

Design and Access Statement
Incorporating Green Belt Planning Statement.
Town and Country Planning Act 1990 (as amended)

Woodlands 5 The Cottages, The Drive, Ickenham, Middx. UB10 8AF.

Erection of a replacement two storey dwelling with basement involving the demolition of the existing house (application for planning permission and listed building consent).

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Introduction.

The application relates to Woodlands, number 5 The Cottages, The Drive in the Ickenham. When dealing with previous planning application on the site the Council has assessed the house as being a curtilage listed building in relation to Harefield Place. As part of the current application the Built Heritage Consultancy were commissioned to undertake an assessment of the building. This has revealed that the building is a new build structure dating from the mid to late 1990 and as such was constructed after the listing of Harefield place. This means that the building is not a curtilage listed. A key point to note is that permission to demolish the original building and construct a replacement dwelling was granted under planning references 47646/H/95/1794 and 47646/J/95/1795 under the title the title Demolition and re-building of existing barn with two storey extension and conversion of building to residential.

In order to ensure that the issue is fully examined the current application is submitted seeking listed building consent for the demolition of the building. However the key conclusion is the building is not listed. The submitted Heritage Statement provides full information regarding the status of the current building.

The current Statement focuses on planning issues with the exception of Heritage and listed Building issues the latter are addressed in the submitted Heritage Statement.

The Site

The site Woodlands is located on the west side of The Drive in Ickenham and occupies a plot to the rear of no's 1 – 4 The Cottages, The Drive and to the South of the Golf Club entrance. The site and surrounding land area are within the Green Belt, with part of the site subject to an area Tree Preservation Order.

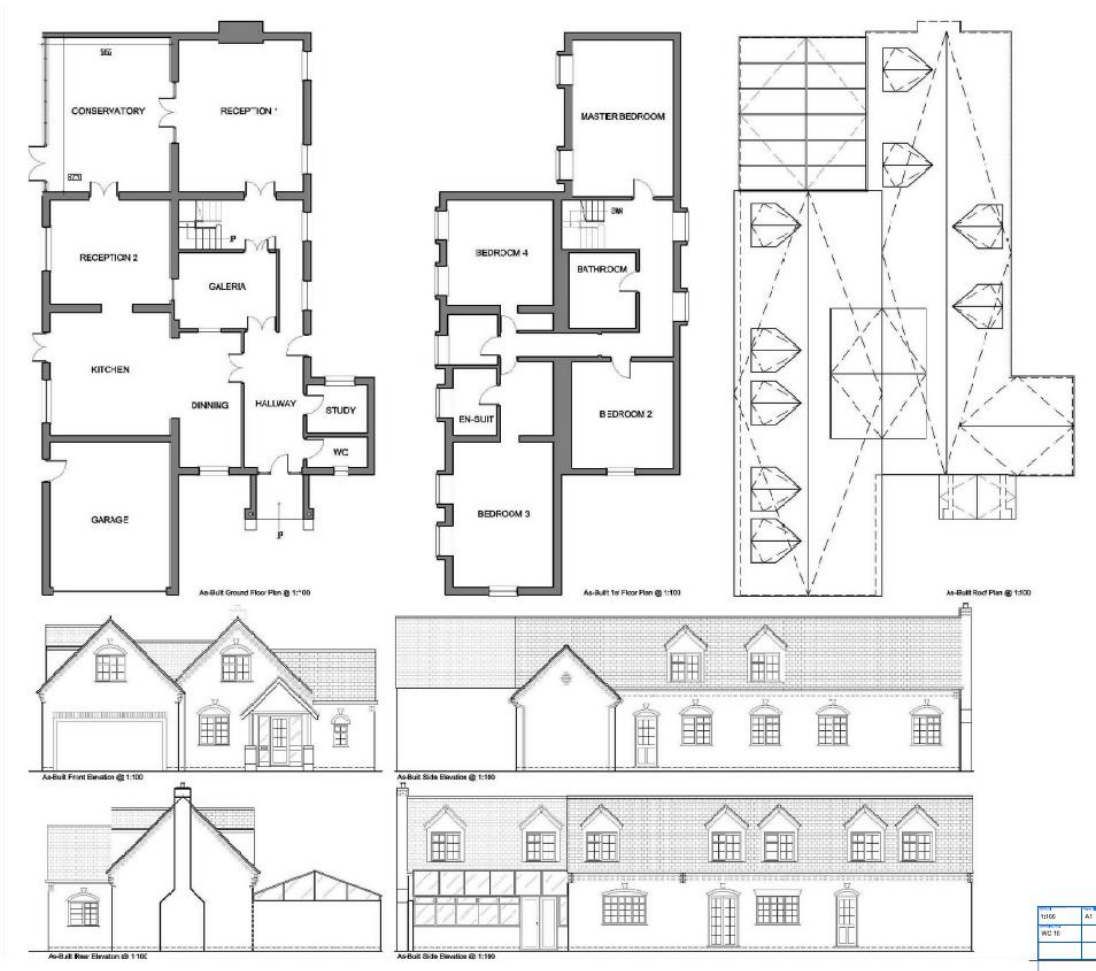
Woodlands is identified by the arrow on the google earth image below / TPO extract:



