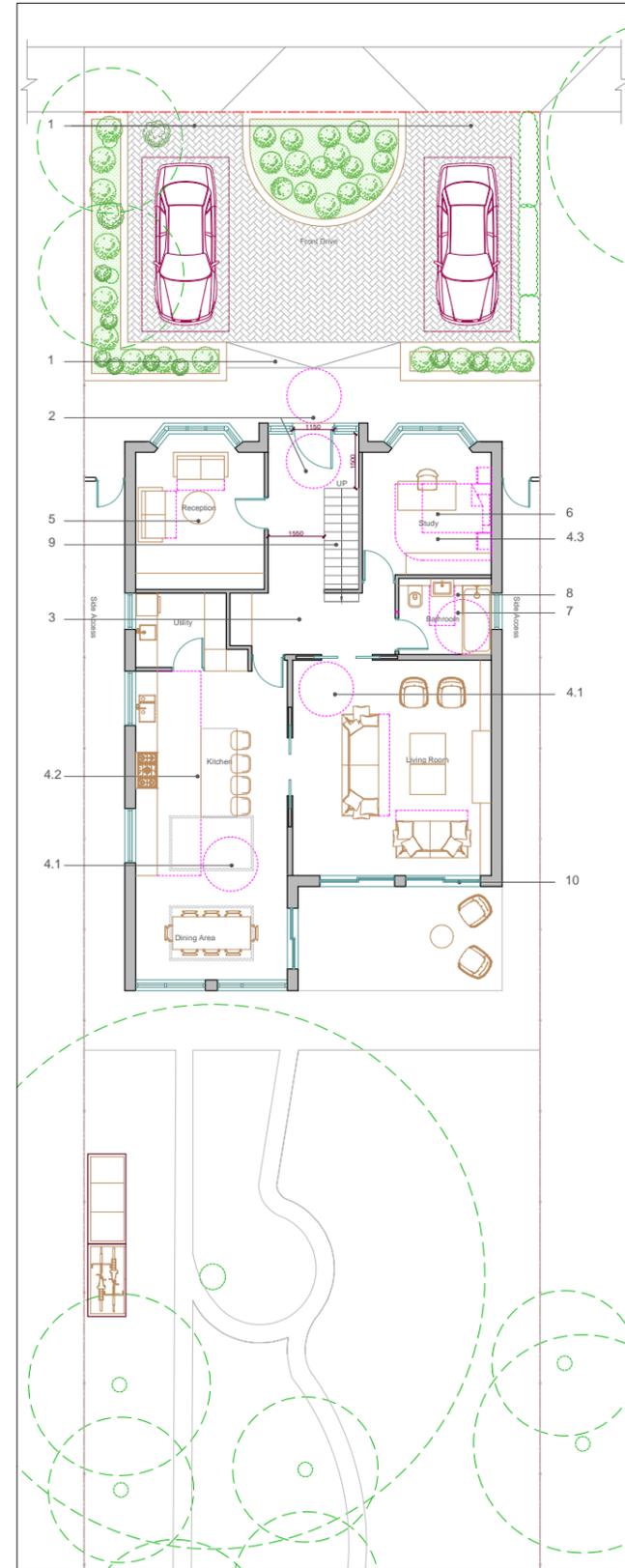
9 Strategies

9.2 Accessibility - Part M Compliance

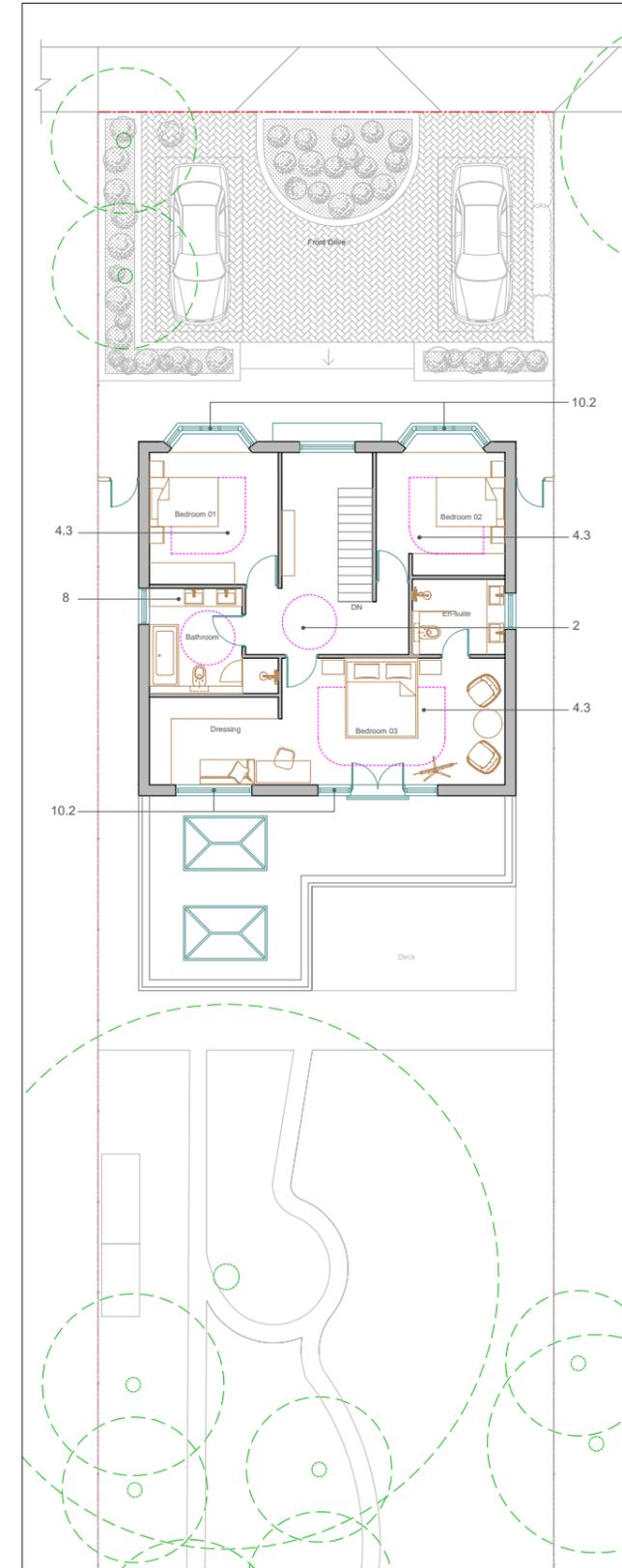
As per the London Plan 2021 policy D5, development proposals should achieve the highest standards of accessible and inclusive design. The plans demonstrated on the right here shows that the proposed development meets category M4(2) of the Approved Document Part M. The proposed ground floor shows a study room adjoining with a bathroom which could potentially be used as additional bedroom. Hence, it is represented in the plan on right for a future use possibility and its compliance with Approved Document Part M.

NB: drawing not to scale, for illustrative purposes only. Please refer to drawings submitted alongside this document.

