

No.4 The Drive, Ickenham, UB10 8AF

Design & Access Statement

Rev A- FORMAL APPLICATION SUBMISSION – SEPTEMBER 2024

TEN POINT FIVE *architecture*

184 Whittington Way, Pinner, HA5 5JY t: 020 8429 9206 e: mail@tenpointfive.co.uk w: tenpointfive.co.uk

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Prepared by:

Vas Manga BA (Hons), DipArch, RIBA

Introduction:

The statement explains the design thinking behind the planning application for the demolition of the existing house and erection of a replacement dwelling.

Firstly, the statement details the character of the area and then explains design methodology behind the proposal.

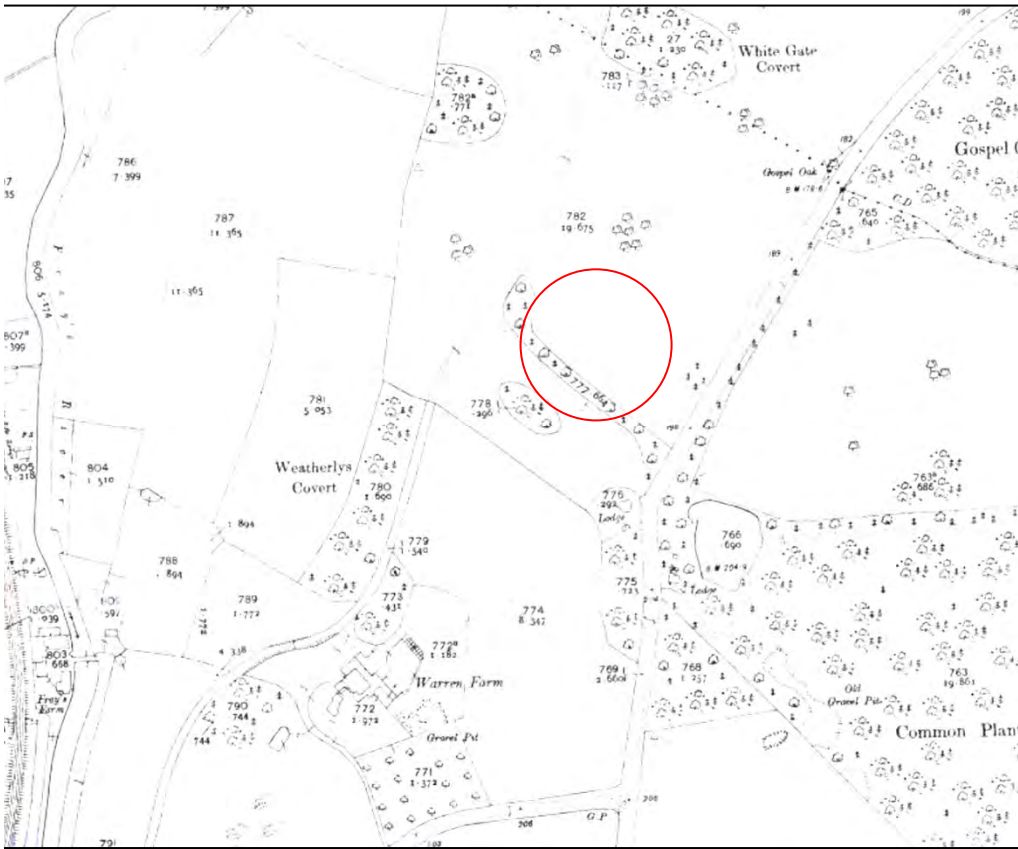
The site area is 724sq.m. The existing external footprint of the house is 193sq.m. or 26.7% of the site area.



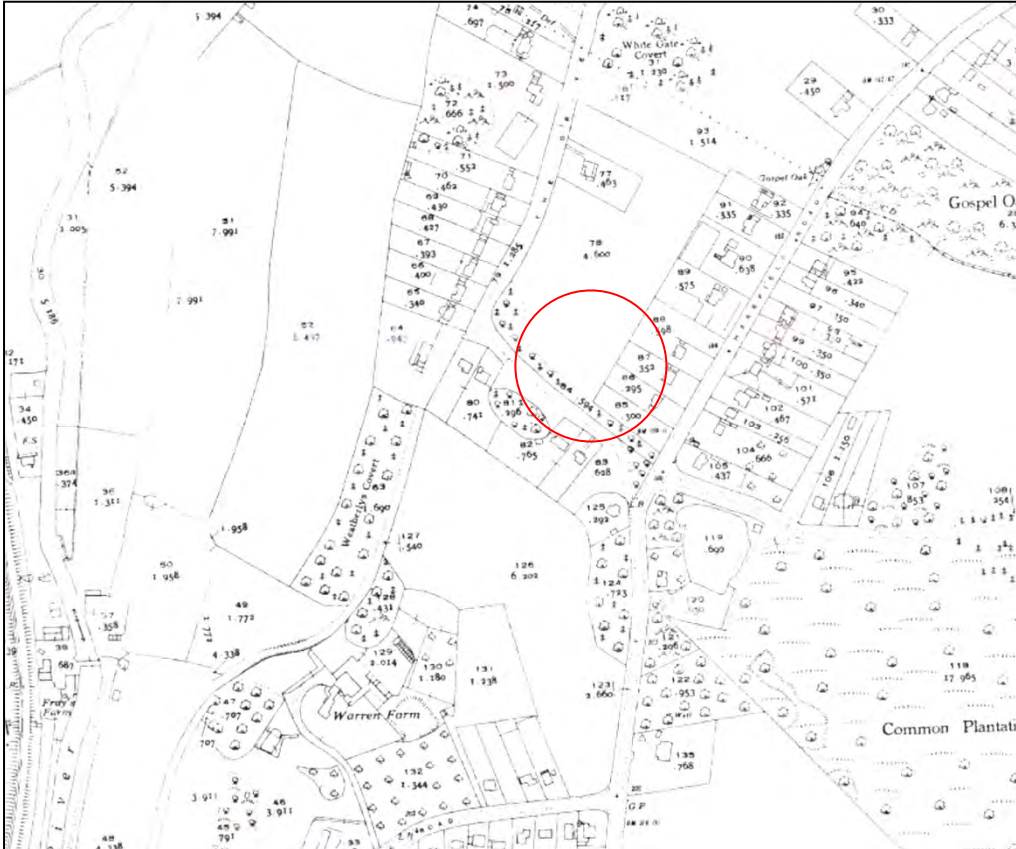
Historical Plans:

A study of the historic mapping shows the local area started to become more densely populated during the interwar period, with the mains roads of Swakeleys Road and The Drive dating back to before 1914.

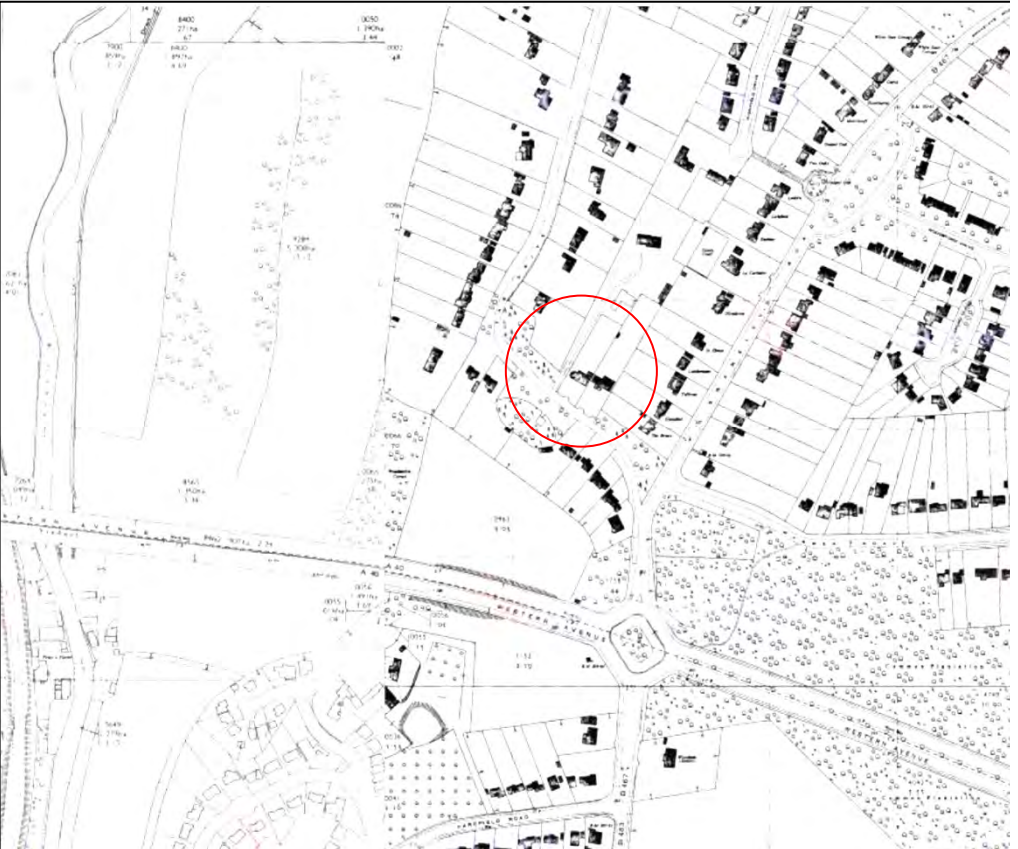
Georgian Close, Dukes Ride and Pine Trees Drive are later additions (post 1962).



