

Planning Statement; Including, Design and Access Statement; Accessibility statement; Crime Prevention Statement; Energy Assessment; Flood Risk Assessment and Mitigation Method; Arboricultural Assessment, Protection Plan, and Method Statement; Heritage Statement.

For

Conversion and Extension of Existing 4-Bedroom Dwelling into Two Dwellings, & Construction of New 4-bedroom Dwelling.

at

52 Field End Road, Eastcote, HA5 2QN

Introduction

This document has been prepared to explain the above proposal, and is to be read in conjunction with the drawings and documents listed here:

- 1610: os01 – Location plan
- 1610: 01 C – Existing Property and Site
- 1610: PL01 C – Alterations to Existing Property
- 1610: PL02 C – Proposed New Property
- 1610: PL03 C – Highway Drawing and Site Section
- 1610: PL04 C – Landscaping, Boundary Treatments, Lifetime Homes

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1.0 – Planning Statement

1.1 – Proposal

The proposed development consists of two main elements; extension and conversion of the existing 4-bedroom dwelling into two dwellings (one 2bedroom referred to as plot 1, one 1-bedroom referred to as plot 2), and the construction of a new 4-bedroom dwelling (referred to as plot 3) in the rear garden. The proposal will produce two additional dwellings.

The design requires the removal of the existing detached garage to gain access to the rear portion of land.

1.2 – Planning history

4913/B/98/0295 – Erection of a 2-storey Side Extension to Include Garage and Study – 01/04/1998.

1.3 – Pre-application

Pre-application advice for the site has previously been sought for this site, albeit with a different design; This response was received 5th August 2015. (no Ref. given)

Pre-application advice was sought again with a design more similar to the proposal; This response was received 27th September 2016. (Ref.:4913/PRC/2016/59)

Both where provided by Liz Arnold.

1.4 – Policies and supplementary advice

As advised in the Pre-app the following documents were considered to design the proposal.

- Hillingdon Local Plan: Part 1,
- Saved Unitary Development Plan policies
- London Plan 2016
- NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA

2.0 – Design and Access Statement

2.1 – Context

2.1.1 - Location

The Site is identified on drawing 1610:os01, encircled with a red line.

The property is located in Eastcote; towards the northern end of Field End Road, which runs from Northolt in the south to Eastcote Village in the north.

2.1.2 - Immediate Area

The existing house is semi-detached, with its attached property to the South (left hand side as viewed from the highway). Further South, there are residential properties, in a mixture of styles. These include large semi-detached houses and flats (The flats are in blocks which appear and semi-detached houses).

To the North is a hotel within large sporadically wooded grounds, which are mostly used for car parking.

To the West (rear) there are long stay hotel suites in a large annex block with a crown roof, beyond this there are more properties, as per the south.

To the East (across Field End Road) is a wide verge laid to lawn with a few large mature trees, behind this area is a residential development, consisting of flats and apartments, leading off a private road.

2.1.3 - The Site

The building is set back from the highway, with a large gravelled drive to the front and a detached garage to the side. To the rear is a large 'L' shaped garden, extending behind the house and around the attached neighbours garden.

2.1.4 - Existing Property

The house is one half of a semi-detached pair. The walls are constructed of buff coloured facing brick. The roof is a slate covered pitched construction with gable end and cat slide, details.

Accommodation consists two reception rooms, a kitchen, WC, and hallway at ground floor; and 4 bedrooms, bathroom, and landing at first floor.

The garage has facing brickwork walls and a flat roof.

2.2 – Design strategy

2.2.1 - Amount

The Existing site consists of the following

Area Description	Area (sqm)	Notes
Total plot	761.3	
Front garden / parking	150.3	
Rear garden	550.0	
Garage footprint	17.7	
House footprint	78.7	
House GIA	151.8	

The site will be divided into 3 plots.

- Plot 1's house will be within the existing house with a 17.2sqm single storey rear extension.
- Plot 2's house will be within the remaining area of the existing house.
- Plot 3 will be a new house built to the rear.

