

**SUPPORTING, DESIGN
AND ACCESS
STATEMENT
FOR
THE PLANNING APPLICATION
AT
82 DUCKS HILL ROAD
NORTHWOOD
MIDDLESEX HA6 2SD**

PREPARED BY

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1. INTRODUCTION

The site extends to some 0.074 hectares (0.184 acres) and has frontage to Ducks Hill Road. The site is clear and has been surrounded by hoardings following the demolition of the previously derelict four bedroom property.

The on-line records of the London Borough of Hillingdon show a single record relating to an Application for Prior Notification for Demolition of the existing detached dwelling (39262/APP/2012/402) following a Section 215 Notice being served on the property. Consent was granted on 21 August 2012.

To the rear is a turning head behind a brick wall on Manor House Drive. The area is residential in character. Ducks Hill Road has seen various recent developments and comprises a variety of house types ranging from large two storey houses to three storey flatted developments.

Photographs of the site and immediate surrounding area are attached as an appendix to this Statement.

2. DEVELOPMENT PROPOSAL

It is proposed to redevelop the site for 3 x four person 'supported living' flats on each of ground, first and second floors with semi-basement storage and with associated amenity space and car-parking.

The turning 'T' at the rear of the site offers safe and accessible vehicular access to the site and whilst additional access and parking have been provided directly from Ducks Hill Road we believe that this second entrance will add an interesting and attractive feature to Manor House Drive whilst, at the same time, relieving the main road of a significant proportion of the every day traffic movement to and from the site.

The steeply sloping site offers interesting challenges as well as opportunities. The slope down from front to rear allows for some semi-basement/storage space providing much needed staff and storage accommodation for the proposed use of the upper floor flats.

The proposed block sits on a similar position to the original building (now demolished) on the site between the adjoining properties, thus maintaining general building lines.

The original building had a ridge height of around 91.5 metres; the proposed new main block has a very similar ridge height, both of which, of course, are relative to the site datum level of 80 metres.

Pedestrian access to the property will be mainly from the front boundary on its higher side with a pedestrian gate and path leading to a fully accessible and definable entrance porch. Spaces for visitors' parking and deliveries will be provided directly from Ducks Hill Road onto the low side of the site and the ground will be cut away to provide safe car-parking and turning with accessible space for residents and disabled visitors. Parking for residents is provided via the rear access thus ensuring that no street parking should be generated by the development.

There is no distinctive architectural style in Ducks Hill Road which over recent years has seen many replacement buildings and developments of varying style in the immediate vicinity of the site. Many have been completely untypical of the area, including that in Manor House Drive. Probably the closest to the original style of the area is the development at No. 76 with its references to the Arts and Crafts Movement. As in our opinion this is most relevant it is this tradition that has been referred to in the proposed design for No. 82.

Consequent upon the selected style of the new development, the suggested external materials are good quality orange red bricks for the ground floor and similar bricks for details and the lift shafts; rendered walls to the upper floors; orange-red plain clay roof tiles; stone sub-cills to the windows which would be in painted timber or high quality powder coated aluminium casements (to minimise maintenance and maintain appearance for the long term).

Two lifts have been included to ensure continuous access throughout the building and, of course, measures will be incorporated to comply with the principles of the 'Life-time Homes Standard'.

Energy saving measures will include high efficiency boilers, high levels of insulation and air-tightness, rain water harvesting and the like with Code 4 for Sustainable Homes being the target.

Externally the paving would be permeable to avoid undue run-off of surface water. As much soft landscaping as possible will be incorporated into the front garden with a new specimen tree to help soften the street at this point. Over time the soft landscaping has been lost in this section of Ducks Hill Road so a new specimen tree will be a welcome new addition to the street scene. The new brick boundary wall will complete the development harmonising with the adjoining properties.

3. PLANNING CONTEXT

The site is not specifically designated but is located within the urban area.

