

Design and Access Statement

10 OAKWOOD ROAD, PINNER, HA5 3UE

Prepared by CP for London Interiors Ltd

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PROPOSAL:

Demolition of existing 2 bedroom detached bungalow and proposed erection of a two-storey purpose built flat development to include 2 no 1 Bed, 1 no 2 Bed and 1 no 3 Bed self-contained units, along with associated facilities including parking, cycle storage, refuse storage and private amenity.

1. Introduction

1.1 This statement accompanies a full planning application for Demolition of existing 2 bedroom detached bungalow and proposed erection of a two storey purpose built flat development to include 2 no 1 Bed, 1 no 2 Bed flat and 1 no 3 Bed flat, along with associated facilities including parking, cycle storage, refuse storage and private amenity.

1.2 The New London Plan 2021 provides updated requirements for new housing developments. Policy GG1 requires new buildings and spaces to enhance or reinforce the inclusivity of neighbourhoods and be adaptable to meet the flexible community requirements. The provision of flats to an area predominantly consisting of detached and semi-detached family homes would assist in the provision of inclusivity for those who are unable to afford a large family home or require a smaller size of accommodation.

1.3 The proposal seeks to create a new residential property in-line with Policy H10 of the London Plan (2021), which would deliver a range of tenures, optimise the housing potential of the site as well as reducing the pressure on the conversion and subdivision of existing stock. The provision of four flats in a purpose-built development will aid in reducing the pressure of conversion of existing family dwellings within the area as well as providing a mixture to include 1- and 3-bedroom units.

1.4 The London Plan (2021) also requires that London Boroughs should aim to meet housing targets for new homes set out in Table 4.1. Hillingdon specifically has a target of 10,830 new homes within the borough within the next 10 years. 2,950 of the targets of new homes should be created on small sites as stated within table 4.2 of the London Plan (2021). Policy H2 requires boroughs to proactively support well-designed new homes to increase the contribution of small sites. The proposal has been designed on a small site, which is currently underutilised. The proposed development is in a primarily residential area and will assist in the diversification of the housing mix within this particular street scene.

1.5 Hillingdon Councils Local Plan and Development Management policies (Adopted Version 2020) require new developments to achieve a high standard of design and layout and should protect or enhance the character and appearance of the street scene. The proposal has been designed to retain the existing set in from the left hand boundary and have appropriate setbacks from the right hand boundaries, to protect the neighbouring properties' outlook and privacy and has been designed sympathetically in terms of scale to retain the character and appearance of the existing street scene.

1.6 The proposed development has been designed following Hillingdon's Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts (2006), in which the proposal respects and enhances the character and pattern of development as well as connecting and integrating well within its setting.

1.7 The proposal will create four flats in total which would include 2 no 1 Bed, 1 no 2 Bed and 1 no 3 Bed self-contained units, and associated facilities including parking, cycle storage and refuse storage have been integrated into the design and are provided on-site. To the site, there has been an enhanced level of greenness including soft landscaping and permeable landscaping, trees, hedges, and planting areas.

2. Location

2.1 The subject property is located in Pinner Green, near Northwood Hills.

The property is located on the corner of Oakwood Road and Ashley Close, which are both predominantly residential streetscapes.

2.2 Ashley Close is a short T Junction Road, which single storey bungalows on either side. Oakwood Road is longer road with two – three storey semi detached properties on the south and blocks of two – three storey block and semi – detached properties on the north of Oakwood Road

2.3 The property is sited in a prime location within the catchment area of nearby schools including Northwood School, Pollywogs Montessori, and Harlyn Primary School.

2.4 There are also nearby public open spaces including Pinner Hill Gold Club, Montesole Playing Fields and Hogs Back Open space.

2.5 The property is located in a PTAL (public transport accessibility level) rating 2, which is considered low on the scale for accessibility, however, the property is 0.5 miles walk away from Northwood Hills Station (underground) and within a short walk and the main bus route on Pinner Road.

2.6 Oakwood Road and Ashley Close has no specific Article 4 directives, are not within a conservation area and have no listed buildings within the immediate vicinity.

2.7 No 10 Oakwood Road is currently the only bungalow on the street, all other properties are two – three storey dwellings, therefore the proposed is designed to match the neighbouring street scene and have a similar character on a wide street setting with wide pedestrian pavements and front forecourts with space to park two. More car parking spaces are allocated to the rear of the site accessed of Ashley Close, where there currently is a dropped kerb.

2.8 The properties on Oakwood Road have similar character and styling. The properties are a mix of materials, either rendered in a white or cream stucco render or pebbledash or in facing brick finish. Some Front boundaries have a low brick wall, and others have a full width dropped kerb.

