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5 Wyevale Close
HA5 2QE

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Introduction

Since obtaining planning permission to develop this private residence, our structural engineer and our builder have advised that a demolish and rebuild would result in a structurally sounder and more energy efficient building, as well as a safer and faster build process. Further to this, we note that the property has been vacant for three years and is therefore in a serious state of disrepair. We are submitting this application to obtain permission to demolish and rebuild.

The proposed massing of the building, its boundary, its design, and its access and heritage considerations all remain the same as in our approved split planning applications 50632/APP/2023/2293 and 50632/APP/2023/2313.

Below we provide further information on the application questions that the online application form did not allow us to address fully, as well as a list of proposed minor design variations which are also included in the detailed drawings.

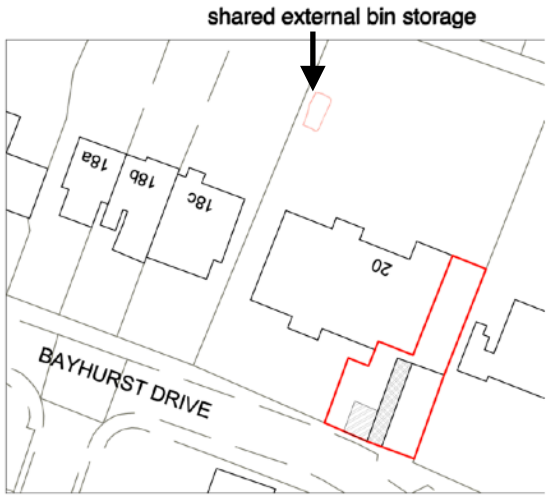
Further to the online form and this supporting statement, we have provided:
- detailed drawings
- letter from builder outlining why a demolish and rebuild is preferrable
- an arboriculturist report
- a sewer network plan
- a heat pump specification
- Design, Access and Heritage Statement from previously approved application.

Further information on application questions

Sewage

As this is a pre-existing dwelling, the sewage and drainage infrastructure are already in place. We are planning to use the existing sewage and drainage lines that already serve this property.

Waste and recycling provision



Proposed Block Plan
Scale 1:500
0 10 20 30 40m

20A Frithwood Avenue shares parking / road access as well as external waste storage with 20 Frithwood Avenue. The location of this external waste storage is shown on the plan to the left.

Internally, dry recycling will be stored in the utility room and food waste and residual waste will have inbuilt storage in the kitchen.

Utilities
The property currently uses gas for both heating and cooking, our proposed build will use a heat pump for heating and hot water demands and the kitchen will be fitted with an electric/ induction hob and oven.

Heat pump
Our initial counsultation has recommended a unit of up to 7kw, ie: 0.007 megawatts. In all likelihood, the unit will be even smaller than this. The online form only allowed us to input a number in megawatts with up to two decimals, so we had to round up the figure of 0.007 megawatts to 0.01 megawatts in order to be able to fill the form.

Solar energy
Chiltern Solar were consulted and advised that due to the large tree in the adjoining property which produces significant shading over our property, they advised against the installation of solar panels since these would generate insufficient energy. If Hillingdon Council were to allow for this tree to be removed, then installing solar panels would be a viable option and something that we would keenly pursue. Currently, we have ticked 'no' because the tree has a TPO on it.

Emissions
The current property has gas heating and no insulation. By replacing gas heating with a heat pump and building a house with new-build level insulation, we will be replacing a highly wasteful property with one that has an extremely low environmental impact and produces no gas emissions.

Pre-Application Advice
This development project has been subject to pre-application advice from planning team leader James Wells and a successful split-planning application 50632/APP/2023/2293 and 50632/ APP/2023/2313 from planning officer Niamh McMenamin.

Design variations

Proposed variations on our approved applications are listed below. They are all to the side and rear of the house. The street-facing elevation remains exactly as approved in 50632/APP/ 2023/2293. The variations in this list are open to negotiation as our priority for this application is to secure permission to demolish and rebuild.

Fenestration
1) vertical strip window in kitchen narrowed down
2) roof light over stairwell turned 90° and removal of existing small window (currently in bathroom, after redevelopment in stairwell)
3) two street-level windows on Bayhurst Drive to be replaced with clerestory window. This is primarily in order to increase privacy: whereas the living rooms of other properties in the neighbourhood face private gardens, our living room can be looked into by anyone walking down the street. The proposed clerestory window will be placed over 2 metres above floor level, guaranteeing nobody can look in or out. A second benefit to this type of fenestration is that it improves energy efficiency by letting in more natural light, reducing need for internal electric lighting, and by regulating heat: in the winter when the sun is low it lets in more sun rays and in the summer when the sun is high it reduces these. This is all the more impactful on a south facing wall.

Extension roof

We propose to replace the proposed kitchen extension's tile roof with zinc roofing. This is in keeping with the existing use of metal roofs in the conservation area. See photos below.

Boundary treatment

The current garden boundary treatment is a series of cheap prefabricated timber fencing that has fallen into disrepair. We propose to replace this with a brick wall made from recycled bricks from the demolished building. This will be far more in keeping with the historic character of the Frithwood Conservation area, and more broadly with the Borough of Hillingdon's renown for carefully curated gardens. The garden's landscaping will be inspired by Eastcote Gardens.