The proposed design is divided up as follows

Plot 1 – 2-bedroom 3-person House

Area Description	Area (sqm)	Notes
Total plot	158.7	
Front garden / parking	35.5	
Rear garden	61.0	60sqm required by HDAS
House footprint	62.1	
House GIA	90.2	70sqm required by London Plan 2016

Plot 2 – 1-bedroom 2-person House

Area Description	Area (sqm)	Notes
Total plot	82.7	
Front garden / parking	25.8 + 7.4	Driveway and front garden separate
Rear garden	40.6	40sqm required by HDAS
House footprint	34.7	
House GIA	59.0	58sqm required by London Plan 2016

Plot 3 - 3-Bedroom 5-person House

Area Description	Area (sqm)	Notes
Total plot	357.2	
Front garden / parking	93.2	
Rear garden	181.8	100sqm required by HDAS
House footprint	81.8	
House GIA	131.2	93sqm required by London Plan 2016

Shared drive

The shared driveway is 137.4sqm and consists of pedestrian and vehicular access from the highway to the plots, allows for tuning on site, and 'collection day' refuse storage.

2.2.2 - Use

Existing

The site is used as a C3 (dwelling house).

Proposed

Each of the 3 plots would be used as C3 (dwelling house). Plot 1 will be a 2-bedroom, 3-person, house. Plot 2 will be a 1-bedroom, 2-person, house. Plot 3 will be a 4-bedroom, 5-person, house.

2.2.3 - Layout

Existing

as described in **2.1 – Context**.

Proposed

Plot 1 & 2 – The existing house is retained and divided into two houses, so remains mostly unchanged. The frontage remains unchanged in appearance, as an open driveway, but will be split into two (with only ground makings to identify the change). A single storey rear extension will be added to Plot 1, infilling the current courtyard area; this is to match a similar extension to the attached building and is not visible from the highway. Each plot has a full width rear garden with pedestrian access from the shared drive.

Plot 3 – The new property will be to the rear set back from the highway, nominally parallel to the rear boundary. It falls within the space between 52 Field End Road and the Large Hotel annex building.

The front of the property faces the highway and overlooks its own front drive and the rear gardens of plot 1 & 2. The south elevation over looks its own garden. The other elevations (side and rear) face the hotel and its annex.

All the windows at first floor which over look other properties are obscured and unopenable to maintain privacy to their amenity.

Overall – the layout allows for comfortable access, parking and turning for all properties; each of which achieve at least the minimum internal and external spaces standards. The new development is either, hidden from the Highway by the existing building - or - set well back and subservient to the host property, the hotel and the hotel annex. The property position and aspect has no significant impact on the surrounding properties or their amenity.

2.2.4 - Scale

Existing dwelling – is one half of a semidetached pair, over two storeys, with a pitched roof.

Surrounding buildings – are all much larger than 52 Field End Road, with larger footprints and either more storeys or much large roof forms and volumes.

Proposed Plot 1 & 2 – The scale of the building remains unchanged to the front with a small single storey rear extension within the existing courtyard area.

Proposed Plot 3 – The scale of the new property is in keeping with the existing house and much smaller the block of hotel suites to the rear (the closest building). There are several large houses (plus flats which appear as such) in the immediate area, as well as the large main hotel building to the north.

2.2.5 - Appearance

Plot 1 & 2 – This remains unchanged as viewed from the highway, with a sympathetic single storey extension, which is in keeping with the building and matches a similar extension to the attached house.

Plot 3 – The new house takes inspiration from the surrounding properties, with a pitched double gable ended roof, with additional front facing gable projections and 'cat slide' detail to the porch. The walls will be smooth cast render in 'off white' except the porch area which is to be brickwork. The external joinery, rainwater goods, and doors and windows will be black.

2.2.1 - Access

Vehicle access to All plots will be via the existing Highway cross over and New shared driveway.

Pedestrian access to All plots will be as existing, from highway foot path via New shared driveway.

Access will comply with part M of the building regulations and Lifetime Homes standards.

Please see **3.0 – Accessibility statement**, for details regarding Lifetime Homes standards.

2.2.3 - Parking

The new design allows for onsite parking of a minimum of 2 no. spaces for plots 1 & 3 and 1 no. space for plot 2, plus additional space for temporary / guest parking to each plot simultaneously.

2.2.4 - Refuse

Refuse is to be stored in each property curtilage, with a collection point within the New shared drive way, located no more 30 meters from the front door of each property and less than 25m from the highway.

2.2.5 - Sustainability

Plot 1 & 2 – During the conversion works the thermal performance and heating system of the building will be upgraded.

Plot 3 – The new property will be constructed from timber frame to allow high thermal performance. The elevations with the majority of openings face the south-east and south-west, so benefit from solar gains.

All new works will comply with building control standards.

2.2.6 - Landscaping

There is one large mature tree on the site, with others to the north in the hotel grounds, all will be retained and protected during construction works. Please see **7.0 – Arboricultural assessment, protection plan, & method statement** and its appendix, for full details.