There is very little forecourt greenery as most of the forecourts are either brick paved or concrete.

2.9 The existing property is a single storey bungalow which is currently used as a single dwelling. The property has a high-pitched roof with dormers facing Oakwood Road, Ashley Close and the rear garden. The front forecourt is in brick pavers with a strip of hedging on the left-hand side. The property is constructed in a red/brown brick below window cills and then white render with grey roof tiles.

2.10 To the boundary with Ashley Close is a high timber fencing with trellis.

3. Use

3.1 The existing property is residential property

3.2 The proposed property will be a new-build purpose-built fatted development comprising four flats with associated facilities under Use Class C3, residential.

3.3 The site is currently underutilised and is considered a small site. The property is in a predominantly residential area with very few flat conversions and purpose-built flats. The proposal will assist with reducing pressure on the conversion and subdivision of the existing stock in line with Policy H10 of the London Plan 2021.

4. Amount

4.1 The existing site is approximately 0.05 h.a with the property having a footprint of approximately 143 sqm

4.2 The existing property has a GIA of approximately 181 sqm.

4.3 The proposed new building will have a footprint of 183.8 sqm which is a increase of 40sqm from the existing property. The GIA of the proposed property is 318.5sqm, with 166sqm on the ground floor and 152.2 sqm on the first floor.

4.4 The proposed building would comprise four self-contained units including 2 x 1 Bedroom 1 x 2 Bedroom and 1 x 3 Bedroom Flats.

4.6 The proposed building would have a front elevation in-line with the neighbouring property to retain the pattern of development on the street scene. The existing set back from the boundary on the left-hand side will be retained. There will be a setback from the boundary at Ashley close of minimum 1m at the closest point to the boundary.

4.7 The proposed building would be approximately 11.8m wide measured externally, 15.2m deep measured externally and would be approximately similar in height to the neighbouring property 12 Oakwood Road.

4.8 The proposal will ensure that at least 75% of each flat has a ceiling height of 2.5m or more to comply with the London Plan (2021) Policy D6 for Housing Standards.

4.9 Each proposed flat has been designed to meet or exceed the minimum space standards as set out in the London Plan 2021 and the Technical Housing Guidance. Every single bedroom also has a minimum width of 2.15m with double bedrooms being at least 2.75m in width as per Policy D6. The dwelling sizes and spaces are also in line with Hillingdon's Design and Accessibility Statement (HDAS) SPD Residential Layouts (2006). There are four tables below, Table 4.10 to Table 1.4 illustrating the space schedule for each flat including GIA and sqm showing how each space either meets or exceeds the minimum spatial requirements. The communal garden proposed to the rear would be approximately 134sqm. – Mainly for Flats 3 and 4 as Flats 1 and 2 have private amenity areas.
Please refer to Tables 1.1 / 1.2 and 1.3.

Table 1.1 - Space Schedule Flat 01 - 04

Flat 01	Proposed (sqm)	London Plan	Difference
1-bed 2-person (one storey)		Requirement	
GIA	66	50	+8
Kitchen/Living/Dining	38.4	21	+17.4
Bedroom 01	15.3	12	+3.3
WC (ground floor)	N/A	N/A	N/A
Bathroom	4.6	4.4	+0.4
Utility/Storage	2.5	2	+0.5
Private Amenity	12.8	6	+6.8

Flat 02	Proposed (sqm)	London Plan	Difference
2-bed 3-person		Requirement	
GIA	82.3	70	+11
Kitchen/Living/Dining	32.8	27	+1.2
Bedroom 1	13.1	12	+1.1
Bedroom 2	11.7	8	+3.7
Shower room	2.7	2.7	+0.0
Bathroom	4.6	4.4	+0.2
Storage	2.5	2	+0.5
Private Amenity	30.5	27	+3.5

Flat 03		Proposed (sqm)	London Plan Requirement	Difference
1-bed 2-person (one storey)				
GIA		52	50	+2
Kitchen/Living/Dining		25.6	21	+4.6
Bedroom 01		12.8	12	+0.8
WC (ground floor)		N/A	N/A	N/A
Bathroom		4.6	4.4	+0.2
Utility/Storage		2.9	2	+0.9
Communal Amenity		134	N/A	N/A
Flat 04		Proposed (sqm)	London Plan Requirement	Difference
3-bed 4-person				
GIA		81	70	+11
Kitchen/Living/Dining		32.8	27	+1.2
Bedroom 1		13.1	12	+1.1
Bedroom 2		8.8	8	+0.8
Bedroom 3		12.7	12	+0.7
Shower room		2.7	2.7	+0.0
Bathroom		4.6	4.4	+0.2
Storage		2.5	2	+0.5
Private Amenity		30.5	27	+3.5