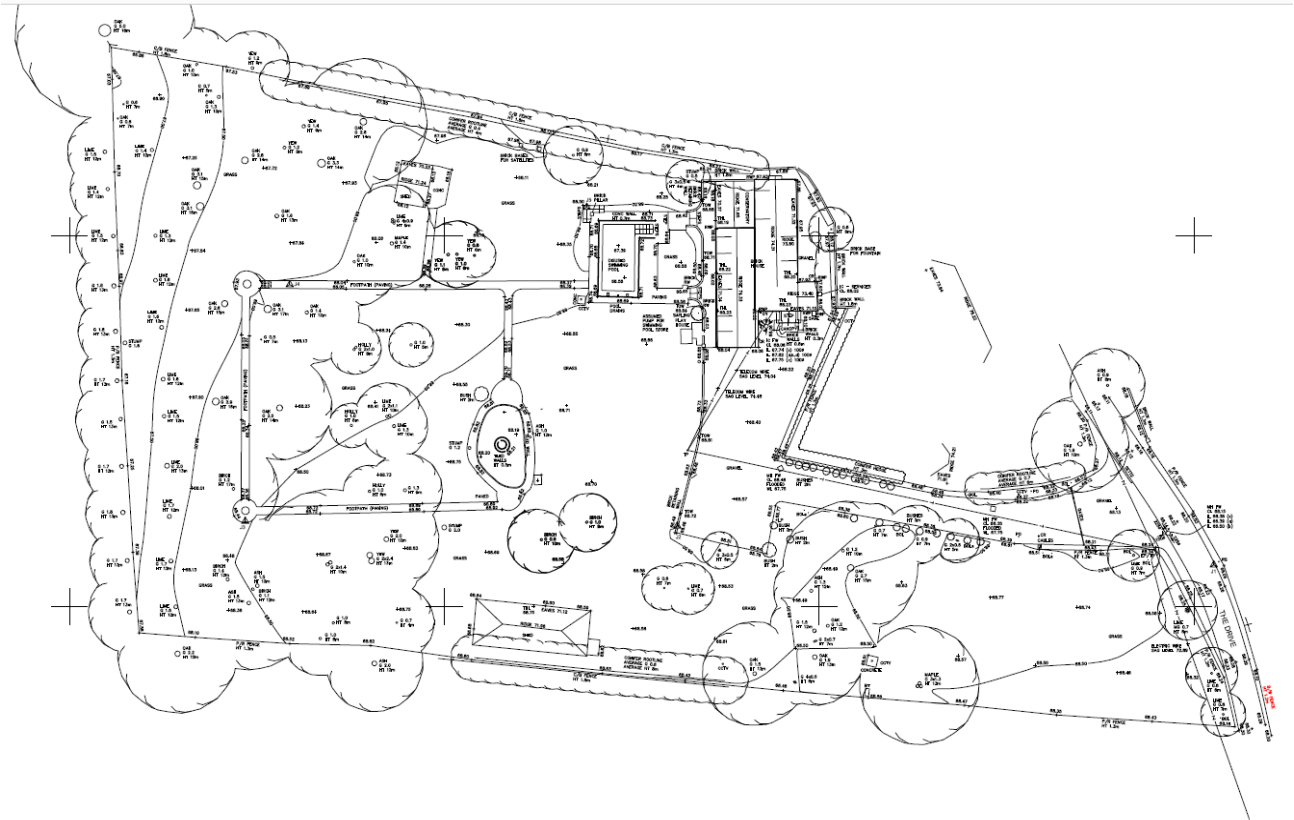
The Existing House

The existing house has a gross external floor area of 402sqm with a ridge height of 6.3m. The front elevation of the house faces south with the main garden to the west. The house has a depth of 22.7m and a width of 14m.

