

2a, 4a Copperfield Avenue Hillingdon

Demolition of 2a and erection of 2
bungalows with access off
Copperfield Avenue
Design and Access Statement

September 2022


D A N K S B A D N E L L

INDEX

1. Introduction
2. Site and Surroundings
3. Proposed Development
4. Key Planning Considerations
5. Design and Setting
6. Impact of Street Scene
7. Scale
8. Impact on Neighbouring Amenity
9. Access and Parking
10. Summary

1.0 INTRODUCTION

1.1. We are providing this Design & Access Statement in support of a householder planning application, for the demolition of 2a and erection of 5 bungalows at Copperfield Avenue, Uxbridge.

1.2. The application is submitted with detailed set of plans which demonstrate the quality of the scheme. The application seeks to replicate a similar appearance to as the many neighbouring houses in same street, No.'s 2,6,8,10, and other properties along Copperfield Avenue. However, the scheme is a bespoke response to the site and designed to provide a modern rendition of the chalet bungalow typology.

1.3. The proposal includes two high quality looking dwelling designs, that would enhance the character of the area. This design & access statement (DAS) will outline key material considerations and demonstrate the proposal is in accordance with all relevant Development Plan policy.

1.4. This statement should be read in conjunction with the following plans:

20-06-01	Site Plan
20-06-02	Existing Site Plan
20-06-03	Proposed Detached Unit
20-06-04	Proposed Semi Detached Unit
20-06-05	Existing and Proposed Street Scene
20-06-10	Location Plan

1.5. This Statement has been prepared having regard to the Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and guidance contained within the Planning Policy Guidance (PPG).

2. SITE & SURROUNDINGS

2.1 The proposal site is located on the east side of Copperfield Avenue and comprises the dwelling house and rear garden of No 2A Copperfield Avenue and land to the rear of Nos. 4, 4A and 6 Copperfield Avenue. The area of this site is approximately 1547 square metres and comprises open grassland with an open sided shelter structure, a glass greenhouse and a disused stable building containing three stables. The site is bounded by mature trees and hedging with an element of close boarded timber fencing that separates it from the properties numbered 4, 4A and 6 Copperfield Avenue. To the rear, the site is bounded by the rear gardens of Nos 3, 5, 7 and 9 Micawber Avenue.

2.2. Copperfield Avenue runs northwards from Pied Heath Road, within Hillingdon. There are properties to both the east and west of the road and the area has a strong residential character. Properties are generally setback from the roadway behind parking spaces or small front gardens. The road has a visually and architecturally varied character. There is a predominance of chalet bungalows, but also many examples of bungalows and taller two storey units. Most units are detached and sit in individual plots, however there are examples of semi-detached units as well.

2.3. The majority of properties have an east-west axis and extend rearward into their plots. There is limited consistency in terms of design and material palette and most properties have been modified or extended over time. Along the road, there is use of brick, tile, slate, render, pebble dash, timber, blockwork, slate tile and concrete tile. Most dwellings have front gables, although there are some limited examples of hipped roofs. Front extensions/projections and dormers are common throughout the road.

3. PROPOSED DEVELOPMENT

3.1 The application comprises the key following development: The demolition of No. 2A Copperfield Avenue and the construction of three homes on land to the rear of Nos. 4, 4A and 6 Copperfield Avenue. These would comprise 1 three bedroom dwelling and 2 x two bed dwellings.

3.2 The demolition of No. 2A would provide the access from Copperfield Avenue. The three bed bungalow towards the northern boundary would have floor area (GEA) of 120 sqm and the 2bed semi bungalows on the eastern boundary would each have a floor area of 90 sqm.

4. KEY PLANNING CONSIDERATION

4.1 The key planning consideration In determination of this application, include: (i) Design, Form & Appearance of Development; (ii) Impact on the Street Scene; (iii) Scale; (iv) Impact on Neighbouring Amenities; and (v) Access & Parking Issues.

4.2 The proposed development would result in the loss of a two bed unit but would result in a net gain of four dwellings as five new dwellings are being proposed on the site. The application site is not considered to be previously developed land but would be a development partially on garden land and spreads beyond the footprint of the existing dwelling. Following the pre app advice, the location of the site presented no objections in principle to the addition of residential development on the application site subject to compliance with the Policies set out in the Development Plan.

5. DESIGN & SETTING

5.1 Number 2a is of limited character, the roof is clad with poor quality tile and the old windows and pebble-dashed walls give the property a tired appearance. The proposed development would significantly upgrade and improve the setting of the neighbouring properties. The alterations have been designed with sensitivity to the existing street scene, with a simple palette of materials used throughout.

5.2 The gabled design has been proposed in order to harmonise the proposed scheme with neighbouring properties and provide a cohesive appearance within the neighbourhood. All the properties are arranged on a north – south axis that allows the units to face away from neighbouring properties and forms a introverted arrangement of dwelling.

5.3 All views from the 1st floor accommodation are carefully screened ensuring there is no loss of privacy to the neighbouring plots. Detailing, windows and bricks would be high quality. The aim is to ensure that the new dwellings have a neutral appearance and do not stand out whilst retaining identity and do not overlook any neighbouring dwellings.



