Design & Access Statement

24024 FP1 01.00

In support of Full Planning Application at 35 Brookdene Drive, Northwood, HA6 3NS

INTRODUCTION

This Design & Access Statement has been prepared in support of a planning application following a positive pre app.

The proposals are for the demolition of the existing dwelling and erection of the new dwelling 2 storey, rear garage converted to a habitable ancillary use room, garden fence moved to the side of the pavement, a new drive at the bottom of the site with existing crossover by the garage removed and pruning back of the canopy of the side protected Oak tree, with new landscaping and trees proposed. Bins storage provided and EV chargers.

THE SITE

35 Brookdene Drive is situated in Northwood, a suburban town in the London Borough of Hillingdon, bordering Hertfordshire. Northwood offers a harmonious blend of tranquil, leafy residential areas and convenient access to Central London. The town is well connected, with three Underground stations, Northwood, Northwood Hills, and Moor Park. Serviced by the Metropolitan Line, facilitating efficient commutes to London city.

The area surrounding Brookdene Drive is predominantly residential, characterized by detached homes set along tree-lined streets. The housing stock primarily dates from the late 1920s onwards, with private estates of large luxury detached homes built in the 1970s and 1980s now well established and popular.

This setting provides a serene environment, appealing to families and individuals seeking a peaceful lifestyle.

Aerial View of the site courtesy of Google maps

EXISTING PROPERTY

The property is located at the south east side of the site at a T junction of Brookdene Drive.

The property is a two storey dwelling and features four bedrooms, including a principal bedroom with an en-suite shower room, and a family bathroom. The ground floor comprises a dual-aspect kitchen/dining room, a study, a spacious living room, and an adjoining conservatory that opens to the rear garden and a small front courtyard space. Externally, a rear garden enclosed by trees, providing privacy. A versatile outbuilding/garage at the garden's end and crossover to park cars on to it driveway or internally.

Courtesy of google maps

RELEVANT PLANNING HISTORY

The property has a few planning related history, but these are historical and serve no reference to the current submission of demolition and new build.

The Local trees that have protection status has had a number of tree pruning submission and all approved by Hillingdon council for the affected works.

A Pre App was submitted in December 2024, and following a Pre App meeting with the case officer, positive pre app feedback was received at the end of Jan 2025. **Ref:44049/PRC/2024/218**

DESIGN PROPOSAL

In the pre app there where some subtle suggestions made to change the first floor southwest plan form which has been included in the current submission. The revised scheme builds upon the positive principles from the Pre App, while incorporating improvements that enhance the overall appearance and functionality of the dwelling. Key design enhancements include:

- **Improved Architectural Aesthetic** – The new design features refined elevations, improved proportions, and high-quality materials that enhance the visual appeal of the dwelling.
- **Harmonious Integration** – The revised design responds more sensitively to the surrounding built environment, ensuring a cohesive and balanced addition to the street scene.
- **Enhanced Internal Layout** – Internal spaces have been optimized for better usability and natural light penetration, improving the quality of living for future occupants.

In response to the clients wishes of a new design, the new proposals carefully re-evaluate the design and proposes a more traditionally design driven dwelling to ensure it remains sympathetic to the surrounding context and clients wishes.

The site is located within a well-established residential area featuring a mix of traditional and contemporary dwellings. The proposed design takes cues from the surrounding architectural language, ensuring a sympathetic yet modern interpretation that complements its setting. Particular attention has been given to:

- The **scale and massing**, which remain in keeping with neighbouring properties, if anything a better addition than previously approved.
- The **roof form and material palette**, selected to blend seamlessly with the character of the street. The mansard style roof, will soften the elevational outlook of the property.
- The **window proportions and detailing**, designed to maintain visual coherence with adjacent dwellings.

The design has been revised to replace the current property with modern detailing but with traditional detail of gables and external chimneys.

REDUCING ENERGY USE AND INCREASING ENERGY EFFICIENCY

The proposed dwelling will produce far less CO_2. This will be achieved by increasing the thermal performance of the building fabric by utilising low carbon technology and building to enhanced robust details to achieve high level of air tightness. The use of alternative energy sources such as Photovoltaic panels and air source heat pumps, optimizing solar gains, super insulation and improved thermal mass in conjunction with a proportion of renewable energy, low and zero carbon technology to supply a further reduction in CO2 emissions.

The aspiration of the project is to produce a house that still fits in with the character of the street but that not only has a lower heating load than the existing but that also uses carbon neutral heat sources to provide that heat. It is the wish of the applicants that the property generates enough of its own energy in order to be effectively carbon negative as regards heating load with a generated balance to cover potential electricity use.