Table 2 Recommended standards relating to floor space

Recommended floor space standards						
House Type	5 BED	4 BED	3 BED	2 BED	1 BED	STUDIO/BEDSIT
3 storey house	108m ²	103m ²	-	-	-	-
2-storey house or bungalow	101m ²	92m ²	81m ²	63m ²	50m ²	-
Maisonette	101m ²	90m ²	79m ²	63m ²	50m ²	-
Flat	94.6m ²	87 m ²	77m ²	63m ²	50m ²	33m ²

Table 1.2 - Space schedule as per Hillingdon (HDAS) SPD Residential Layout 2006
Clause: 4.6

Shared amenity space for flats & maisonettes:
Studio & 1 bed bedroom flat 20m ² per flat 2 bed bedroom flat 25m ² per flat 3+ bedroom flat 30m ² per flat

Table 1.3 - Space schedule as per Hillingdon (HDAS) SPD Residential Layout 2006
Clause: 4.17

5. Layout

5.1 The existing building is a single storey residential bungalow with a pitched roof and is in line with the front elevation of 12 Oakwood Road. The building extends further than the rear elevation of 12 Oakwood Road, which creates existing shading to the neighbouring garden due to its depth and its pitched roof.

5.2 The proposed building will be deeper in length and wider than the existing building and it will have an additional floor. The proposed building's elevation would be set in line with the front elevation of 10 Oakwood Road to respect the existing pattern of development.

5.3 The proposed building will retain the siting on the existing set back from the left hand side and have a minimum of 1m set back from the closest point at the right hand side boundary

5.4 The proposed building has its main entrance from Oakwood Road. The proposed main entrance is pedestrian for additional security for those walking home or getting off the bus. The proposed side elevation for the main entrance creates active frontage for security and privacy aspects with a high timber fence to match existing.

5.5 To the front boundary, a short wall is proposed with greenery to the inside. There is proposed greenery in the form of trees, planting and shrubs to all boundaries including the front forecourt. To the rear of the site will be a private amenity for Flat 1 and 2 respectively, and a large communal garden with additional trees planted to the rear to reduce the overall noise impact.

5.6 The proposed internal layout of the property has been designed to meet or exceed minimum standards. Bathrooms and Kitchens have been designed to be stacked above each other to provide ease of fittings and reduce the locations of services such as water feeds and SVPs (Soil vent pipes).

5.7 The proposed entrance to Oakland Road leads into the communal entrance hall which provides access to flats 1 and 2, with a staircase leading to the first-floor landing. Postboxes are proposed within the entrance hall, with one to each flat. On the first floor, the landing provides access to flats 3 and 4.

5.8 Flat 1 is accessed to the left from the main entrance at ground floor level. There is a double bedroom, bathroom, Utility/Storage and combined living/kitchen/dining room. There is access to the private garden from the kitchen area and combined living space.

5.9 Flat 2 is accessed from the right of the main entrance at ground floor level. Upon entering is a hallway leading to a combined kitchen living and dining area. There are two bedrooms to the rear and one double to the front with a shower room and bathroom, and storage area inbetween. The private amenity can be accessed from the side from the kitchen area.

5.10 Flat 3 is accessed from the first-floor level to the left of the staircase. There is a small entrance hall that gives access to the kitchen/living/dining room to the rear bathroom and storage space, with a double bedroom to the front.

5.11 Flat 4 is accessed from the right of the main entrance at ground floor level. Upon entering is a hallway leading to a combined kitchen living and dining area. There are two bedrooms to the rear and one double to the front with a shower room and bathroom, and storage area inbetween.

5.12 Each flat has been designed to have a dual aspect with at least two windows to each aspect to provide appropriate levels of internal lighting.

5.13 The design proposed private amenities to the ground floor flats with the upper flats sharing a communal garden space at the rear. The existing established character of the street scene does not include balconies or terraces. It is considered that as the street scene does not have balconies, these features would not respect the character and pattern of the existing street scene.

5.16 It is considered that the proposal has been designed to mitigate its impact on neighbouring properties as well as being proportionate in scale to its immediate surroundings and therefore is an appropriate addition to the street scene.

6. Scale

6.1 The proposal has been designed in refection of the character and the Hillingdon Design and Accessibility Statement (HDAS) SPD Residential layouts (2016)

6.2 The existing building is single storey with a pitched roof, hipped frontage and its maximum ridge height are lower than the neighbouring property.