The front drive currently consists of gravel in stabilizing mesh on a concrete slab. This will be retained with the addition of permeable block paving foot paths. The existing planted verges are retained and to be replanted with low level 'hardy' shrubs. The existing small area of patio is to be replaced with planting to match verges.

The gravel and permeable paving footpath continue over the demolished garage base and apart of the existing rear lawn to complete the share drive.

Plots 1 & 2 – Rear gardens will be kept as Lawn with small patio areas next to doors to allow level access.

Plot 3 – Rear garden to be kept as lawn with small patio area, drive way to be formed in 'Grasscrete' concealed ground reinforcement with a permeable paving foot path.

For locations described please see drawing: 1610 – PL04C.

2.2.7 – Boundary treatments

The existing boundary treatments are to be retained to overall site. These consist of 1.2m high, black, ring-topped, iron railing fence to the front Highway elevation; with 1.8m high close-boarded timber fences elsewhere.

New 1.8m Close boarded fences will be used between new plots within the site.

For positions described please see drawing: 1610 – PL01C & PL04C.

2.3 – Conclusion

The proposed development has considered the previous advice supplied and adjusted the design accordingly.

The street scene remains unchanged and the new property is set back from the highway a great deal.

The extension is in keeping with the existing building and the new property is in keeping with the style and size of the surrounding dwellings and other buildings.

Each new property exceeds current required size guidelines, has ample off road parking, and amenity space.

3.0 – Accessibility statement

3.1 – Building regulations

All new works are to comply with building regulations (Part M), as set out at the time of construction.

3.2 – Lifetime Homes

Lifetime homes standards are applied to all new development, which includes all external spaces and Plot 3 (the new build dwelling house). They are also applied, as far as practical and reasonable, to the other two plots; Plot 1 (an alteration to an existing dwelling) and Plot 2 (alteration to existing dwelling to form a new dwelling).

Please see the following tables for a breakdown of the Lifetime Homes standards criteria and how the proposal complies.

Please see Drawings 1610 - LTH01 & PL04C for details of Lifetime homes standards shown in green.

Plot 1 – Alteration to Existing Dwelling (Lifetime Homes not required)

Criterion	Complies	Notes
1 – Parking	Yes	
2 – Approach from parking to dwelling	Yes	
3 – Approach to all entrances	Yes	
4 – Entrances	No*	*d – addition of new porch would, change the appearance of the existing build too much.
5 – Communal stairs and lifts	N/A	
6 – Internal doorways and hallways	Yes*	*1no. Existing door, to bedroom 1 is slightly too narrow, this cannot be avoided due to existing layout and structure.
7 – Circulation Space	Yes	
8 – Entrance level living space	Yes	
9 – potential entrance level living space	Yes	
10 – Entrance level WC / Shower	Yes	
11 -WC and Bathroom walls	Yes	
12 – Stairs and potential through floor lift in dwellings	Yes*	*A) a stair lift can be provided, but the minimum width at the bottom of the stair is less then 900mm. Stair lifts are available which will serve this staircase. This is unavoidable due to existing layout and structure. B) a lift cannot reasonably be provided. Due to existing structure (existing floor retained) and limited space at first floor.
13 – potential for fitting hoists and bedroom bathroom relationships	Yes*	*bedroom / bathroom relationship is with single bedroom. A knock-out panel would be provided in new stud wall, but hoist support would not be fitted to existing ceiling.
14 - Bathrooms	Yes	
15- Glazing and window handle heights	Yes	
16 – Location of service controls	Yes	

Plot 2 – Alteration to Existing Dwelling to form New Dwelling

Criterion	Complies	Notes
1 – Parking	Yes	
2 – Approach from parking to dwelling	Yes	
3 – Approach to all entrances	Yes	
4 – Entrances	Yes	
5 – Communal stairs and lifts	N/A	
6 – Internal doorways and hallways	Yes	
7 – Circulation Space	Yes	
8 – Entrance level living space	Yes	
9 – Potential entrance level living space	Yes	
10 – Entrance level WC / Shower	Yes	
11 – WC and Bathroom walls	Yes	
12 – Stairs and potential through floor lift in dwellings	Yes	
13 – Potential for fitting hoists and bedroom bathroom relationships	Yes	
14 – Bathrooms	Yes	
15 – Glazing and window handle heights	Yes	
16 – Location of service controls	Yes	