01. 1914 OS Plan



02. 1934 OS Plan



03. 1962 OS Plan



04. 1940s Historic Aerial View



Wider Locality:

The site is located on the north side of The Drive, which itself is off Swakeleys Road (B467).

Swakeleys Roundabout is some 280m away which gives access to the motorway network (A40, M40 & M25).

The site is well located for amenity with Frays Valley just behind the site.





Immediate Locality:

The site is located on the north side of The Drive, on the first part of The Drive off Swakeleys Road.

The local area is not within a conservation area.

The current aerial view shows how the local area has changed in eighty since the historic photograph and shows the density of the local area.

Aerial Views:

Aerial views together with the site location plan shows how the local area supports different house sizes and roof configurations.



Existing Site Photographs:

The existing detached two-storey house is constructed in brick and block finished in white render with a pitched clay tiled roof.

No.4 The Drive is situated on the corner of Pine Trees Drive and The Drive, sitting adjacent to No.1 Dukes Ride. No.1A Pine Trees Drive is directly behind it and No.7 Pine Trees Drive sits to side on the other side of Pine Trees Drive.

Mature screening to the rear provides significant levels of privacy.



02. Side view of No.4 The Drive along Pine Trees Drive



03. No.1 Dukes Ride and side view of No.4 The Drive



01. Front view of No.4 The Drive



04. Front view of No.4 The Drive and No.1 Dukes Ride



05. Rear view of No.1 Dukes Ride and No.4 The Drive



06. Rear view of No.4 The Drive



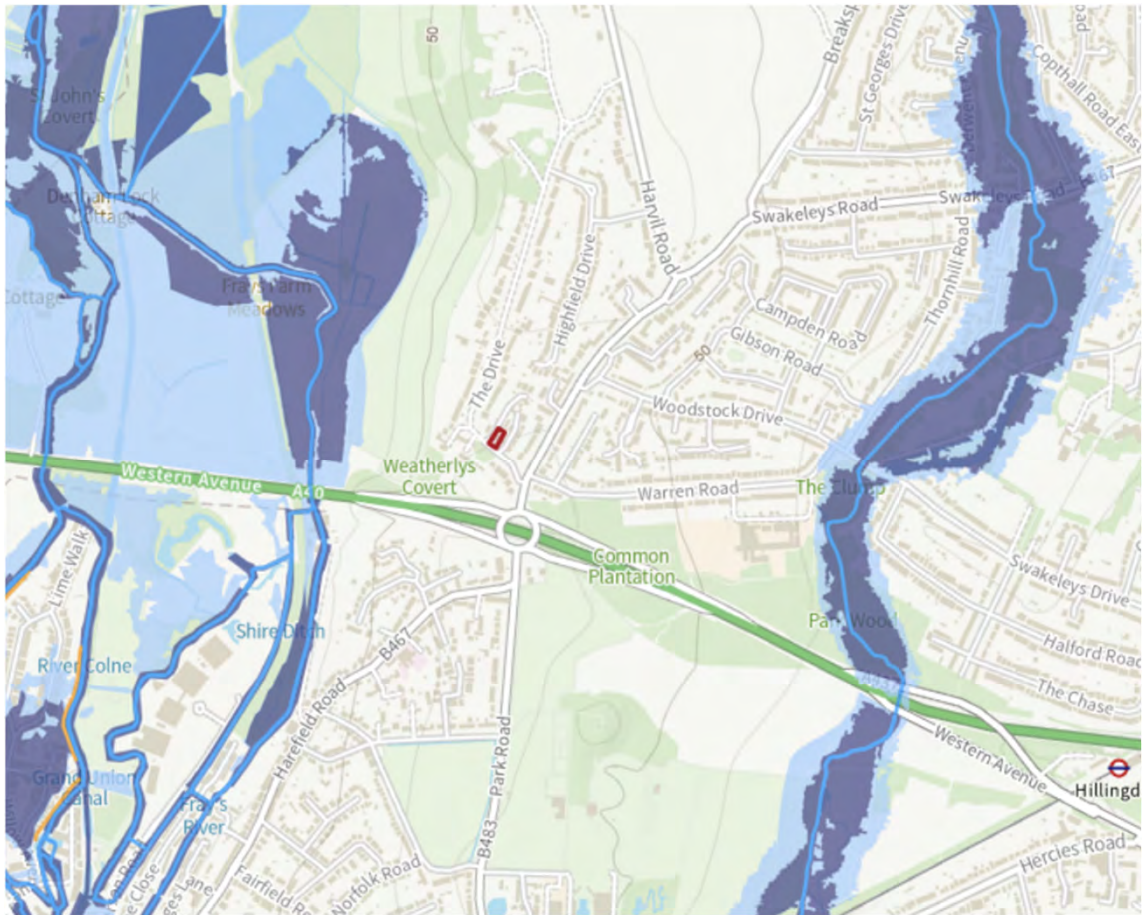
07. Side view of boundary with Pine Trees Drive



08. Rear view of boundary with 1A Pine Trees Drive

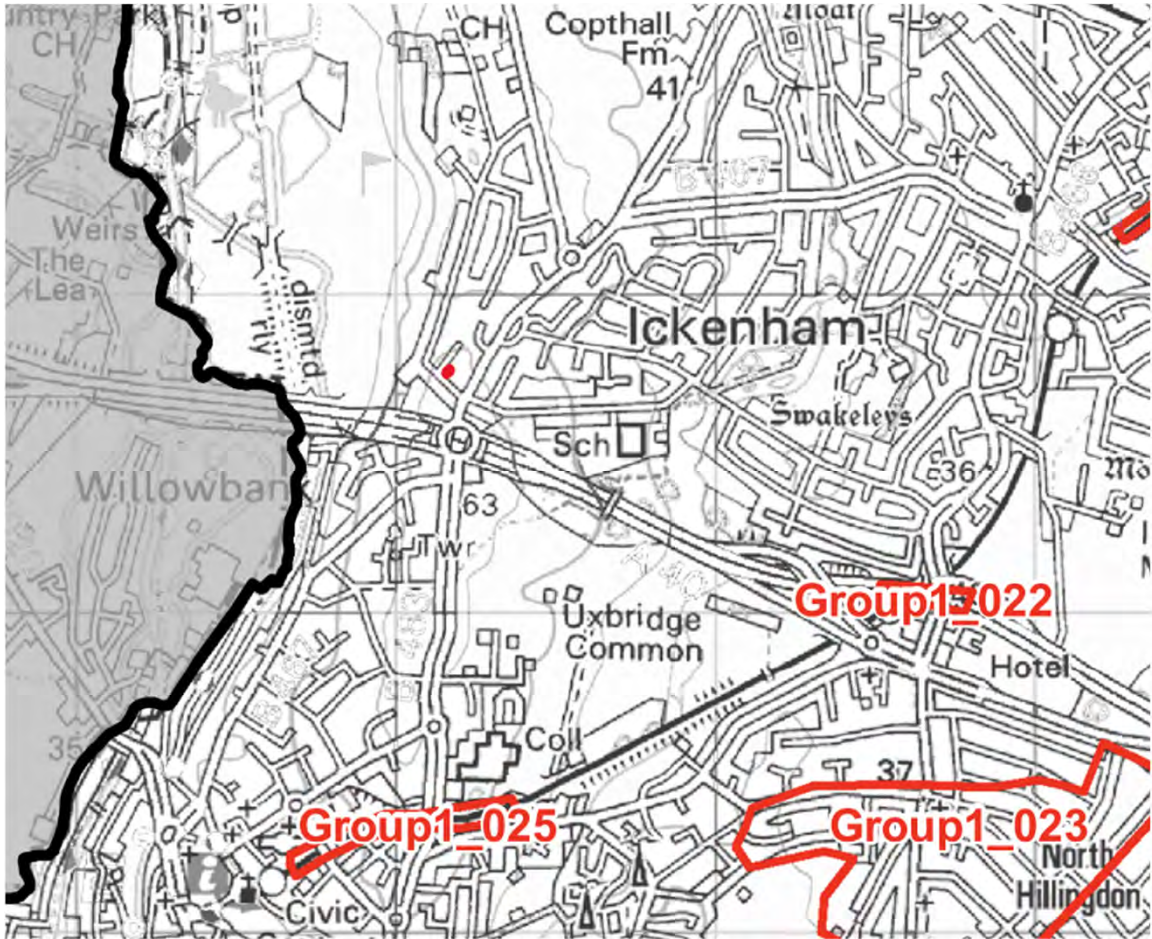
Flood Risk Assessment:

Flood mapping data shows the site does not fall within a flood risk area.



Critical Drainage Areas:

Plans show the site also does not fall within a critical drainage area.



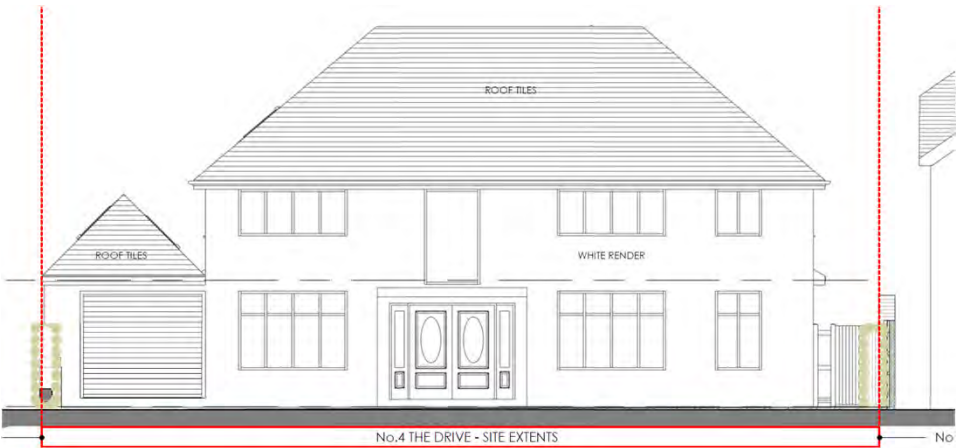
Existing Plans and Elevations:

The existing detached house provides living and kitchen facilities on the ground floor with bedrooms and bathrooms on the first floor.