6.3 The site is a corner plot with two primary elevations, one to Winchester Avenue and one to Ashley Close. The plot is currently underutilised and is an ideal site to provide additional smaller residential units which would reduce the overall pressure for conversions on the immediate vicinity in line with London Plan policy H10. The creation of smaller units would vary the scale of tenure within the street and would aid in the delivery of a mixed and balanced community.

6.4 The proposed building has been designed to reflect and complement the scale and character of the existing street scene. The proposed building would have a similar eave and ridge height to that of the neighbouring property as well as having the elevation fronting Oakwood Road in line with the building lines of the existing adjacent properties.

6.5 The proposed roof form will be hipped to continue the pattern of development with a gable end to the rear with a mix of materials.

6.6 The use of materials assists in the visual scale of the property. The use of white render and brick features would produce a contemporary appearance without appearing out of character. The introduction of grey roofing creates a smaller visual impact and brings in a contemporary approach with the panelling to the front entrance gable.

6.7 The proposal has taken into consideration the 45-degree rule. It is considered that as the proposed building is set back from the boundary, that the first-floor aspect can be extended to the rear on the right hand side as there is no neighbouring property.

The proposal has ensured that the proposed development retains the natural lighting to the neighbouring properties and a supplementary Daylight and Sunlight impact assessment has been undertaken.

6.8 The proposed intensification of this site is considered to be in line with Policies H1 and H2 of the London Plan 2021. The proposed scale of development on this small site can contribute to the council meeting its ten-year housing target as well as

its target for small sites. The proposal diversifies the types of housing in the local vicinity as well as optimising the housing potential of the site and reducing the pressure on the conversion of existing family dwellings in line with Policy H10 of the London Plan.

6.9 The proposal seeks to create five on-site parking spaces to include 2 to the front and 3 to the rear as per the London Plan and Hillingdon SPD 2016. The provision of cycle storage promotes healthier modes of transport as well as prevents further parking and traffic congestion by providing these on-site.

6.10 The provision of planting and trees will reduce noise impact from trains to the Jubilee Line at the rear as well as reduce the overall scale of the development by creating green barriers, softening the scale of the proposed building.

6.11 It is considered that the overall scale, width, depth, height and features of the proposal is reflective of the proportion of the pattern of development. The proposed building is proportionate and reflective of the scale of the immediate street scene.

7. Landscaping

7.1 The existing property mainly has hard surfaces for landscaping as well as a small grassed area to the side and a couple of trees to the rear boundaries.

7.2 The proposal includes the removal of most of the landscaping to the boundaries and replacing them on a smaller scale to the street corner and rear as well as using landscaping to create an active screen between the private amenity and communal amenity.

7.3 The proposed front forecourt would be paved in a fully permeable material, with planting around the edges of the elevations, to provide adequate soft landscaping with at least 50% to be permeable. There would be a landscaped area to the corner with some smaller trees, shrubs and hedgerows.

7.4 Parking is proposed to have 2 spaces to the front accessed via the existing dropped kerb of Oakwood Road and 3 spaces to the rear accessed via the existing dropped kerb off Ashley Close. There would be secure refuse storage to the side on the right accessed of Ashley Close

7.5 The planting would wrap around the base of the building towards the main entrance. There will be paving from the parking to the main entrance which would be fully permeable.

7.6 To the rear of the property would be a private garden and a communal garden subdivided by a high hedging in-between but a fence panel in-between flats 1 and 2. Along the side boundaries and rear boundary of the communal garden, trees are proposed.

7.7 The proposed communal garden will be mainly grassed with some small planting around the trees, as well as have some permeable slabs. The cycle storage is also provided within the communal garden. The cycle storage is proposed to be within a timber shed with a total of eight cycle spaces, which is designed as per Local London plan and Hillingdon SPD document.

8. Appearance

8.1 The existing building is not proportionate or visually similar in material, design and orientation to the surrounding streetscape. The existing building is a single storey constructed in a red/brown brick and white render to the top with a tile pitched roof. There is a low brick wall to the front, with a high timber fence panel to the right boundary with trellis. There are a small number of trees to the rear. The front garden is paved with a strip of soft landscaping / hedges to the left side boundary.

8.2 The proposed building is designed to reflect the character, materials, form, scale and appearance of the local architecture and is presented in a contemporary form.