We would estimate that the steady state heat loss from the existing house is extremely poor resulting in a very high carbon footprint. It is proposed to construct the new house with much higher levels of insulation that would exceed levels required to comply with Building Regulations and to a similar aspirational standard as would be required in the construction of a Passivhaus development. In addition, it is assumed that the power house of the new dwelling with be an energy efficient heat pump.

Photovoltaic panels are to be installed on the roof and the output from these would be used to reduce the electrical load of the house with the excess directed to an immersion heater in the hot water cylinder to supplement the heat input provided by an air source heat pump located in the rear garden in an acoustic shroud. Any additional electricity generated by the panels at peak times would be stored in battery pack and or sold back to the Grid. The photovoltaic panel system would be sought to generate a large unit of power annually and a house of this size would will be in a position to use the created electricity and considerably reduce the draw from the national grid. In addition, this possible installation of electrical battery storage may even eliminate the need to use nations grid power during the day and night.

The house would be heated using a hot water underfloor heating system throughout. Such a system has the benefit of being able to run at a lower temperature in order to provide comfortable conditions within a room than would be necessary if a radiator system was in use. A hot water underfloor heating system is therefore suited ideally to the output from an air source heat pump.

The air source heat pump will be positioned in the rear garden just past the patio which will be away from the neighboring property and screen by planting to avoid any nuisance with noise. Most new air source condensers are now very quiet and as such, devices no longer need sound attenuation as they run quieter than the general ambient sounds.

For a full assessment of the sustainable credentials of the development refer to the Sustainable report prepared by Wires & Wireless Ltd

ECOLOGY, BIODIVERSITY, LANDSCAPING & TREES

The proposed dwelling places a strong emphasis on enhancing the existing ecology and biodiversity of the site. Although this site is exempt from Biodiversity Net Gain, see accompany BNG exemption statement prepare by MKA Ecology Ltd. The development will have enhanced additions to encourage ecology on the site and improve the biodiversity of the site with new landscaping and trees as indicated in the landscaping scheme prepared by Clive Warwick Landscape Design to accompany this submission

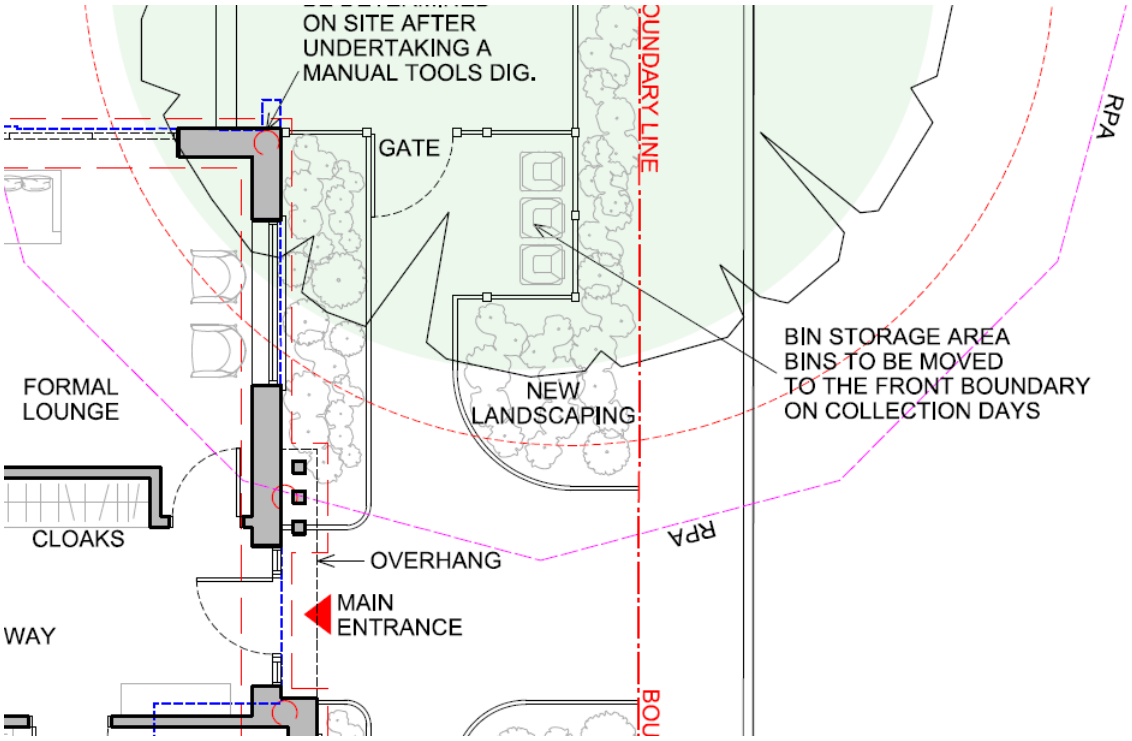
Also refer to the Arboriculturist report by Arbol EuroConsulting, noting the protected trees and its requirement for the canopy pruning. This should not have any impact on the assessment as it mirrors previous applications for such work, see application 44049/TRE/2018/173

AIR QUALITY / NOISE POLLUTION / CONTAMINATED LAND

The application does not have any of the aforementioned issues and is therefore ideal for a residential development.