The existing house was extended at ground and first floor in 2003 under planning application reference 03/1884.

The existing floor plans provide the following accommodation:

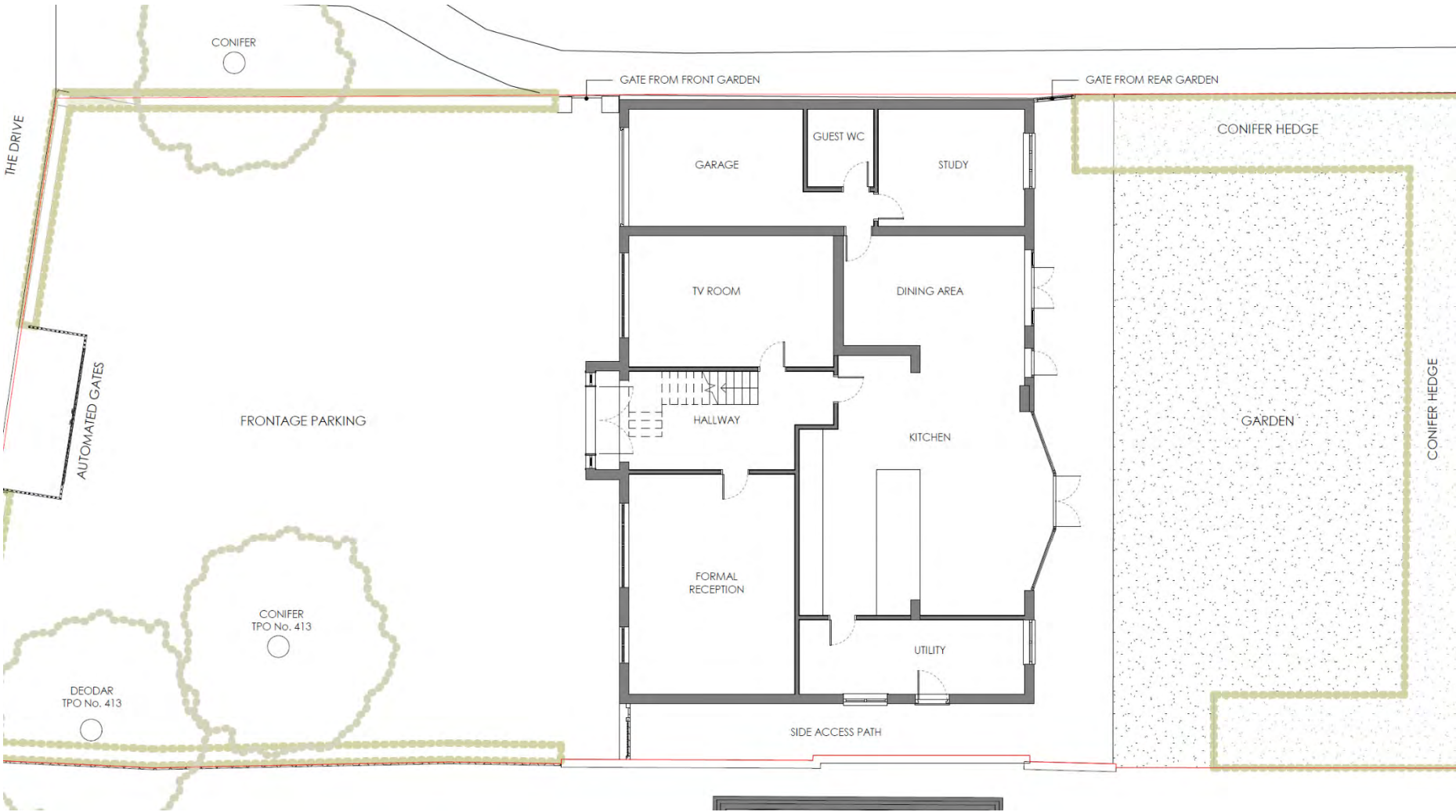
Ground Floor:	179 sq.m.
First Floor:	119 sq.m.
Loft:	0 sq.m.
TOTAL:	298 sq.m.



01. EXISTING FRONT ELEVATION



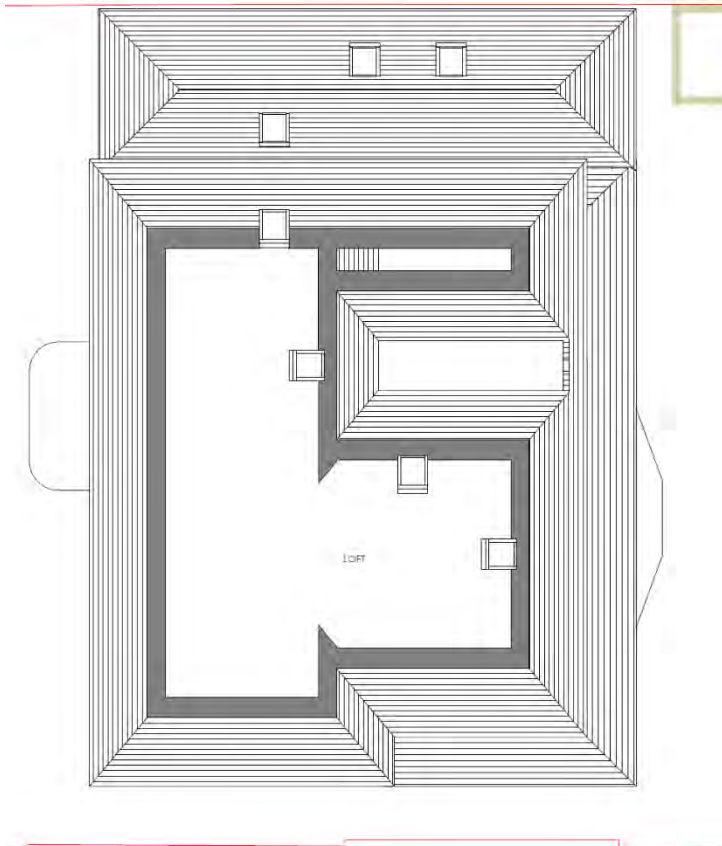
02. EXISTING REAR ELEVATION



03. EXISTING GROUND FLOOR PLAN



04. EXISTING FIRST FLOOR PLAN



05. EXISTING LOFT FLOOR PLAN

Buildings Within the Local Area:

The local area has a wide variety of architecture.

Delegated reports and appeal decision for nearby new-build houses include the following descriptions of the local area:

7 Pine Trees Drive - APP/R5510/D/21/3272785 (page 2, item 3)

The property sits at the reasonably narrow cul-de-sac entrance to Pine Trees Drive and faces towards the flank elevation and rear garden of No 4 The Drive. The proposal would add dormer windows to the front and rear elevations, each of similar scale and appearance, positioned centrally to each of the respective roof slopes, and recessed behind the hipped roof projections to each side.

10 The Drive - APP/R5510/D/16/3159176 (page 1, item 4)

The appeal site, No. 10, comprises a large, modern 2.5 storey dwelling occupying a substantial plot. In common with most other dwellings in The Drive it is set back from the street behind a generous frontage. The area is characterised by other similar, low density residential development in a well vegetated setting which incorporates pockets of woodland and individual trees protected by Tree Preservation Orders. The wide grass verges between the carriageway and front boundaries add to the spacious, verdant character of the area.

21 The Drive - APP/R5510/D/17/3191448 (page 2, item 5)

The report on that scheme noted the decision of an Inspector dismissing an earlier scheme there. My colleague had commented that "other dwellings elsewhere in the The Drive have crown roofs, and I do not consider that this form of roof construction would look out of place"

(Ref APP/R5510/A/11/2146324, dated 27 June 2011). I agree with his observations, and note that little of the crown roof effect at the appeal site would be evident in the streetscene.

23 The Drive - 31456/APP/2012/233 (page 2, para. 3)

The street scene is residential in character and appearance comprising single and two storey, individually designed detached houses.

23 The Drive - APP/R5510/A/11/2146324 (page 1, item 4)

The Drive is a residential street characterised by substantial detached houses of varied size and design, standing in spacious, well-planted grounds. The appeal site is bounded on either side by substantial detached houses.

23 The Drive - APP/R5510/A/11/2146324 (page 2, item 11)

Policy BE19 seeks to ensure that new development within a residential area will complement or improve the character of that area. I do not accept that the proposed development would be counter to the objectives of either of these policies. My conclusion on the first issue is that the visual impact of the proposed building would be acceptable.

No.15 Harvil Road- 21253/APP/2019/3299 (page5, para. 05)

The street scene is characterised by large detached properties set within spacious plots and set back from the road. This application proposes the raising of the roof to create a first floor and habitable roofspace....

The consented drawings for this scheme are included later within this document.