There have been several consents granted for the redevelopment of the houses along Ducks Hill Road including the following:

Site Address	Description of Development	Application Reference	Decision and Date
80 Ducks Hill Road	Pair of four bed semi-detached houses	1402/4/APP/2006/394	Approved 6 April 2006
89 Ducks Hill Road	Two storey building: 4 x two bedroomed and 2 x three bedroomed flats	1430/4/APP/2006/3332	Approved 31 May 2007
91 Ducks Hill Road	Three/four storey 6 x two bedroomed and 2 x one bedroomed flats	4562/4/APP/2006/3507	Approved 14 December 2006
91 Ducks Hill Road	Three/four storey 6 x two bedroomed and 2 x one bedrooms flats	4523/4/APP/2010/1695	Approved 17 September 2010
95 Ducks Hill Road	Three storey to provide 6 x two bedroomed flats	9241/APP/2000/1554	Approved 28 June 2000
100 Ducks Hill Road	Two storey 2 x 4 bedroomed semi-	33372/APP/2006/3007	Approved 23 October

	detached houses		2006
104 Ducks Hill Road	Three storey 5 x two bedroomed flats	18072/APP/2002/1934	Approved 14 August 2002

Additional Planning Proposals and Consents have been granted for Flat Developments in Ducks Hill Road in the past 12 months.

4. PLANNING ANALYSIS

The Hillingdon Local Plan Part 1 (former Core Strategy) was adopted in November 2012. Work has commenced on a development, management and site allocation document but in the meantime policies of the Hillingdon UDP Saved Policies (2007) continue to apply.

Our assessment is that the site clearly has redevelopment potential and that the principle of the proposed development wholly accords with the Planning Policy. Key relevant Policies include:

- The Design and Density reflect the specific land use characteristic in the area and ensures the most efficient use of brownfield land (Core Strategy Policy H1). The site has been derelict and vacant for some years and the scheme will bring the site back into beneficial use
- Affordable Housing will not be sought (Core Strategy Policy H2).
- The layout and appearance harmonises with the existing street scene (UDP Policy BE13). The proposal is an effective method by which better use can be made of an existing turning head on Manor House Road and make best use of the natural topography of the site (as illustrated on the long-cross section).
- The Development complements and improves the amenity and character of the area (UBP Policy BE19).

- The design is laid out to ensure adequate day light and sunlight (UDP Policy BE20).
- Planning Permission would not result in a loss of residential amenity (UDP Policy BE21).
- The buildings are set back from the site boundary (UDP Policy BE22).
- External amenity space is provided (UDP Policy BE23).
- The design protects the privacy of both the occupiers and their neighbours (UDP Policy BE24).

We have also assessed the scheme against the Hillingdon Design and Accessibility Statement Supplementary Document (Design SPD) which was adopted in July 2006. Section 3.3 relates to the redevelopment of large plots and infill sites and states that the redevelopment of more than ten percent of properties on a residential street (or one kilometre as measured from the site as a midpoint) is unlikely to be accepted. This includes houses which have been converted into flats or other forms of housing.

As noted above it would seem that more than ten percent of properties have already been redeveloped and consented post the introduction of this Guidance and it would therefore seem that the Council has not opposed development where all relevant planning policy regarding design and residential amenity are met.

It is considered that this is also the position here. As described above the proposed development has been designed with regard to the character of the area and neighbouring properties and complies with the Council's Design SPD. Government policy in the National Planning Policy Framework states that good design is the key aspect of sustainable development.

Having regard to the framework the development proposal is for a high quality scheme that also re-uses previously developed land and makes the most effective use of that land. In accordance with framework's core plan in principles and paragraph 14 we consider that the proposal complies with the development plan and should therefore be approved by the Council.

5. SUPPORTED LIVING

HSN Northwood Limited (part of the HSN Care [Holdings] Limited Group) is dedicated to providing accessible housing and support for adults with the most profound and multiple disabilities.

There is currently a considerable shortage of appropriate accommodation for adults in this category and at present there is no available accommodation in this part of the borough.