Precedent image of screened views from 1st floor accommodation

5.4 The design employs screened and louvered gable glazing to control views and lux as shown in the images above. The brick detailing, dark roof, windows and landscaping would

create a high quality appearance. This would provide a cohesive character, that would be an enhancement as required by policy.

5.5 The proposed represents a positive enhancement in character and design compared to the existing dwelling. This weighs favourably within the planning balance. The proposal is a well designed scheme that complies with the guidance outlined in Policies DMH1, DMH2, DMH6, DMHB 11, DMHB 12, DMHB14, DMHB16, DMHB17, DMHB18, DMT2, DMT 6 LPP 3.3, 3.4,3.5, 3.8, 5.3, 7.4



Structural design study model

6. IMPACT ON STREET SCENE

6.1 The street has a varied character and this is typified by neighbouring dwellings surrounding the application site. There is no one style, character, mass, height, roof form or cladding material that predominates. Moreover, there is a variance of design, scale, appearance, detailing, fenestration and materials. Examples of different designs and varied roof height of properties has been captured and can be found at the end of this report.

6.2 In the immediate vicinity of the site, the two neighbouring dwellings are both larger scale chalet bungalows, Further there are also gabled front elevations. No.'s 6 & 6A appear to have front alterations and 6A includes a two storey rear addition. Further down of the road, all the units here have gabled frontages. And they noticeably taller than applicant property (NO 22,24,54,45,10,8,12)

6.3 The proposed scheme is setback from the highway in a discreet introverted layout. The proposed gabled forms and massing reflects the local character and harmonise with the neighbours to maintain the appearance of the street scene.

6.4 In terms of architectural character and design, the NPPF requires new development to be locally distinctive and reflect local vernacular. Policy seeks to establish a sense of place by respecting the character and urban grain the local area. Within this location, there is little specific local character. Therefore, the aim must be to seek a high quality and inclusive

design that represents an enhancement over the existing dwelling and neighbours and raises the standard of architecture and design along the road.

6.5 As outlined above, the proposed dwellings will have a high quality appearance which would successfully integrate them into the site and maintain the existing relationship with neighbours. The scale and height of the unit is appropriate and cladding materials would ensure a cohesive appearance.

6.6 While the existing bungalow forms part of this eclectic street scene. As proposed, the bungalow would have a more contemporary character but continue add to the varied eclectic street scene. The proposal accordingly complies with NPPF Paragraph 60, which seeks to avoid stifling design, but also reinforce key local characteristics. The proposal complies with the Development Plan and would be a beneficial addition to the street scene.

7. SCALE

7.1. The proposed dwellings are slightly smaller and more intimate than neighbouring units, in terms of their volume, depth and floor area. The scheme sought for approval would result in dwellings that would still be consistent with the immediate neighbouring properties, and in-line with the scale of dwellings elsewhere on Copperfield Avenue.

7.2 The proposal would harmonise with neighbouring properties and form an acceptable and high quality part of the street if still only a back land site. The proposal therefore complies with Policies DMHB 2, 6, 12,14,16,17 and Chapter 7 of the NPPF.

8. IMPACT ON NEIGHBOURING AMENITY

8.1. The proposed scheme would maintain the relationship with the neighbouring dwellings. The scheme has been proposed with sensitivity to the adjacent dwellings and responds to these constraints.

8.2 The proposed scheme would have no impact on amenities. There would be little new overlooking as a result of the proposal. Proposed dwellings would have no impact on either light or outlook and would cause no overshadowing.

8.3 The proposed development accordingly complies with Policies DMH1, DMH2, DMH6, DMHB 11, DMHB 12, DMHB14, DMHB16, DMHB17, DMHB18

9. ACCESS & PARKING

9.1 The demolition of No. 2A would provide the access from Copperfield Avenue to new dwellings. The proposed 3bed units each have for two parking spaces while the smaller semi-detached unit has two, for a total of 8 dedicated spaces. Vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light due to the intimate arrangement of the development. The bin store is positioned in the required proximity to the main highway. The application therefore complies with Policies DMT 2, 6

10. SUMMARY

10.1. This statement confirms that the proposed development would result in higher quality dwellings and a visual enhancement to the application site. The design would represent an improvement on the current site which is of no particular merit.

10.2 The design has been carefully worked-up prior to submission and refined to ensure the proposal maintains key local characteristics, neighbouring amenities and responds to site constraints. The proposal is well detailed and of an appropriate scale.

10.3 The proposal will alter but maintain the varied street scene and ensure that key unifying characteristic, such as setback and plot spacing, are maintained. The dwelling would respect heights within the street and location within the plot. The proposal maintains the existing frontage and utilises high quality materials.

10.4 There would be no negative impact on either neighbouring amenities or the street scene.

10.5 Given the above, it is clear that the proposed scheme complies with all relevant Development Plan policies, national guidance and the aims of sustainable development. It should accordingly be approved. To give a better understanding of neighbouring properties and street scene, we have attached some photos to help your judgment.