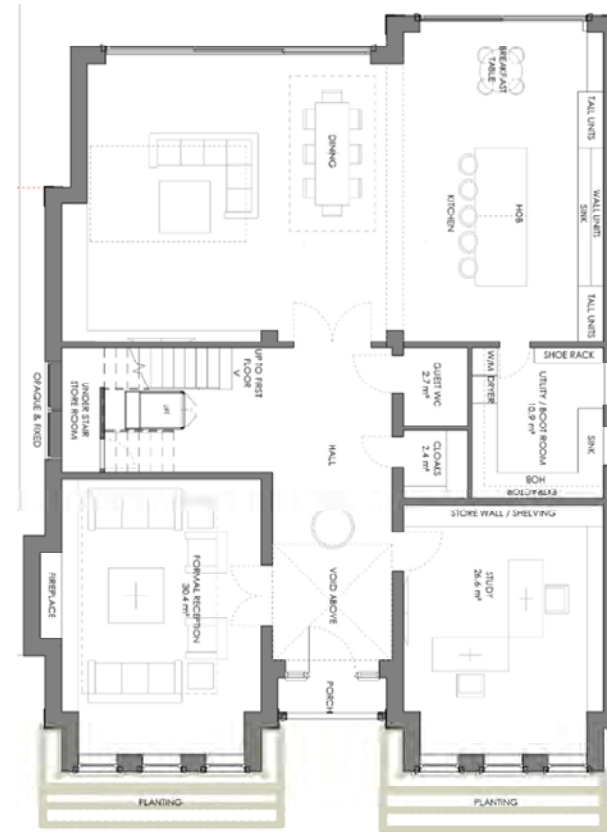
**No.4 Harvil Road, Ickenham, UB10 8AF
(76195/APP/2024/112):**

A two-storey new-build house was consented on 13th November 2023 with a further variation application (76195/APP/2024/112) consented on 15th April 2024.

The delegated report describes the houses in the local area (p.11):

However, there is a large degree of individuality of building style, including variations in roof size and form with gable, hipped and crown roofs all present. Some incorporate dormers or front projections adding further to the variety in the street scene.

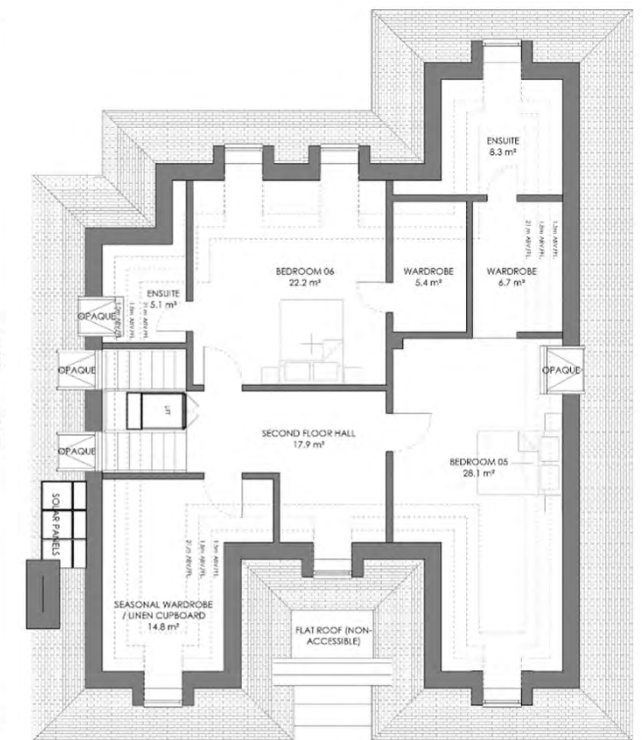
The scheme allowed for a three-storey house with front and rear dormer and stonework detailing at ground and first floor.



01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



03. CONSENTED SECOND FLOOR PLAN



04. CONSENTED FRONT ELEVATION



05. CONSENTED REAR ELEVATION

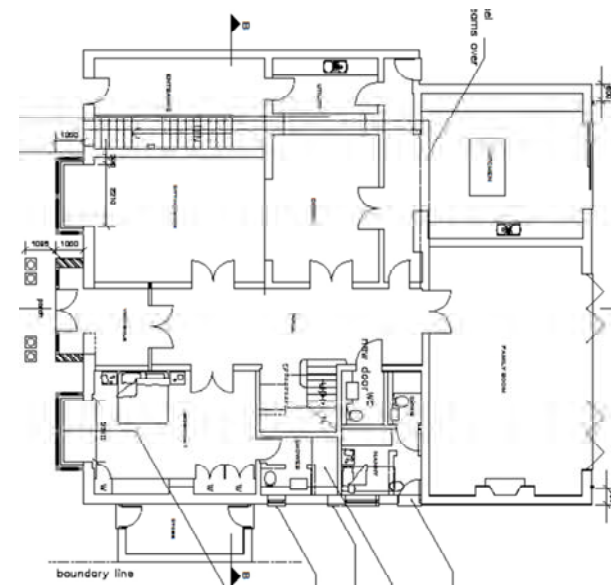
No.15 Harvil Road- Consented Scheme (21253/APP/2019/3299):

An application at 15 Harvil Road consented an existing chalet bungalow to be extended vertically to form a two-storey house with loft accommodation.

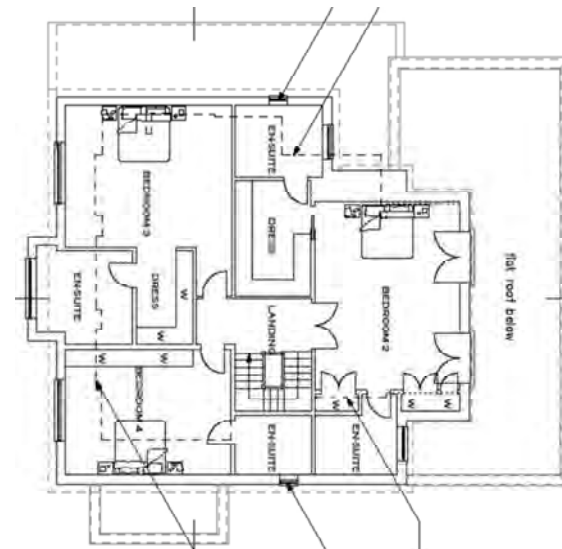
The application consented the following:

Raising of roof to create first floor and habitable roofspace, single storey side extension and installation of basement swimming pool.

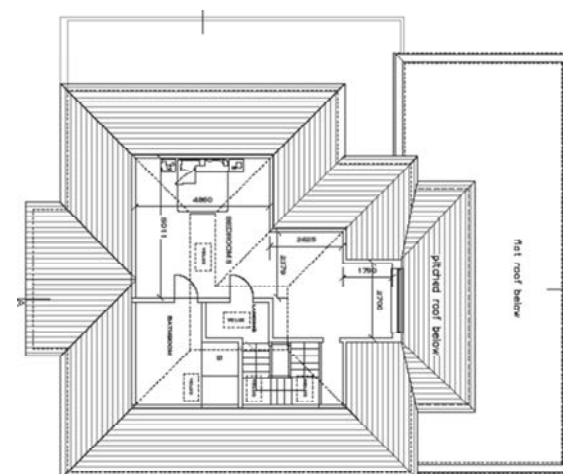
The planning consent allowed the ridge to be raised by 1.0m and allowed for a dormer rear elevation.



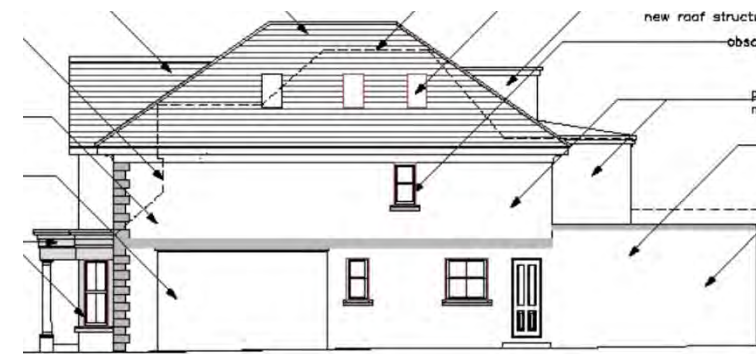
01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



03. CONSENTED SECOND FLOOR PLAN



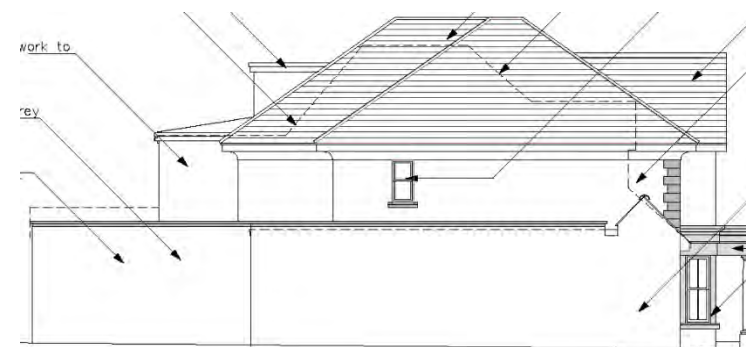
04. CONSENTED SIDE ELEVATION (FACING No.16 HARVIL RD)



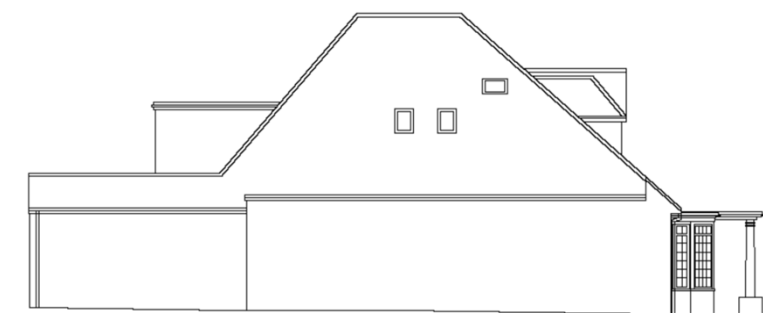
05a. CONSENTED REAR ELEVATION



05b. EXISTING REAR ELEVATION



06a. CONSENTED SIDE ELEVATION (FACING No.14 HARVIL RD)