8.3 Oakland Road has a mix of materials on the elevations, however the proposed scheme is proposed have mainly white rendered sections will also have brick quoin features. Brick quoin features will also be present at the Oakwood Road elevation and to the rear elevation. The proposed roof would introduce a contemporary material such as grey or similar slate and there will be a proposed introduction of cladding to the front entrance gable.

8.4 To the front forecourt is semi-permeable paving which will have two parking spaces, refuse storage to the side on the right and several small areas of planting. The proposal seeks to create a small area to the front which would include trees, shrubs and planting.

8.5 The elevation facing Ashley Close (Right side elevation) is the proposed to have 3 no car parking spaces and secure cycle storage with a communal garden.

8.6 The boundary to the front is proposed to have the low brick wall retained.

8.7 The proposed roof would be a main hipped roof with grey slate tiles and a gable end to match over the first floor rear extension.

8.8 The overall design and appearance of the proposal has been created to complement the existing streetscape by using some familiar features including roof typology, windows and material usage to create a contemporary fatted development that not only is of high architectural quality but is contextually designed to match the urban grain and pattern of development as per Hillingdon Residential Layouts Guidance SPD1 (2006).

9. Access

9.1 The existing property is accessed from Oakland Road via a dropped kerb and front forecourt. The main entrance to the building is of Oakland Road. There is also a dropped kerb existing to access the rear garden via Ashley Close.

9.2 The proposed main entrance to the property will be from Oakland Road. This will create an active frontage for the occupants of the proposed flats. This creates a sense of security and privacy.

9.3 Main vehicular access is proposed to the front forecourt with 2 spaces as well as 3 off Ashley Close to the right side rear. For the front the hard surfacing will removed and replaced with permeable paving, green areas and trees. Appendix 1 Table 6 of the DMP 2016 highlights that less than 1 space is required for every 1-2 bed unit and 1.5 spaces are provided for 3-bed units.

9.4 It is considered that the proposal will reduce the overall amount of transport and parking to the immediate street scene.

9.5 The refuse storage is also proposed to the front forecourt. Refuse storage would be located in a timber shed which would contain total of 5 1100l refuse receptacles, general waste and recycling. There is not designated area for the existing refuse store.

9.6 The proposed cycle storage is proposed for the rear communal garden. A total of eight bicycles could be stored within the secure, overlooked and covered cycle storage shed. The ratio of the cycles are as per the London Plan and Hillingdon Residential Layout 2006.

9.9 The proposed access to the front of the property integrates with the existing public pavement as well as creating side access for residents to the refuse storage location and parking respectively.

10. Conclusion

10.1 The proposed development is to demolish the existing residential bungalow, and to erect a two/three-storey structure with the creation of four flats in total with associated amenity, refuse storage, cycle storage and on-site parking.

10.2 In the new London Plan published in 2021, Hillingdon has been set a target of 10,830 new homes to be built in the next 10 years, 2,950 of those to be constructed on small sites. The proposal creates four high-quality flats which would not only utilise a currently underutilised small site but assist in the delivery of these targets, assist in the delivery of mixed and inclusive neighbourhoods and aim to assist in reducing the pressure on conversions and subdivision of existing homes within the immediate area.

10.3 The proposal has been designed to be of high architectural value to the street scene by reflecting the area's character in a contemporary style. The proposal achieves a high standard of design and layout which protects and enhances the appearance of the street and property, in line with the policies outlined in Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts 2006 and London Plan minimum standards Table 3.1 (2021) and the London Housing Design Guide 2010.

10.4 The proposal provides five off street parking space as well as the provision of eight cycle spaces in-line with the London Plan 2021 Policy T6.1, Table 10.2 Minimum cycle parking standards and Table 10.3 Maximum residential parking standards. Hillingdon's policy states this should be designed in accordance with the London Plan.

10.5 Hillingdon Residential Layouts specifies the criteria for new residential developments. It is considered that as the proposal responds to the local existing context and character in appearance, creates an active frontage, respects the existing scale of the street scene, follows the pattern and rhythm of the street, uses familiar materials and provides positive solutions to natural light, parking, privacy amenity and refuse storage, that the proposal has been designed to be of high quality, layout and creates a positive addition to the street scene.

10.6 It is considered that the proposal is of high standard of design and layout and is an enhancement to the existing street scene in terms of providing additional homes, housing choice, utilising an underdeveloped site and enhancing the appearance of the existing street views, including Oakwood Road and Ashley Close.



10.7 It is considered that the proposal should be approved on the aforementioned points due to its overall enhancement of the local context.

10.8 Should the need for further information arise, the agent is open to discussing the design of the scheme with comments from the planning department to ensure that the proposal meets any further criteria required by the council.