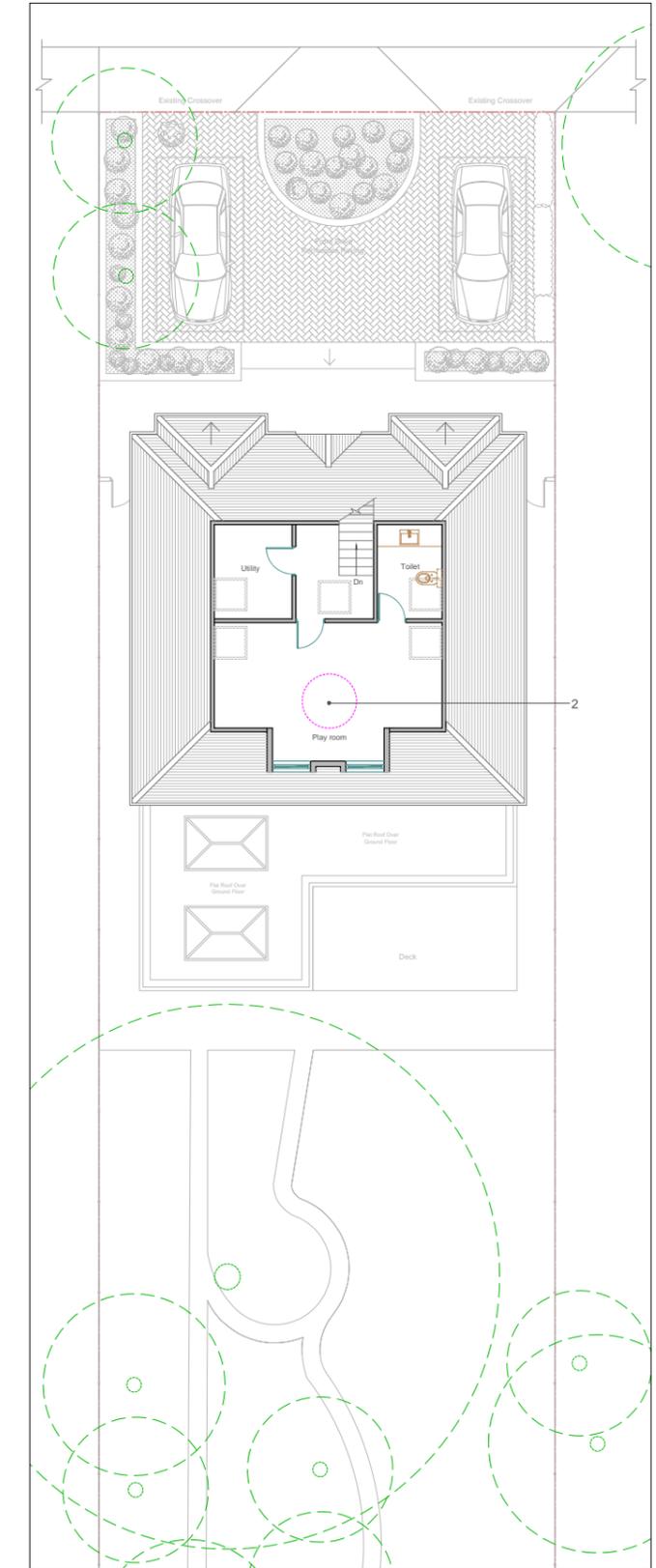
- Site Boundary
- - - PartMCompliance



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Floor Plan

9 Strategies

9.3 Parking

As per the standards set out in the London Plan (2021) and Hillingdon Local Plan Part 2 – Development Management Policies (2020), two on-site car parking spaces are available in the driveway on hardstanding area with manoeuvring space and two existing crossovers accommodating vehicular activity associated with the proposed 4 bed dwelling.