Plot 3 – New Build Dwelling

Criterion	Complies	Notes
1 – Parking	Yes	
2 – Approach from parking to dwelling	Yes	
3 – Approach to all entrances	Yes	
4 – Entrances	Yes	
5 – Communal stairs and lifts	N/A	
6 – Internal doorways and hallways	Yes	
7 – Circulation Space	Yes	
8 – Entrance level living space	Yes	
9 – Potential entrance level living space	Yes	
10 – Entrance level WC / Shower	Yes	
11 -WC and Bathroom walls	Yes	
12 – Stairs and potential through floor lift in dwellings	Yes	Requires small lobby in kitchen, kitchen still exceeds minimum requirements.
13 – Potential for fitting hoists and bedroom bathroom relationships	Yes	2 double bedrooms comply
14 - Bathrooms	Yes	
15- Glazing and window handle heights	Yes	
16 – Location of service controls	Yes	

4.0 – Crime prevention statement

The following is based on 'Secure by Design' document, '*Design statements and access statement - how to use them to prevent crime*'; which quotes, '*Safer Places - The Planning System and Crime Prevention*'. Follows its bullet point format, some bullet points are omitted when not relevant to this proposal and some are combine when they cover the same principle.

4.1 – Access and movement

- Access and service routes do not generate vulnerability to rear of property. The rear of Plots 1 & 2 are over looked by front of Plot 3.
- There is only one escape route available from each plot and the site as a whole.
- Areas are well defined as private spaces using fences and gates.
- All routes are safe to use at any item of day.
- Routes for all users are integrated on the shared drive.
- Routes are easy to understand by all users, indicated by paths.
- Shared drive uses of natural surveillance from all plots, the highway & adjacent properties.
- Routes are private so will not become used for anti-social behaviour.
- All routes are necessary and are to place people want to go (ie gardens).

4.2 – Structure

- Each house is designed with security in mind.
- The whole site is used as residential so its uses are compatible.
- Parking is within the curtilages and is over looked.
- On the small site it would be easy to identify crime risk.
- The site has not suffered from crime in the past.
- Each site overlooks the shared drive to maintain natural surveillance.

4.3 – Surveillance

- Each plot has habitable rooms overlooking both public spaces and their own private amenity.
- All areas will be well lit, with additional lighting on 'motion' sensors, in shared driveway.
- There are not areas in which people can move unseen as the site has its own natural surveillance as well as additional surveillance from the high way and adjacent public carpark, criminal activity would attract attention.
- Each house design allows for all round surveillance.

4.4 – Ownership

- Each plot has clearly defined areas – private gardens, 'public' front gardens / driveways (including the shared drive way). Divided by fences and gates.
- Low-level planting and low visual impact fences are used to 'public' spaces to maintain natural surveillance.
- High level solid fences are used to create secure private spaces.
- There are no communal spaces.

4.5 – Physical protection

- The doors and windows will be modern and robust construction.
- Part Q of the building regulations will be applied.

4.6 – Activity

- The site will consist of 3 private dwelling with a shared drive way which will be used as access to the properties only.

5.0 – Energy assessment

5.1 – Plot 1, Alterations to the Existing House

The position of the existing house is in place so, design options to make use of Aspect and Solar gains are limited. Large bifold windows and a roof light are added to the ground floor, and bathroom window at first floor is enlarged; these are all south west facing to make use of evening sun.

The existing building will be upgraded and the new elements will all built to meet current building regulations.

5.2 – Plot 2, Conversion of Existing House into New House

The position of the existing house is in place so, design options to make use of Aspect and Solar gains are limited.

The existing building will be upgraded and the new elements will all built to meet current building regulations.

5.3 – Plot 3, New Build House

The position of the New house is restricted by site constraints, it's position is governed by the available space and its aspect governed by local building forms and amenity space. Large windows are provided to the south and south east elevations to make the best use of solar gains.

The building will be built from a highly efficient timber frame system and to comply with current building regulations.

5.4 – Site Location / Transport

The site has onsite parking which allows for use and close by storage for vehicles, and has good public transport links nearby (both Bus and Train), as well as being located close to commercial and retail premises. This allows for a varied approach to use of transport allowing for the most efficient and environmentally friendly option to be picked.

6.0 – Flood risk assessment and mitigation method

6.1 – Flood Risks

The proposal is a Minor Development located outside of Flood Risk Zones (Zones 2 & 3) and outside of any Critical Drainage Area. Therefore, a SuDs appraisal is not required, please note SuDs principles will still be applied to the project.