06b. EXISTING SIDE ELEVATION (FACING No.14 HARVIL RD)



07a. CONSENTED FRONT ELEVATION



07b. EXISTING FRONT ELEVATION

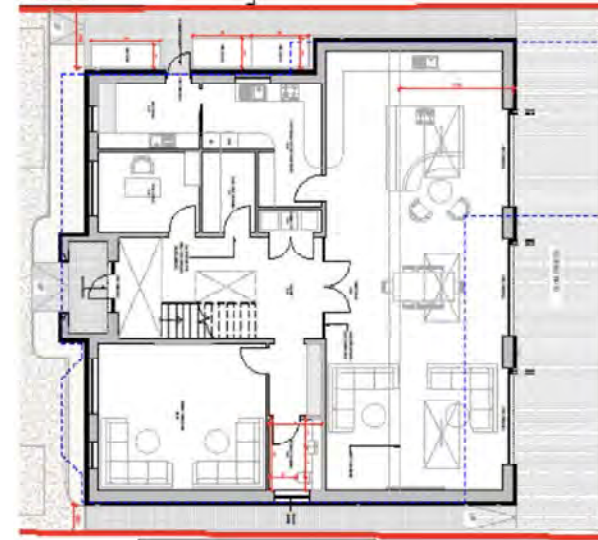
No.25 Warren Rd- Consented Scheme (77289/APP/2022/3836):

Warren Road, is south of Swakeleys Road and includes a number of recently consented schemes for new-build houses with No.25 being a notable consent.

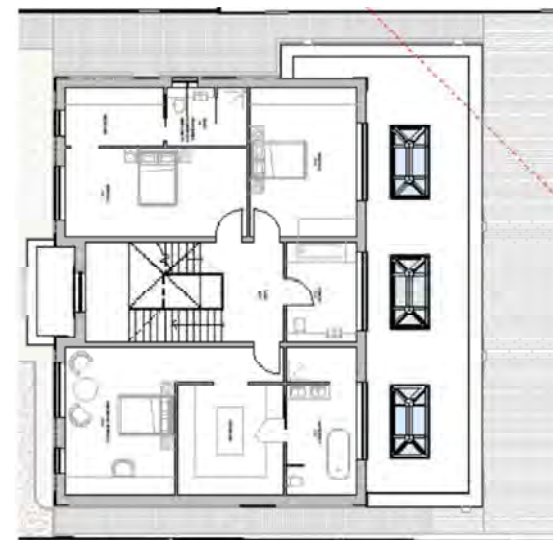
The application consented the following:

Demolition of existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 no. off street parking spaces, private amenity space and cycle/refuse storage.

The planning consent allowed for two gables facing the front and rear with habitable room windows within gables.



01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



03. CONSENTED SECOND FLOOR PLAN



05a. CONSENTED REAR ELEVATION - GARDEN



06a. CONSENTED SIDE ELEVATION



07a. CONSENTED FRONT ELEVATION - WARREN RD

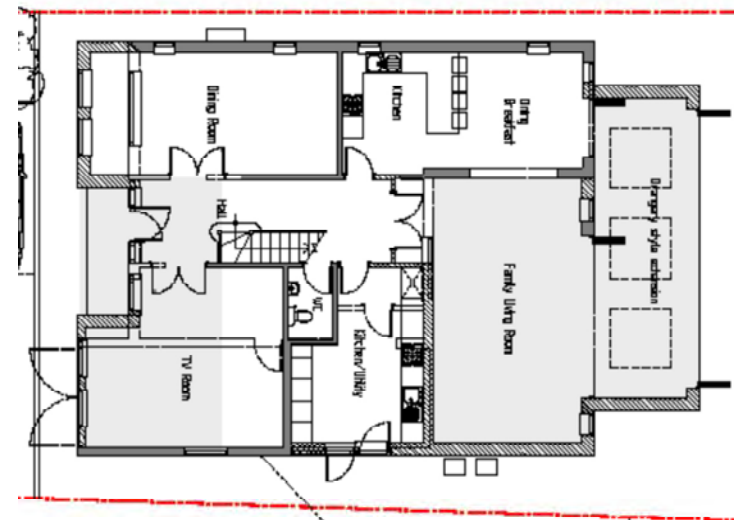
No.1 Harefield Dr - Consented Scheme (6653/APP/2016/967):

An application at 1 Harefield Drive consented an existing house on a visible location to be extended significantly rearward.

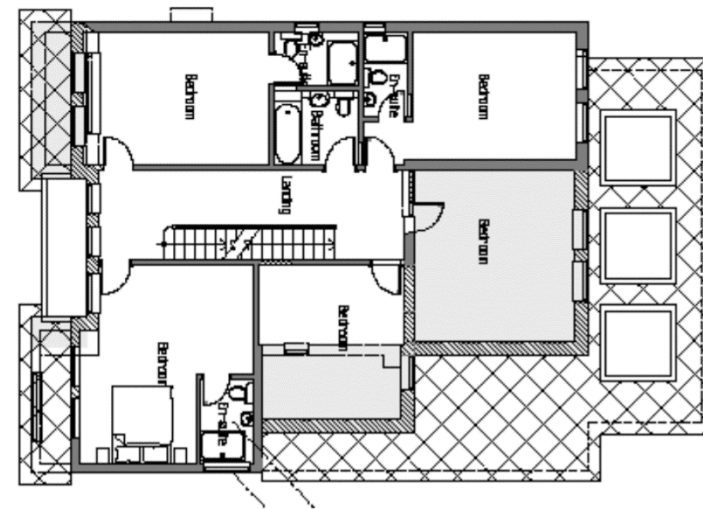
The application consented the following:

Part two storey, part single storey rear extension, two storey front extension, extension to roof to rear to allow for additional habitable roof space and conversion of garage to habitable use involving alterations to front

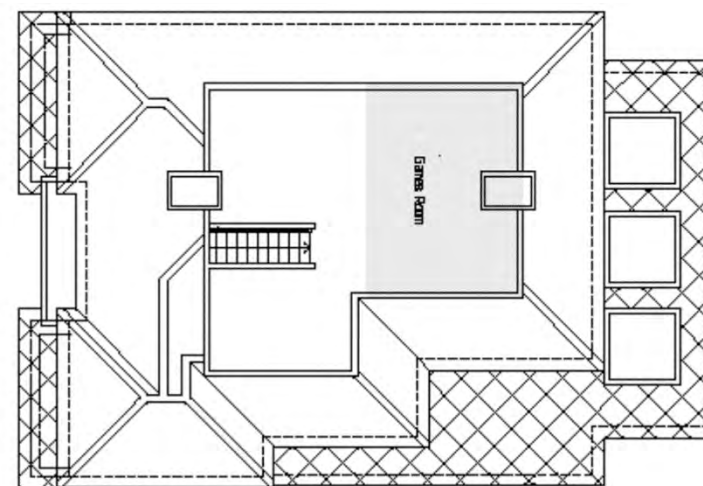
The planning consent allowed a crown roof which the delegated report, item 1.2 describes as 'a small crown roof'



01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



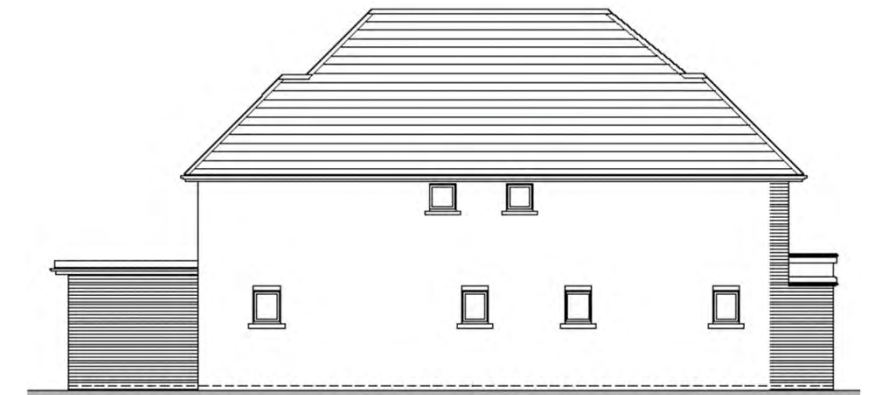
03. CONSENTED SECOND FLOOR PLAN



08a. PRE-EXTENSION STREETVIEW - 2015



08a. POST EXTENSION STREETVIEW - 2018



04. CONSENTED SIDE ELEVATION (FACING No.16 HARVIL RD)



05a. CONSENTED REAR ELEVATION



06a. CONSENTED FRONT ELEVATION



07a. CONSENTED SIDE ELEVATION (FACING No.3 HIGHFIELD DR)

Precedent Study:

Example of a home completed by Ten Point Five Architecture.

Every part of the home is considered in precise detail to achieve a completed home that nestles into its surroundings, complementing and enhancing the local area.



Pre-Application Scheme (Rev A) – Plans & Elevations:

A pre-application was submitted to the LPA on 9th October 2023 with the description below:

Erection of a two storey, 5-bed, detached dwelling house with habitable roof space, involving demolition of existing dwelling house.