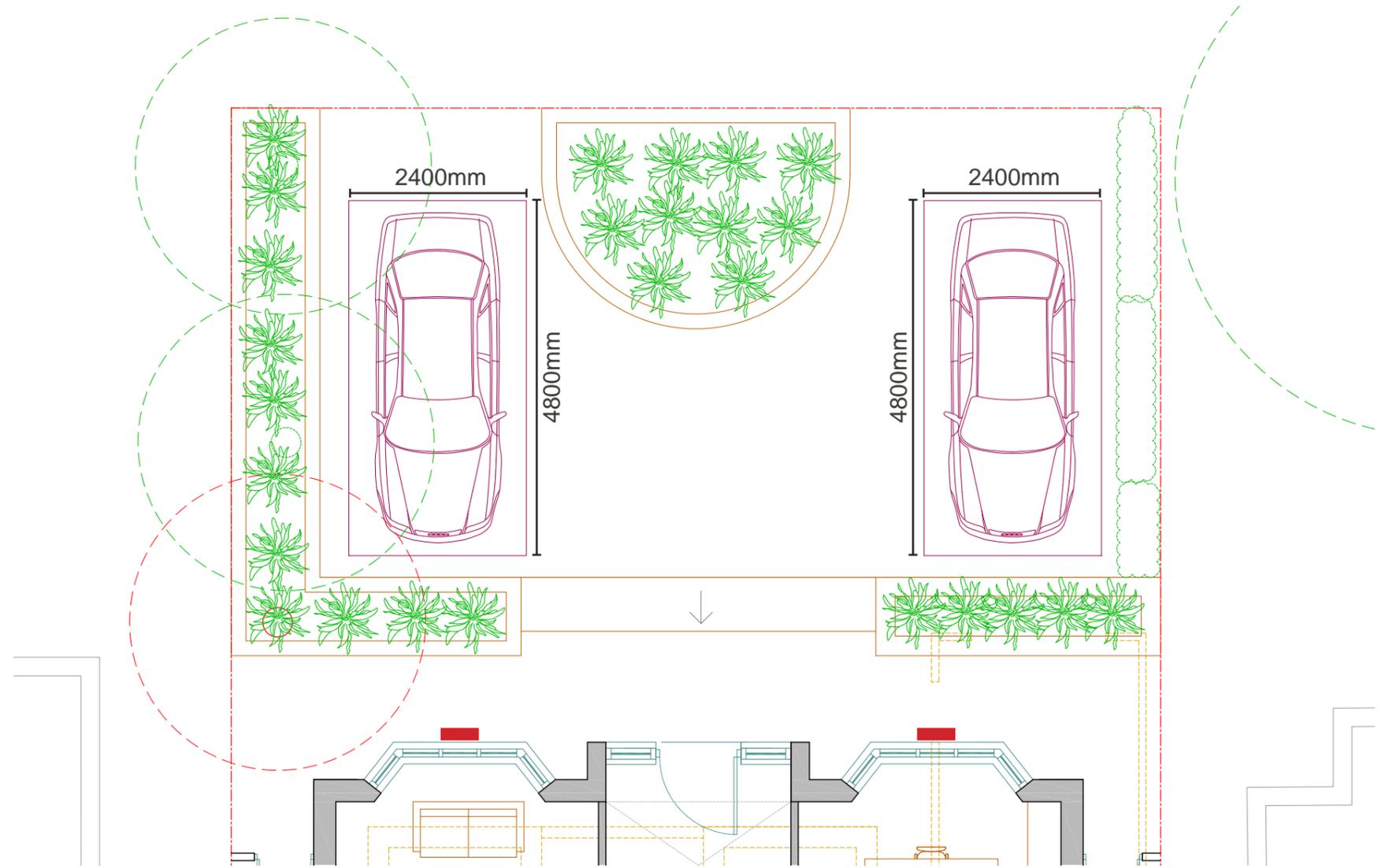
In particular 1 active and 1 passive parking space is shown in line with Policy T6 and T6.1 of the London Plan 2021, which says within any final parking quantum there is a requirement for a minimum 20% EVCP provision with all remaining spaces designated as passive provisions in order to future proof the anticipated demand.

NB: drawing not to scale, for illustrative purposes only. Please refer to drawing submitted alongside this document.

The London Plan (2021)

Maximum residential parking standards			