The site (indicated by yellow spot) shown within Flood Zone 1, and is therefore considered to be low risk.



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Flood Map for Planning (Rivers and Sea) ▼

Flood Map for Planning (Rivers and Sea)

Map legend

X: 510,846;Y: 188,222 at scale 1:10,000

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Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea) ⓘ

☐ Flood Zone 3

☐ Flood Zone 2

☐ Flood defences (Not all may be shown*)

☐ Areas benefiting from flood defences (Not all may be shown*)

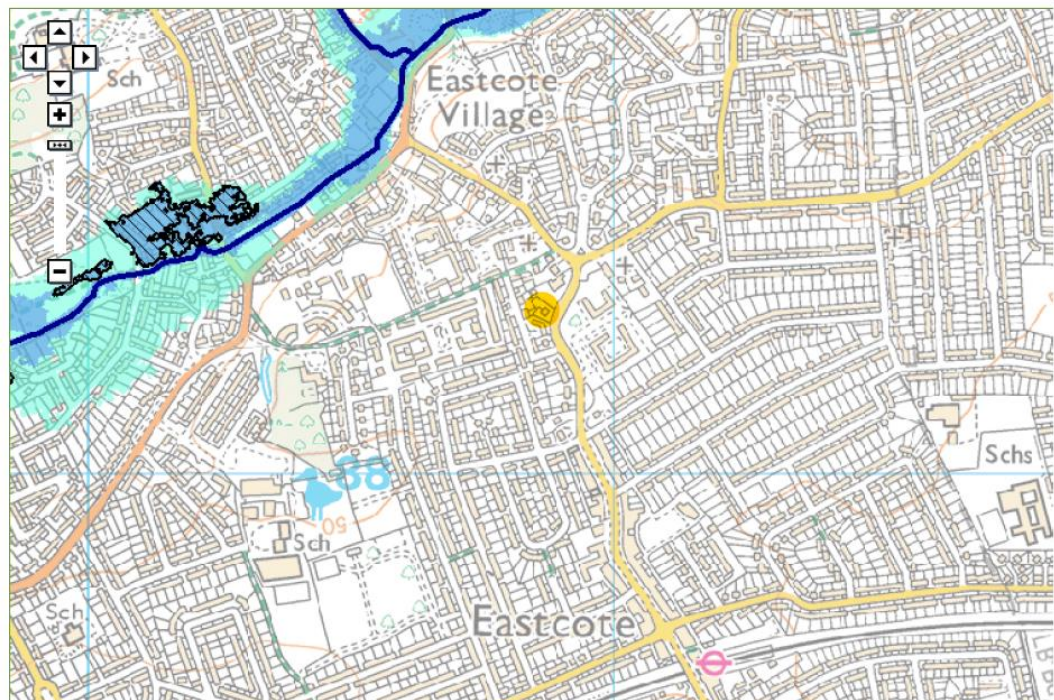
☒ Main River ⓘ

☐ Main River

☒ Other national environmental organisations ⓘ

☐ Natural Resources Wales Area of responsibility

☐ Scottish Environment Protection Agency Area of responsibility



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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6.2 – Surface Water Drainage Strategy

Existing House (Plots 1 & 2) Rain water is to discharge into existing system.

New House (Plot 3) Rainwater is to discharge into New Soakaway within site.

New footpath and driveways are to be formed of permeable materials (Gravel / Permeable block paving).

7.0 – Arboricultural assessment, protection plan, & method statement

7.1 – Existing Trees

There are several mature trees on and adjacent to site, these can be identified on drawings: 1610 – 01c & PL01C and Arboricultural Package by Arbtech Ltd.

7.2 – Trees Retained and Protected

All but 1 tree are to be retained and protect during the construction.

7.3 – Removed Trees

One Tree (9) is to be removed. If possible it will be repositioned within the site.

7.4 – Construction Strategy

Tree protection zones will be observed and protect throughout works and pile foundation system will be used to reduce impact to trees.

For full details please refer to the Arboricultural Package by Arbtech Limited

8.0 – Heritage Statement

8.1 – Conservation areas

The proposal is not within a conservation area.

8.2 – Listed buildings

The adjacent property is listed.

8.3 – Historical links

The property has historical links to RAF Uxbridge.

Please see below for photographs documenting the external appearance of the building in line with Historic England: Understanding Historic Buildings - A Guide to Good Recording Practice.

Front Elevation



Front elevation Gabel Ends / Catslide



Front elevation (Garage)



Rear Elevation



Rear Elevation (Courtyard)