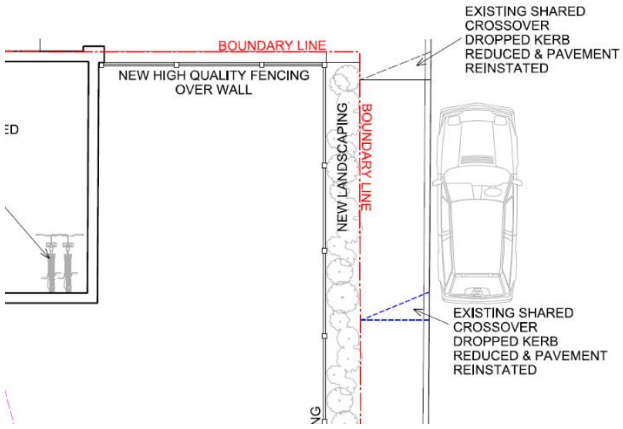
STORAGE & WASTE COLLECTION

As specified by the Council, bins for dry recycling, food waste recycling, green garden waste, and general refuse will be accommodated along the side hidden behind a fence and landscaping so not seen from the public realm of the street. Relevant bins will be moved to the entrance location on collection days.

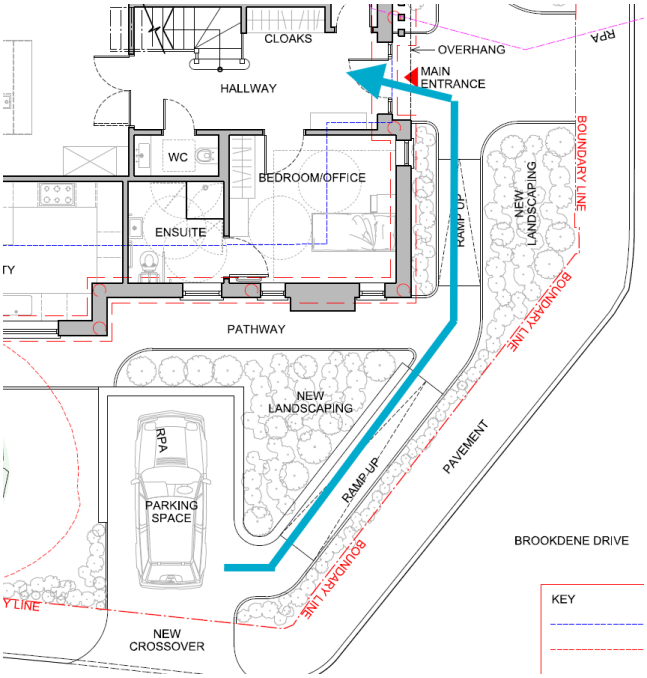


PARKING & CYCLE STORAGE

The existing site does have car parking at the rear, providing a driveway towards the garage. However, the distance to he main entrance of the dwelling does provide to be too far. Therefore in converting the rear garage to a ancillary use habitual space, the drive is taken into the garage space and therefore the existing crossover will be reduced in width.



It is proposed that a new crossover and driveway is proposed closer to the main entrance to the new property. Than the current distance to be travelled from the parking from the rear garage location.



Cycle storage for several bikes will be located in the rear annex.

ACCESS

Access arrangements remain consistent with the current property location. Pedestrian-friendly entry points ensuring ease of movement for residents and visitors. Pedestrian access from Brookdene Drive is provided. Wheelchair access has been provided via the ramped access pathway via the new driveway or off the pavement; the door will be easy to operate from a seated height and will have a high level of artificial illumination.

SUMMARY

This scheme represents a massive improvement upon the current dwelling and site layouts, offering a more visually appealing and contextually appropriate dwelling. The proposal respects and enhances the character of the area while delivering a high-quality residential environment.

As can be seen from the submission and the above considerations and accompanying supporting reports, the proposed dwelling would have only minimal or no effect on the neighboring properties and would provide a significantly improved property on the site as desired by the applicant.

We trust that the planning authority will recognize the merits of this refined design and is worthy of the council's full support on this application.