No. of beds	4 or more	3	1-2
Parking spaces	Up to 2 per unit	Up to 1.5 per unit	Less than 1 per unit

■ EVCP provision, below window sill level



9 Strategies

9.4 Cycle Store

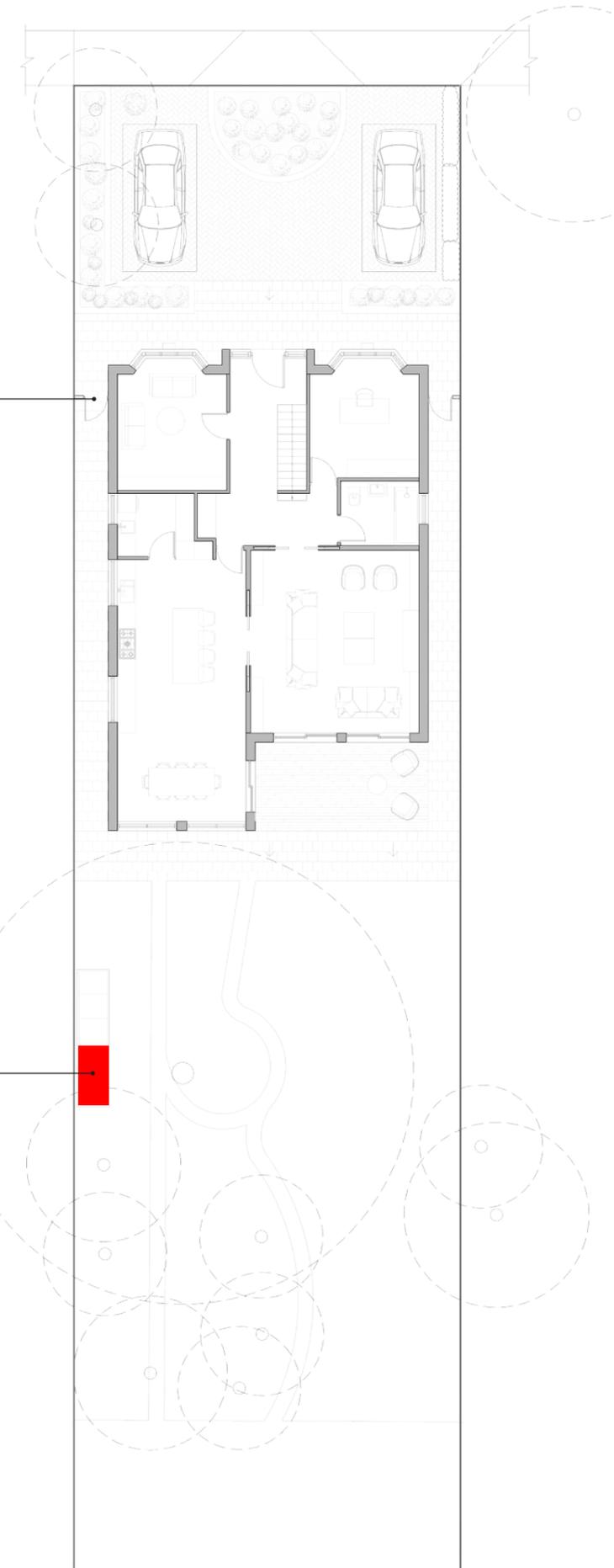
In accordance with the standards set out in Table 6.3 of the London Plan (2021) and Appendix C, Table 1 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) requires development proposals to provide a provision of cycle parking. For this proposal, two accessible and secure cycle spaces have been accommodated in the rear garden of the application site.

