

# MICHAEL OAKES ARCHITECTS LTD.

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To the Planning Department, Hillingdon Council,  
Civic Centre, High Street, Uxbridge, UB8 1UW

redesign and resubmission March 2026- brief notes added 27.4.26

Dear Sir/Madam,

## DESIGN AND ACCESS STATEMENT

FOR; Replacement of the existing building here at this address, and  
erection of 1 x 3 bedroom house and 2 x 1 bedroom houses, all at 1  
Alpha Road, Hillingdon U10 0QP

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#### 1.0 INTRODUCTION

##### 1.1 The Statement

This Design and Access Statement has been prepared in support of a full Planning Application for the demolition of the existing bungalow at No.1 Alpha Road to create 3 x new terraced houses, with parking for 4 no cars and 3 x private rear gardens.

This proposal has similarities to a previous application on this site address (REF: 41903/APP/2024/2570). This document aims to address the critical factors of refusal from the previous application, which was ultimately refused on appeal (REF: APP/R5510/W/25/3363649). The key points from the appeal statement are addressed within the attached drawings as well.

## 1.2 Drawings & documents list

This access statement should be read in conjunction with the deposited set of planning drawings and associated correspondence.

## 2.0 PHYSICAL ASSESSMENT

### 2.1 Site Location

The site is located close to the junction of Alpha Road and Pole Hill Road, Hillingdon. The existing site is currently occupied by a bungalow which will be demolished to allow for the new development. It is located in a residential area with semi-detached and terraced houses and flats of various styles in close proximity.

### 2.2 Surrounding Land Uses

The adjoining site uses consist of: on one side there are 3 no double storey terraced houses and on the other side there is a double storey pair of flats. The rest of the surrounding area consists of various styles of housing (predominantly terraced and semi-detached homes of two storey and some 3 storey designs).

It is noted that the character of this residential area is of tight terraces of houses and flats, and, as shown on block plans, many houses are facing each other and are between 11 metres and 12 metres distance from one another.

### 2.3 Movement (Transport and Access)

Vehicular access directly onto the site is on Alpha Road, from either Pole Hill Road, Butler Street or Star Road. The site is within walking distance from Uxbridge Road and main bus routes to Uxbridge and Ealing. There is a good public transport network in the area and shopping facilities. The site has a PTAL rating of 2.

Within the latest proposal, 4 x parking bays are provided within the curtilage of the site including 3x parking bays (one for each dwelling) which can be adapted for wheelchair users if required (i.e., 3.6m across, including adjacent pathways), and 3 x active electric car charging points and provision for 3 x passive electric car charging points are shown. This parking provision complies with the current London Borough of Hillingdon Car Parking standards.

## 3.0 DESIGN

3.1 The use class of the site will remain unchanged (C3 – Dwelling houses) within the proposal.

### 3.2 Accommodation:

The existing building consists of a single dwelling, which accommodates the following rooms: Ground floor – 2x bedrooms, 2x living rooms, 1x dining area, 1x kitchen, and 1x spice kitchen/ utility room, 3x bathrooms/ WCs, 1x study. Roof space – 2x bedrooms, and 2x bathroom. Parking for 3/ 4 cars on the front drive and two dropped kerb access points from the road (the whole front area, approximately 20 metres x 4.5m is likely non- suds-compliant hardstanding currently).

The proposed building consists of a three separate dwellings, which accommodates the following rooms:

1x 3 bed (4 person) dwelling – 1x double bedroom, 2x single bedrooms, 1x kitchen/ living area, 1x dining, 1x accessible bathroom, 1x ensuite, and 1x downstairs WC.

2x 1 bed (2 person) dwelling – 1x kitchen / dining / living area, 1x downstairs WC, 1x porch, 1x upstairs master double bedroom with walk-in wardrobe and bathroom area.

Each of dwelling will have a private garden at the rear, a bin store for each of the houses and a cycle store will be provided within each of the building's front porch areas (a hanging system for a small lightweight folding bike here) plus a further secure bike/ garden store area within the rear garden (as labelled). Further interior storage, and private amenity space provided, all to exceed London Design Guide standards for each respective dwelling.

There will be 3 x private lawned front gardens provided here, together with 4 x sub-compliant on-site parking spaces.

### 3.3 Areas; Existing bungalow – 1 Alpha Road:

The existing bungalow due to be demolished has a gross internal area of 183m<sup>2</sup> with some of the accommodation contained in the first-floor roof space.

The gross internal area for the proposed development will be 229.2m<sup>2</sup>. This includes the front porches and internal dividing walls (actual room floor area space = 222.7m<sup>2</sup>).

Large house: 3-bedroom / 4 person house, area = 101.3 m<sup>2</sup> (bed sizes 11.6m<sup>2</sup>; 10.88m<sup>2</sup> and 15.64m<sup>2</sup> plus ensuite).

2 no x One bedroom / 2 person house, area = 60.7m<sup>2</sup> each (excluding the porch)

Private rear garden space=64.4m<sup>2</sup> plus 40.7m<sup>2</sup> plus 41m<sup>2</sup>.

### 3.4 Layout

The proposed floor layout is as shown on drawings. All the areas comply with the LBH Local Plan Part 2 (January 2020).