Following the demolition of the existing house and garage, the submitted scheme provided the following area schedule:

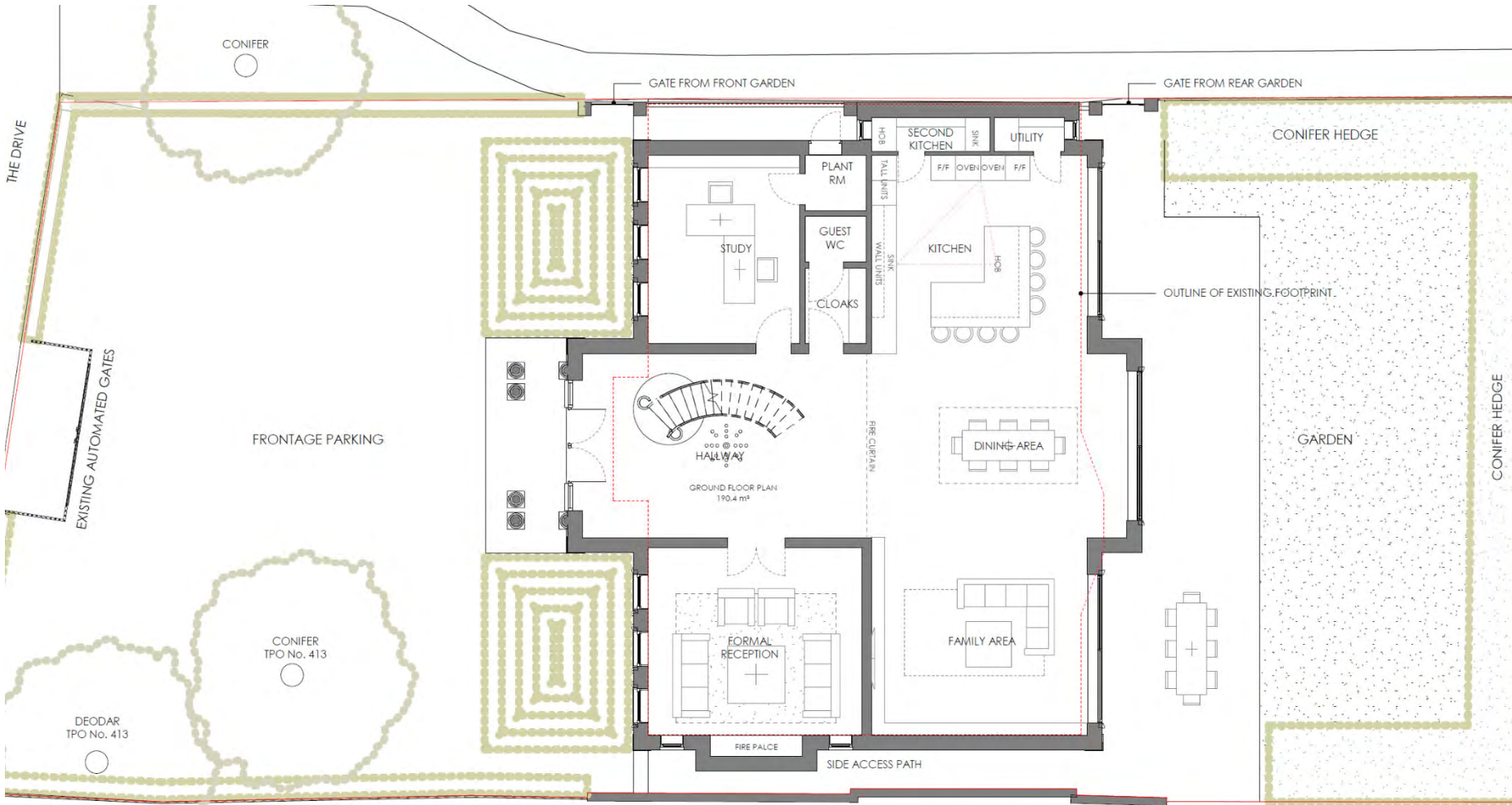
Ground Floor:	195 sq.m.
First Floor:	194 sq.m.
Loft:	109 sq.m.
TOTAL:	498 sq.m.



01. EXISTING FRONT ELEVATION



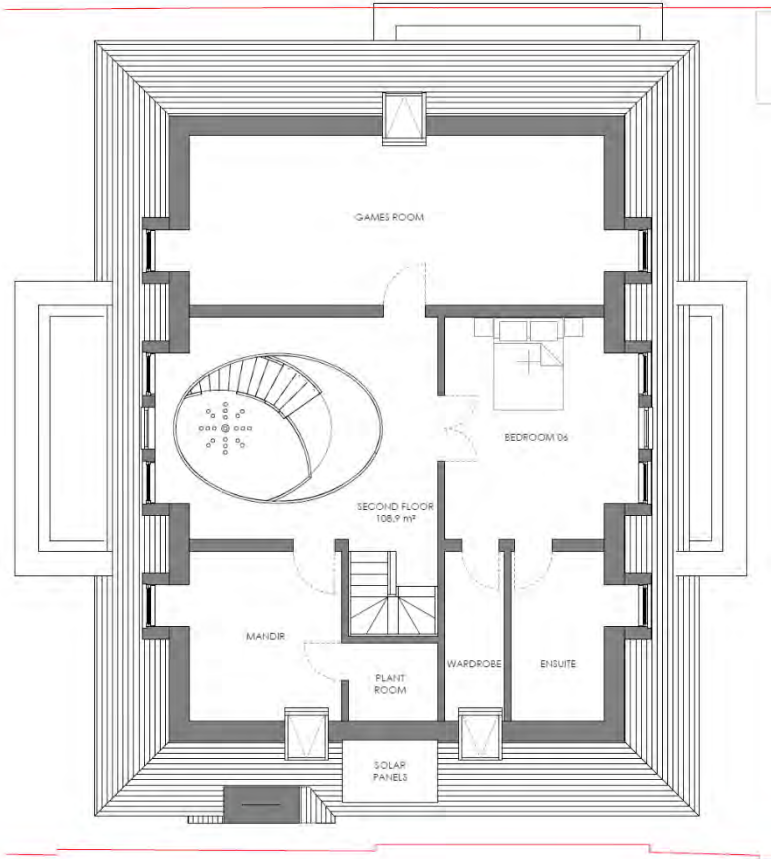
02. EXISTING REAR ELEVATION



03. PROPOSED GROUND FLOOR PLAN



04. PROPOSED FIRST FLOOR PLAN



05. PROPOSED LOFT FLOOR PLAN

Pre-Application Report:

A pre-application report was issued by the LPA on 29th May 2024 which requested the following alterations:

- *reduce overall scale of the development to closer align with neighbouring properties;*
- *reducing crown roof;*
- *providing full street scene analysis;*
- *reduction in glazing and front and rear dormers;*
- *reducing width of the property; and*
- *removing two-storey stonework porch especially on the front elevation.*

The pre-application report goes on to state (page 9):

Officers would welcome further discussions to refine the proposed design to a scheme that could be successfully accommodated on the site.

Response to Pre-Application Report:

Following the pre-application meeting and prior to receiving the pre-application report a revised proposal was issued to the LPA on 8th May 2024.

The revised pre-application (Rev B), does not appear within the pre-application report. However, the revised pre-application covers several of the issues raised by the pre-application and as such, forms the basis of the formal application, namely;

- The design of the property has been changed to reduce its overall scale, including removing the central front dormer in lieu of a front gable
- There are large crown roofs in the local area which appeal inspectors have previously commented on:

APP/R5510/D/17/3191448
"other dwellings elsewhere in the The Drive have crown roofs, and I do not consider that this form of roof construction would look out of place."
APP/R5510/A/11/2146324
"I agree with his observations, and note that little of the crown roof effect at the appeal site would be evident in the streetscene."

- A steet scene analysis has been included within the formal application drawings.
- The existing property already spans nearly the full width of the site.
- Stonework to second floor has been removed.

Crown Roofs in the Local Area:

The local area has several crown roofs which are identified below.

The proposed crown roof at No.4 The Drive is commensurate with many crown roofs in the local area.



Proposed Plans (Rev C):

ACCOMMODATION:

Following the demolition of the existing building the proposal provides for the following accommodation.

Ground Floor:	195 sq.m.
First Floor:	194 sq.m.
Loft:	112 sq.m.
TOTAL:	501 sq.m.

DEPTH

The depth of the building wings are 13.0m at ground floor, which is slightly greater than existing house depth of 11.3m deep.

The width of the main proposed house is 16.0m, which is slightly less than the existing house width of 16.6m.

AMENITY SPACE:

The rear garden space extends to some 150sq.m. with an additional 60sq.m. external terrace. This does not include the large frontage garden.

CAR PARKING:

The existing vehicular access is off The Drive which is reused.

The existing vehicular automatic gate is replaced, and new pedestrian gate installed.

BICYCLE STORAGE:

The rear garden will provide sufficient space for secure storage for bicycles.

REFUSE COLLECTION:

Refuse bins will be stored at the side of the house and brought to the frontage on bin collection days.