Protect a cycle store



Easy access to
Oak Avenue

Cycle Storage





Shopping Cart
£0.00
0 items | View Full Basket

Part of: TRIMETALS

TEL: 01258 459441

[Protect a Cycle](#) [Product info](#) [Photos](#) [FAQs for Protect a Cycle metal bike storage](#) [Delivery](#) [Contact us](#)

[Visit Trimetals Home Page](#) [Buy online](#)



Product info

The Protect a Cycle™ has been designed and manufactured in the UK by Trimetals Ltd™ our company is recognised as Europe's leading manufacturer of quality metal buildings and has been established since 1967. Trimetals is a Lloyds Register Quality Assured company (ISO 9001).



Protect a Cycle™ Benefits

- Tested and certified by the Loss Prevention Certification Board (awarded the LPS1175 Security Rating 1).
- "Secured By Design approved - Police Preferred Specification".
- Padlocks, ground anchor and security chain included.
- Easy to use.
- Integral metal base included complete with fixings for securing to concrete.
- PVC coated galvanised panels - 25 year guarantee.
- Generous size - stores up to 3 adult bikes.
- Quality build - all stainless steel fasteners.
- Easy assembly - main components are factory assembled.
- Simple instructions - clear step by step illustrated instructions.
- Maintenance free - lasting good looks (no painting).
- Fire resistant - complies with National Building Regulations.
- Choice of colours.
- We now offer our Protect a Cycle with the option of a hinged front ramp.

Note

Protect a Cycle is designed to be bolted down onto a hard (concrete) base which must be flat and level.

Dimensions

Internal Dimensions Metric (Metres)

Height (Front)	1.09
Height (back)	1.29
Width	1.80
Depth	0.84

External Dimensions Metric (Metres)

Height	1.33
Width	1.96
Depth	0.89

[Leave a message](#)



The bicycle storage will take the form of a protect a cycle store. This product can accommodate up to three bikes, is secure, covered and accessible.

Police preferred specification

Protect a Cycle is the first and only secure bicycle store that has achieved the Secured by Design mark - the Police Preferred Specification.



Loss prevention certification board

Protect a Cycle has passed the Loss Prevention Certification Board LPS1175: Issue 6 testing, achieving a Security Rating 1. Certificate Number : 899a



Thames Valley Police prefers our secure cycle storage

Thames Valley Police is keeping its cycles safe and secure with high security cycle storage - the Protect a Cycle Pro from storage solutions specialist Trimetals. [Read more...](#)



Code for Sustainable Homes

[Click here](#) to see how to gain 'Code for Sustainable Homes' credits with Trimetals approved products



Butterworth Spengler

The Protect a Cycle and Pro are approved by Butterworth Insurance Services (the UK's leading cycle insurance experts) - [contact them for a quote](#)