### 3.5 Scale

The height of the building will be of lower height to the block of flats (at number 32A Pole Hill Road) adjacent to the site, and of lower height compared to the 2 x flats adjacent (at number 32 Pole Hill Road). The overall height of the proposed terrace will be 8.2 m high. **This height and scale of development has been found to be supportable in the written Planning Inspector's report, dated 30<sup>th</sup> July 2025 (his point 7.).**

**The proposed floor-to-ceiling height has specifically been found to be supportable by the Planning Inspector in their last written report (due to meeting national criteria and this proposal NOT being for large-footprint blocks of flats).**

### 3.6 Appearance:

The houses will be constructed in a cavity wall construction with ground and first-floor walls rendered in a white/ cream colour render. The front-facing walls are now redesigned to include orange/ mottled facing brick panels and brick entrance porches (these finishes match those of the existing proposed demolished home). **This improved choice of materials has been found to be more suitable and supportable in**

the written Planning Inspector's report, dated 30<sup>th</sup> July 2025. The roof will be red interlocking tile appearance (with grey/ blue laminated glass photo-voltaic electricity-generating solar roof panels here). This choice of materials has been found to be supportable in the written Planning Inspector's report, dated 30<sup>th</sup> July 2025 (his point 7). The houses and flats in the surrounding area have either brick finish, painted brick finish or white-render finish. The proposed terrace has a hipped roof arrangement, closest to the adjacent flats at 32 Pole Hill Road, to diminish the height and the mass of the building when viewed from this property. The proposed terrace frontage has carefully positioned front and rear facing windows, that succeed in minimising any overlooking of any neighbour's nearby windows and private amenity spaces. This fenestration adds to visual interest to this street-frontage. This simple regular rhythm and 3 x gable detailing is inferred as being more suitable and supportable in the written Planning Inspector's report, dated 30<sup>th</sup> July 2025.

The rear elevation has been minimally redesigned. The arrangement of windows, including the angled windows to the first floor rear of the 3 bedroomed property has been found to be supportable in the written Planning Inspector's report, dated 30<sup>th</sup> July 2025.

As previously mentioned, the sectional height as shown has been agreed to be approveable in the Planning Inspector's report, dated 30<sup>th</sup> July 2025

#### 4.0 ACCESS

Step free access to the front door and onto the rear patios all to comply with Part M4(2) of the Building Regulations (i.e. shallow gradient slope from street level up to a 1200x1200 mm level threshold in front of the door).

The front doors (principle entrance) to the houses will be through the porches at the front of the properties. Where accessible bathrooms are required (as per provision AD Part M4(2)), level threshold showers are shown fitted in all first-floor bathrooms (eg, no baths to be fitted). All downstairs WCs comply with Part M4(2) also.

#### 5.0 BIODIVERSITY REPORT

This application includes a carefully-prepared biodiversity report, showing that this application will exceed the required 10% net gain. Thus this current application and this report has been found to meet the planning requirements as set out in the written Planning Inspector's report, dated 30<sup>th</sup> July 2025 (his points 9 to 13).

Additionally, if the proposal was approved and the currently proposed small trees were planted in the front garden, "...the net change would increase to approximately 60%" (please refer to point 3.3 on page 6 of the Biodiversity Report prepared by ACD Consultants).

#### 6.0 LIVING CONDITIONS

The Planning Inspector's written point 14 emphasises that ..

'in this instance, the proposed dwellings are two storey homes and benefit from from a relatively shallow depth and are dual aspect on the ground floor thus easily offering cross ventilation. The [as previously-proposed 2.3m] floor to ceiling height would be in accordance with the Nationally Described Space Standards (NDSS) and therefore, given the other design features of the proposed dwelling, this would be satisfactory'.

For this reason, this aspect of the previous design is retained = 2.3m high ceiling heights as it has been 'approved' in the Planning Inspector's report (as these lower room volumes will decrease heating bills and help carbon savings).

The Planning Inspector's written point 15 emphasises that the previously- proposed front-facing windows would.. 'offer two openings to these rooms and I am satisfied that these would offer sufficient light. The outlook would be limited but the occupants would still have vantage outdoors which offers a limited, but nevertheless satisfactory, outlook'.

For this reason, we trust that our current proposal is similarly agreed to be satisfactory.

The Planning Inspector's written point 16 emphasises that the previously- proposed rear-facing angled windows would.. '[be angled] .. towards the east and therefore would allow them to receive morning sunshine from an otherwise predominantly north facing elevation. As such, I conclude that these windows would offer reasonable light and outlook'.

Please note that the occupants of these rooms would only be able to 'choose to overlook' their nearest neighbour's rear amenity space if they were to stand up-close to this window- the angled window is at the far end of the room, so this circumstance is unlikely to occur.

For this reason, we trust that our current proposal is similarly agreed to be satisfactory.

The Planning Inspector's written point 18. agrees that these properties can all be made accessible, as the associated drawings clarify; and as there are numerous sustainable features including solar panels, air-source heat pumps and electric vehicle charging points, the Planning Inspector is satisfied that such a development, if/ when planning approved, can be 'planning conditioned' to be secured as being air quality neutral, to comply with policy EM8 of the HLPSP, policy DMEI14 of the HLPDMP and policy D7 of the LP . Please refer to the attached 'Preliminary Air Quality Neutrality Assessment for 1 Alpha Road, Hillingdon that confirms 'significant positive benefits for local air quality and public health'.

## 7.0 STATEMENT:

The owners of the premises will be responsible for the safe keeping of this statement to demonstrate that all reasonable care has been taken in procuring the proposed works. This Design and Access Statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the proposal. This includes relevance throughout the building-phase and the life of the property, specifically to ensure the development remains fit for purpose and that all relevant best practice accessibility guidelines and statutory regulations are observed and implemented within the detailed design.

END