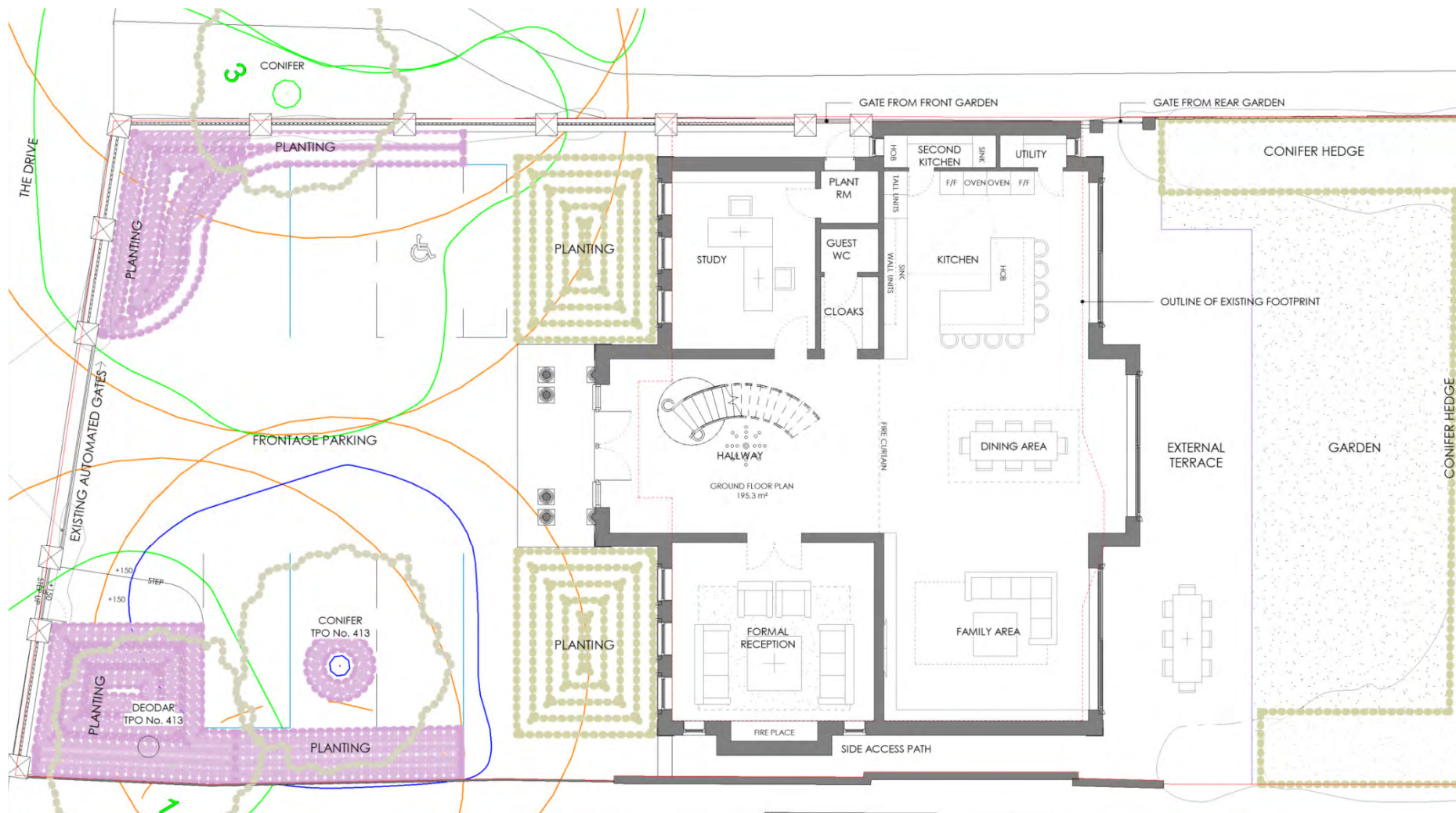
ACCESS:

The main access is via a level threshold with a covered entrance.

SUNLIGHT & DAYLIGHT:

The scheme does not affect the sunlight or daylight to either property.

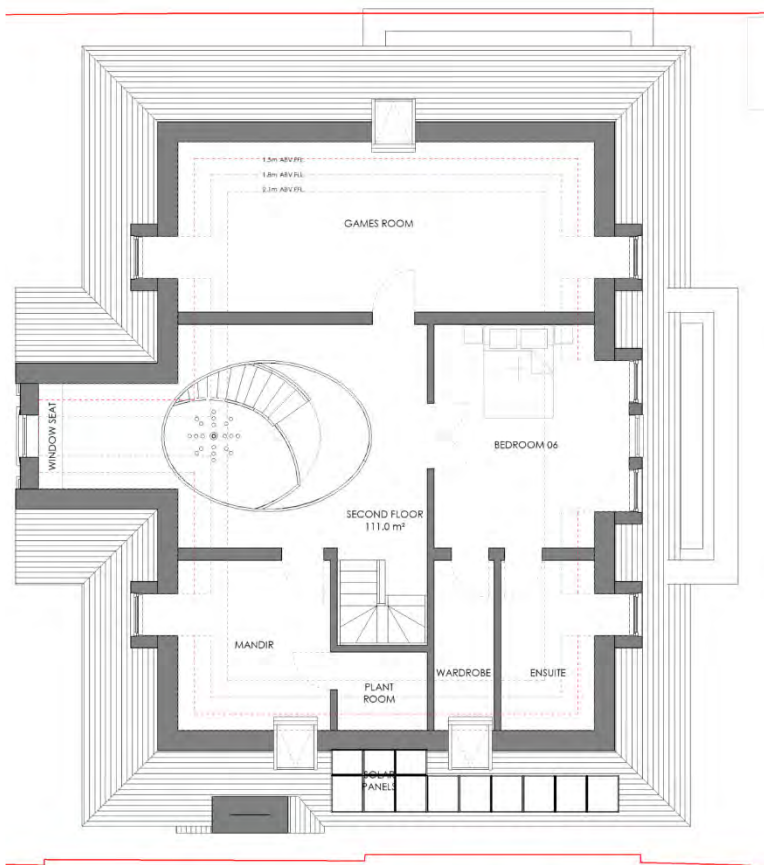
A 45-degree line taken from the rear ground floor window of No.1 Dukes Ride is not compromised which is south-west of the application site.



01. PROPOSED GROUND FLOOR PLAN



02. PROPOSED FIRST FLOOR PLAN



03. PROPOSED LOFT FLOOR PLAN

Proposed Elevations & Perspective Views (Rev C):

Brickwork has been selected as the main material to reflect the local area and for the longevity this material has.

The tiled pitched roof will match the colour of the neighbouring properties.

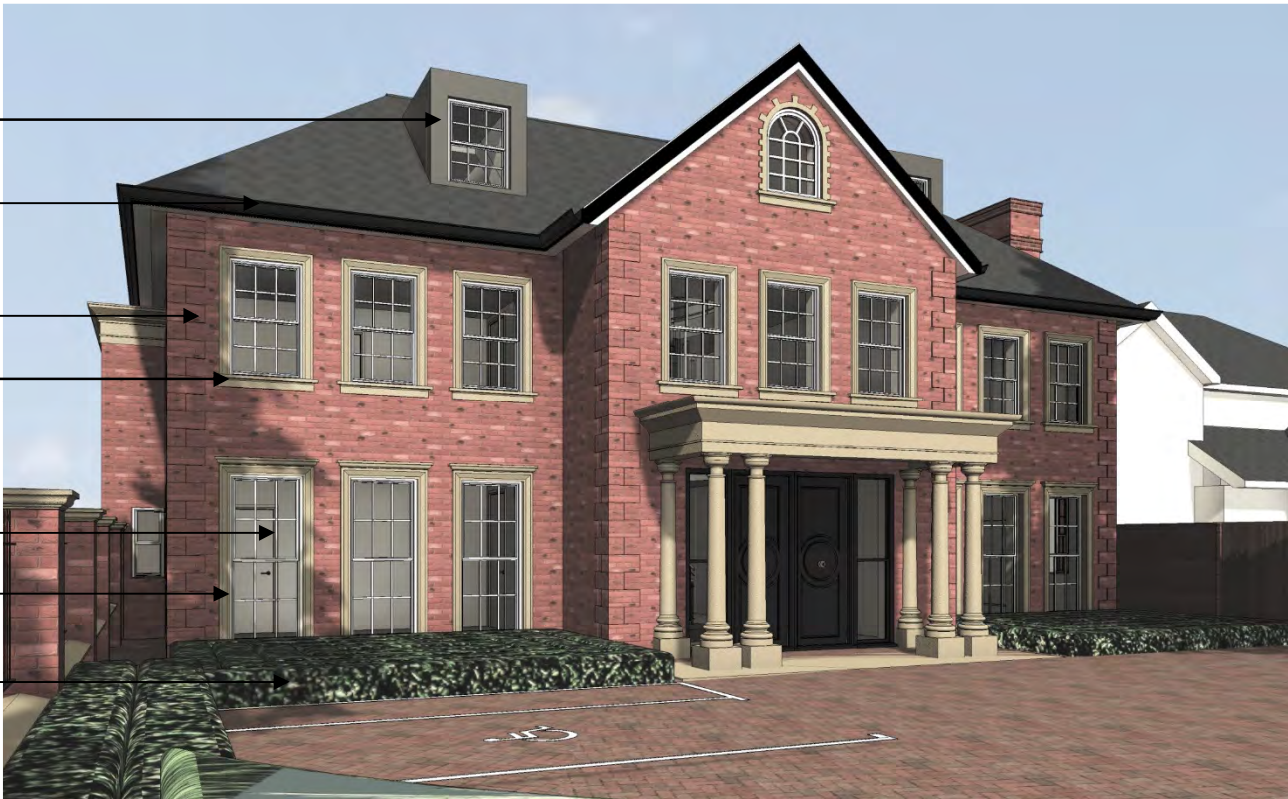


01. PROPOSED FRONT ELEVATION



02. PROPOSED REAR ELEVATION

- LEAD DORMER TO FRONT ELEVATION
- TILED PITCHED ROOF
- BRICK QUIONS
- STONE CILLS TO WINDOWS
- SASH WINDOWS
- STONE SURROUNDS TO WINDOWS
- PLANTING AT LOW LEVEL