Butterworth Spengler
Insurance Brokers

9 Strategies

9.5 Refuse/Recycling

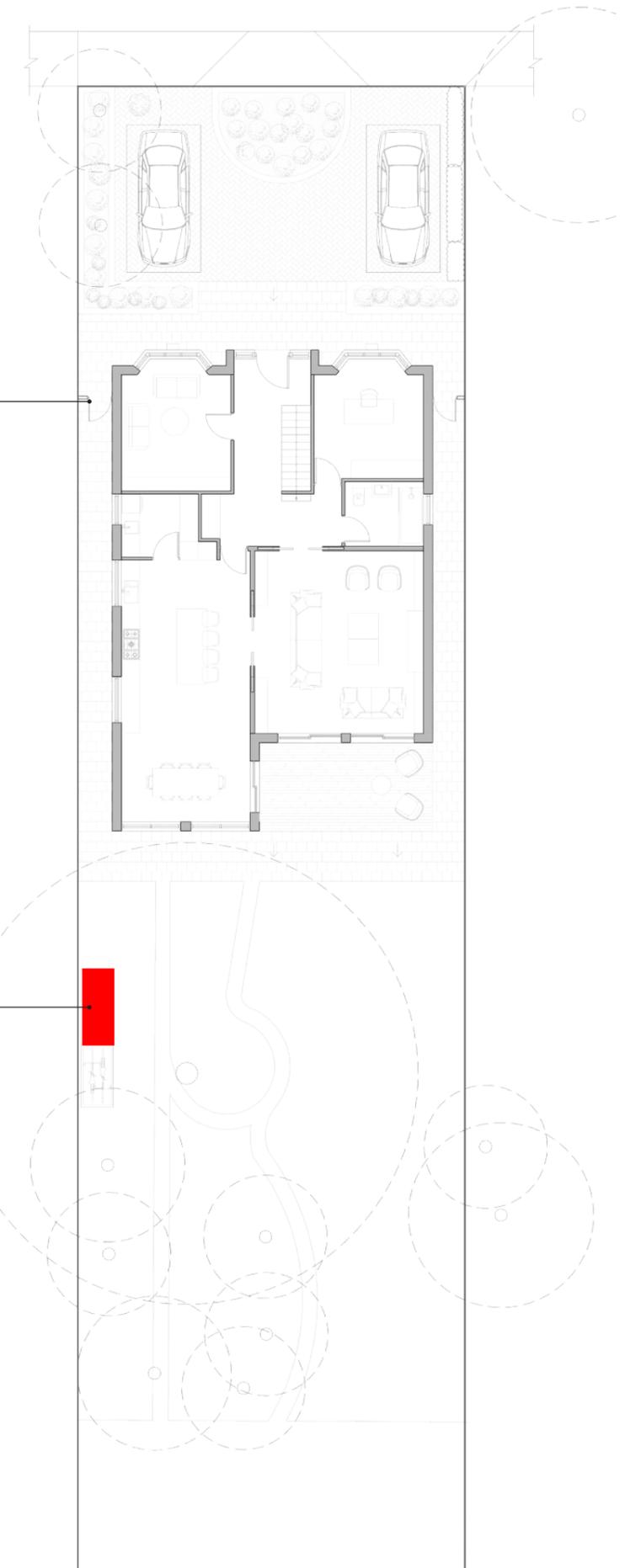
In accordance with the standards set out in policy DMHB 11 of Hillingdon Local Plan: Part 2 – Development Management Policies (2020) requires development proposals to provide provision of external storage space for general, recycling and organic waste, with suitable access for collection. For this proposal, a triple bin storage is located in the rear garden of application site. Thought this location is beyond the collection distance of 10m from the public highway, it would prevent visual clutter from the street scene on Oak Avenue. The occupiers of 39 Oak Avenue, would be required to move the bins to the kerbs via the side access on collection days.