The borough has a specific requirement to provide supported living accommodation for adults with profound and multiple disabilities and the residents of the proposed development will be amongst those with the highest additional support needs in the community.

HSN Care (Holdings) Limited is a group with a small but dedicated team with over 50 years' experience in the private sector and more than 40 years' experience in the disability sector. It has specialists dedicated to locating and adapting property, tailor-made to suit the individual care needs of residents and must, of course, of necessity be within communities near to residents' friends and families. HSN Care residents will be predominantly young adults within the age range of 19 to 35 with profound and multiple learning and physical disabilities.

HSN Care's ethos ensures that it will work with each individual with high support needs together with their families and local authorities to enable them to live in the type of home environment of their choosing; to access life long learning opportunities;

meaningful work or work experiences and a full range of sports and leisure activities and therapies to the maximum of every individual's capacity.

The HSN Care model is to build small supported living homes for four people in each home so that the living environment as closely as possible reflects a normal family home; although, of course, the high support needs of the residents do require 24/7 staff cover.

HSN anticipates that each property will create eight full time equivalent jobs ranging from homes' manager, deputy homes' manager, care staff and domestic and ancillary staff. The residents will not be those diagnosed with 'challenging behaviour' or autism and will, therefore we believe, be welcomed and enabled to make a full contribution to their local community.

A Traffic Impact Study has been commissioned, a copy of which is attached, demonstrating that the Support Staff needed for this development will almost exclusively travel by public transport as the site is in a key sustainable location. It is clear from the evidence of the Traffic Impact Study that no additional burden will be placed on local car-parking facilities; and the volume of traffic from this development will, in fact, be significantly less than were it to be a more conventional form of residential development in which each resident was likely to have at least two vehicles in addition to domestic and ancillary staff. On this basis previous concerns expressed by neighbours, concerning traffic impact, have been suitably dealt with.

The previous Planning Application for this Site in 2013 was withdrawn following consultation with the Case Officer; subsequent to which amendments have been made to the drawings to reflect the design issues raised at that time and those concerns have now been entirely ameliorated.

In the London Borough of Hillingdon Disabilities Commissioning Plan 2011-2015 there is a specific aim under 'Accommodation Support Services' to 'increase supported housing option'. In Section 3.3 'Supportive Local Communities' the council's aim is to 'achieve

sustainable change by supporting individuals and communities to help themselves and each other'. This proposal is intended to ensure that the development at 82 Ducks Hill Road allows maximum independence and choice within the capacity of those residents to enable them to be an active and supported part of their communities and for they and their families to remain within their home communities rather than, as is often the case currently, having to be relocated some distance from family and friends because of the lack of suitable and appropriate accommodation.

In the same document under 'Physical Disability' the need for the proposed service at 82 Ducks Hill Road is supported by the PANSI projections (which) suggests that the population of people aged 18 to 64 with moderate to serious physical disabilities within Hillingdon is likely to increase by 4.3% to 16,510 in the five years to 2015.

It is also correctly noted that the 'trend of advancing medical technology and techniques, in addition to new drug therapies, enables people with more complex needs to live much longer lives' and this, of course, is expected to continue thus further exacerbating the need for accommodation of the type proposed.

The same documents under 'Accommodation Services and Support and Housing Supply' notes that 'the provision of good quality housing and support services is crucial to enabling more disabled people to have greater independence in the community. There is currently an over-reliance on the use of residential and nursing placements to meet the accommodation needs of disabled people. There is a need for supported housing development in the borough where disabled people will have their own tenancies and are allocated a personal budget to address their support needs. This will also enable many of the people with learning disabilities and/or physical disabilities placed in out of borough care homes to come back into the borough where it is feasible for them to do so. Supported housing will meet people's needs in the least restrictive way and give them maximum choice and control.

For the reasons set out above we commend this Application to the Council and look forward to negotiating a satisfactory Planning Consent.

A handwritten signature in blue ink, appearing to read 'Jack Goulde', with a stylized flourish at the end.

Jack Goulde FIRR
London and Berkshire Limited

25 November 2014