03. PROPOSED FRONT PERSPECTIVE VIEW

- LEAD CLAD DORMERS TO REAR ELEVATION
- TILED PITCHED ROOF
- BRICK QUIONS
- STONE CILL TO FIRST FLOOR WINDOWS
- STONE SURROUNDS TO REAR DOORS

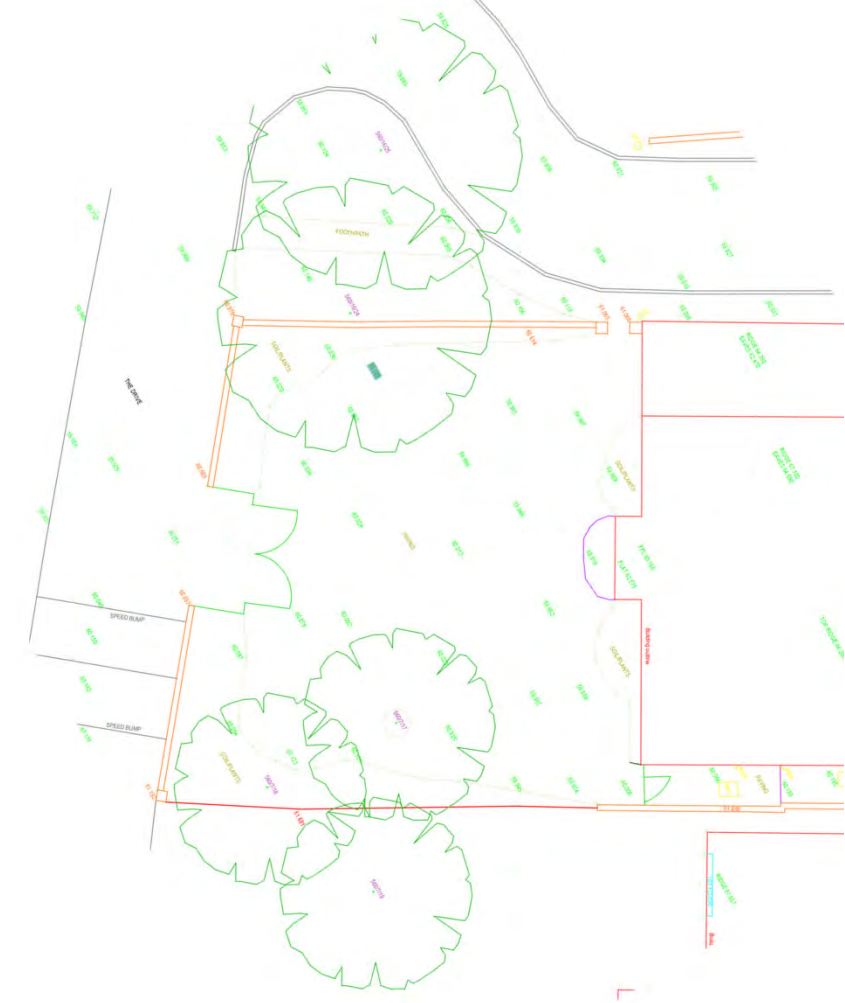


04. PROPOSED REAR PERSPECTIVE VIEW

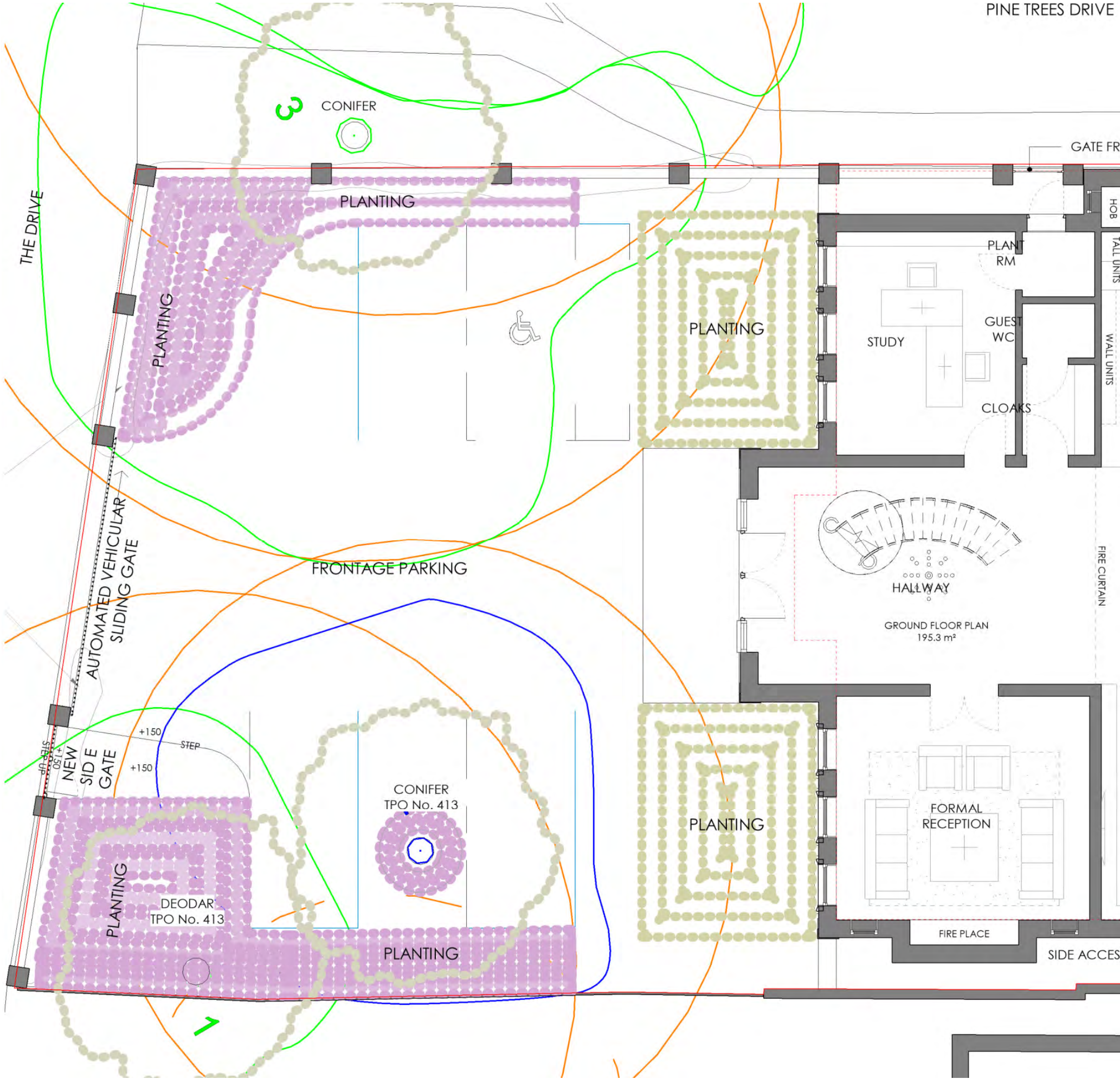
Frontage Landscaping:

The frontage landscaping has been designed to avoid damage to the frontage trees, two of which have Tree Preservation Orders.

Much of the existing frontage planting is to remain as it is.



The area over the new side gate has a raised level to avoid digging within this local area. This will not impact disability access which can be achieved via the level vehicular gate.



Access - Lifetime Homes and Disability Discrimination Act:

1.

Car Parking Width

Of the four designated parking spaces one is designed as an accessible space.
2.

Access From Car Parking

Level access is provided from the car parking spaces to the front door.
3.

Approach Gradients

Approach is greater than 1:20.
4.

Entrance

Entrance is illuminated with a level and covered access.
5.

Communal Stairs and Lifts

Not Applicable
6.

Doorways and Hallways

Entrance door will be a minimum of 900mm clear width.
Internal doors 775mm clear width (or wider).
300mm door nib to leading edge of all doors on pull side.
7.

Wheelchair Accessibility

Turning circles of 1,500mm or ellipse of 1,700mm & 1,400mm achievable.
8.

Living Room at Entrance Level

The main living space is at entrance level for all units.
9.

Entrance Level Bedspace

The ground floor study can be used as a temporary bedspace.
10.

Entrance Level WC & Shower Drainage

An entrance level guest WC will meet this requirement.
11.

Bathroom & WC Walls

Bathroom and WC walls reinforced thus capable of taking adaptations.
12.

Stair Lift / Through-Floor Lift

A through floor lift in the entrance void will provide future access to the first floor.
13.

Potential for Fitting of Hoists and Bedroom / Bathroom

Potential direct link with master ensuite or bathroom is possible.
14.

Bathrooms

Master bathroom is greater than 2,100mm wide x 2,100mm deep.
Layout complies with example layout.
15.

Glazing and Window Handle Heights

Principle living space has full height glass doors with all other glazing starting at 800mm.
16.

Service Controls

All services controls to be placed between 450mm and 1,200mm above finished floor level.

Appendix A: Pre-Application Drawings

The following drawings list (Rev C) form the application submission:

EXISTING

- C360 -
- 00 Site Location Plan

01 Site Photographs

02 Existing Block Plan

03 Existing Ground Floor Plan

04 Existing First Floor and Loft Plans

05 Existing Front & Rear Elevations

06 Existing Side Elevations

07 Existing Sections

!0900.01 – Topographical Survey

PROPOSED

- C360 -
- 22 Proposed Block Plan

23 Proposed Ground Floor Plan

24 Proposed First Floor and Loft Plans

25 Proposed Front & Rear Elevations

26 Proposed Side Elevations

27 Proposed Sections

28 Proposed Contextual Elevation

Tree Report - S1390-J1-R1 TREE RPT