Bin Store



Easy access to
kerb

Bin Store





✓ Ideal to store (2x 240 standard litre bins - double version) or (3x 240 standard litre bins - triple version) ✓ High grade 0.3mm steel and paint finish - Ventilated gables ✓ Frame and base rails made from heavy gauge galvanised steel ✓ Stable and well-balanced door opening ✓ Stable pneumatic springs for ease to open and close the lid ✓ User-friendly informative instruction manual ✓ Lockable with a padlock (padlock not included) ✓ Limited Manufacturers 15 Year Warranty

LOTUS METAL BIN STORE - ANTHRACITE GREY (DOUBLE OR TRIPLE MODELS)

From: £279.00

READ MORE

BUY NOW

Size	7x3 Triple Bin Store ▾
Anchor Bolts	Anchor Bolts for 7x3 (£10.00) ▾
Installation	Choose an option ▾ Clear

SM Deliveries and Installations

Due to the COVID19 pandemic all deliveries will typically be within 25 to 30 working days.
Installations are typically within 6 weeks of order.
Any preorder will have an anticipated delivery date of up to 28 calendar days from the date it arrives into our warehouse.
SM Garden Sheds would like to apologise for any inconvenience caused.

None ▾

1 **ADD TO BASKET**

DESCRIPTION	ADDITIONAL INFORMATION	REVIEWS (0)
WEIGHT		43 kg
BASE SIZE (FRONT X SIDE) - CM		See Chart Specification
COLOUR		Anthracite Grey, Grey
DELIVER TIME (WORKING DAYS)		Typically within 20 to 25 working days
EAN CODE		5.06E+12
GUARANTEE (YEARS)		15
MAIN DOOR OPENING SIZE (HEIGHT X WIDTH) WALL HEIGHT (CM)		See Description
OVERALL HEIGHT WALL HEIGHT (CM)		132
NUMBER OF PACKAGES		1
PANEL THICKNESS (MM)		0.3
ROOF SIZE (FRONT X SIDE) - CM		See Description
2ND DOOR OPENING SIZE (HEIGHT X WIDTH) MAIN DOOR OPENING SIZE (HEIGHT X WIDTH) WALL HEIGHT (CM)		N/A
WALL HEIGHT (CM)		114

DESCRIPTION | ADDITIONAL INFORMATION | REVIEWS (0)

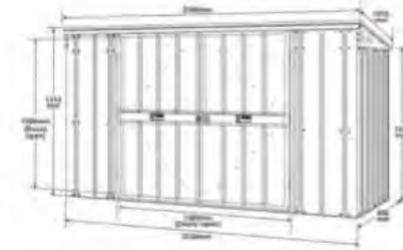
Lotus Metal Bin Store - Anthracite Grey (Double or Triple Model)

2 Bin Locker



GLOBEL

3 Bin Locker



GLOBEL

The Lotus by Global range is not just a storage solution but it also looks fantastic in any garden.

The newly developed Global Wheelie Bin Storage Box (Double Version - 7x3 can hold 2 standard wheelie bins) (Triple Version - 7x3 can hold 3 standard wheelie bins) with a volume of 240 litres. The walls are made of 0.3 mm thick sheet steel, which is not only resistant to rust and scratches, but also still looks completely elegant. The Anthracite Grey colour will match in any environment and is the perfect way to disguise unsightly wheelie bins.

For ease of use the store includes a hinged lid and front door, allowing easy removal when emptying is required.

This product is a self assembly product and includes all of the required fixings.

The metal design makes this ideal wheelie bin storage solution for Static Caravan Parks and Holiday Parks, where restrictions may forbid wooden storage units and sheds. It also makes it a preferred choice for those who want less maintenance, as metal sheds and units do not require as much maintenance as their wooden counterparts.

Simply it's the best valued metal wheelie bin store on the market.

BIN STORE SPECIFICATIONS

Nominal Size	5x3 (Double Model)	7x3 (Triple Model)
Maximum Wheelie Bin Storage	2 x 240 Litre Standard	3 x 240 Litre Standard
Roof Size	174x101cm	236x101cm
Base Size	171x95cm	233x95cm
Overall Height	132cm	132cm
Wall Height	116cm	116cm
Weight	43kg	51kg

The bin storage will take the form of a lotus metal bin store with triple models. This product can accommodate 3 x 240 standard litre bins, has ventilated gables and is secure, covered and accessible.

10 Conclusion

To conclude, the proposed development described within this document and the associated drawings are compliant with relevant Local and National Planning Policy. It is respectful of the neighbouring properties and sensitive to the existing property and its area. The characteristics and appearance of the neighbourhood would not be harmed, but rather would embody and reinforce the existing street's mixed styles. This careful and attentive design will provide a positive addition to the property and Oak Avenue.