Set out below are plans of the existing house



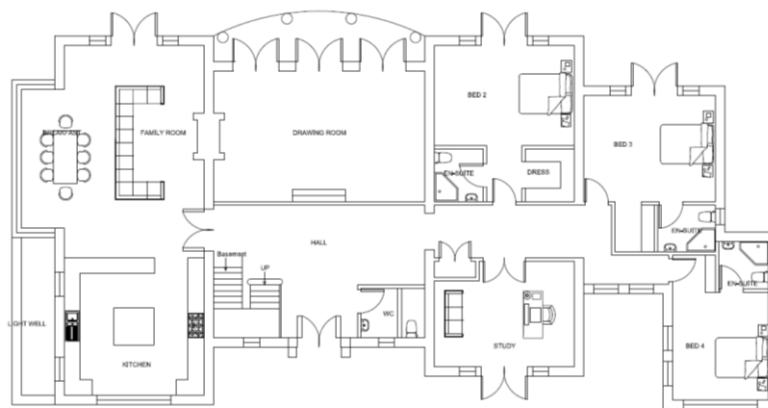
Set out below is the Exiting Site Plan



The Proposal.

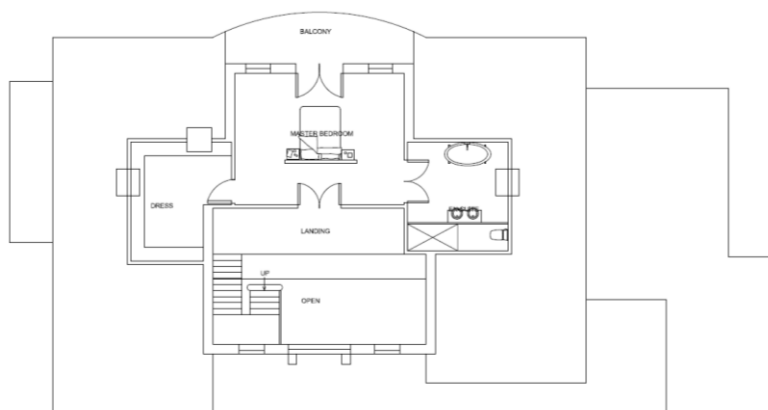
In view of the fact that previously the Council have treated Woodlands as a curtilage listed building, the proposal seeks both full Planning Permission and Listed Building Consent for the demolition of the existing house and the erection of a replacement house. It should however be noted following a detailed inspection by The Built Heritage Consultancy Woodland (see later section in this report) Woodlands was constructed in the mid to late 1990's and as such is not a curtilage listed building.

The proposed house has an above ground gross external floor area of 439sqm with a basement of 53sqm the house has a height of 6.6m. Set out below are the proposed floor plans of the house:



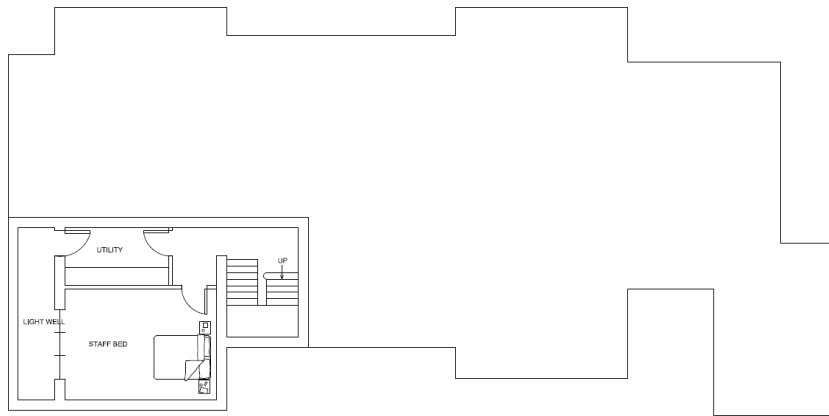
Ground Floor 324sqm (GEA)

Ground Floor 288sqm (GIA)



First Floor 115sqm (GEA)

First Floor 102sqm (GIA)



Basement 53sqm (GEA) excluding light well

Set out below are the proposed elevations:



Front Elevation



Rear Elevation



Side Elevation

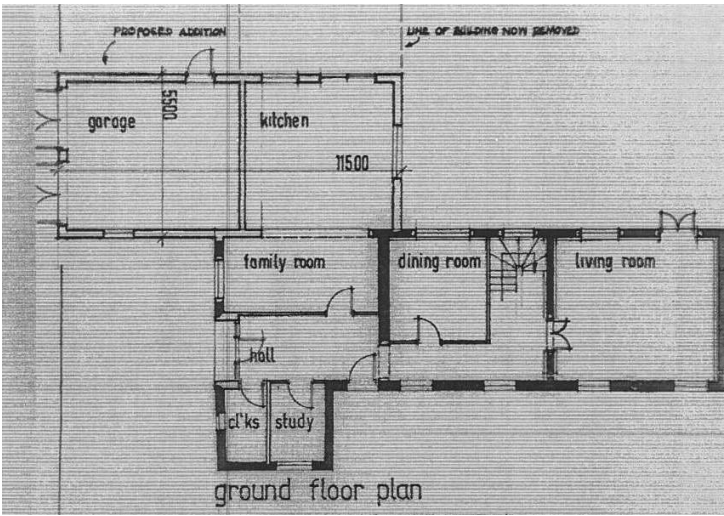


Side Elevation

47646/H/95/1794 and 47646/J/95/1795

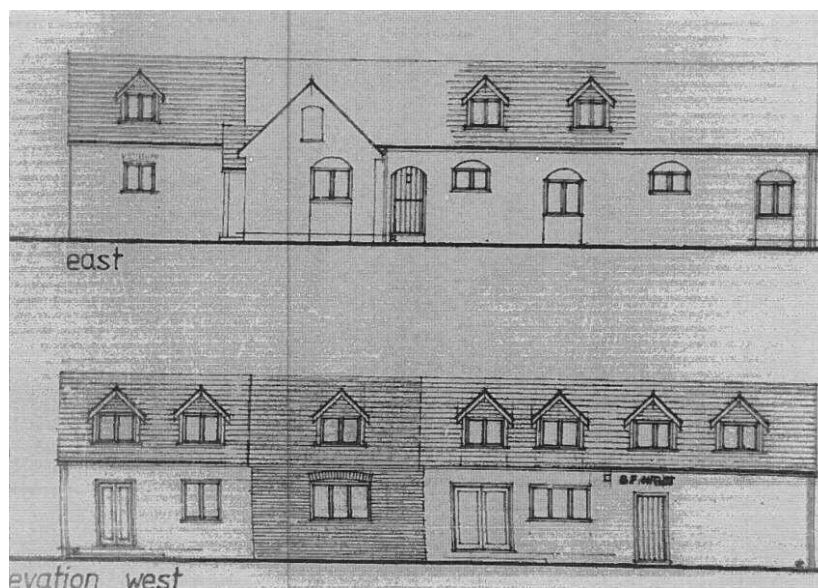
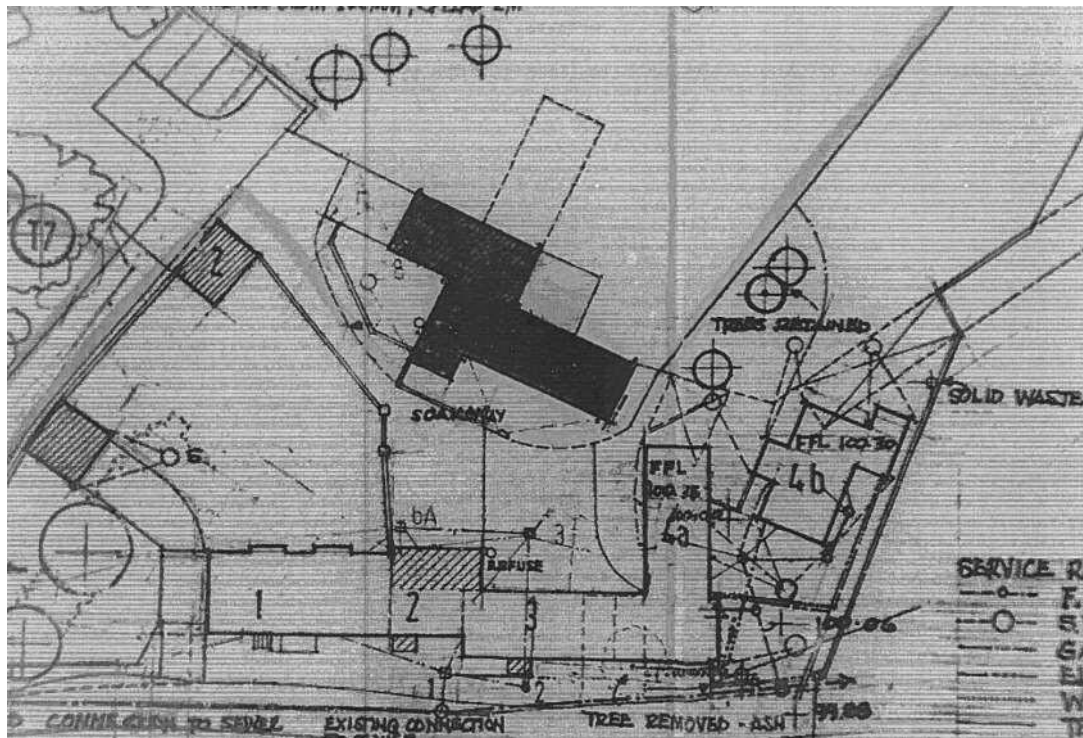
The application description mentions extension and conversion and therefore suggests retention of some elements of the former farm-buildings. **However it is clear from an on-site inspection, that none of the former historic farm-buildings were retained and that the present building is of modern construction.**

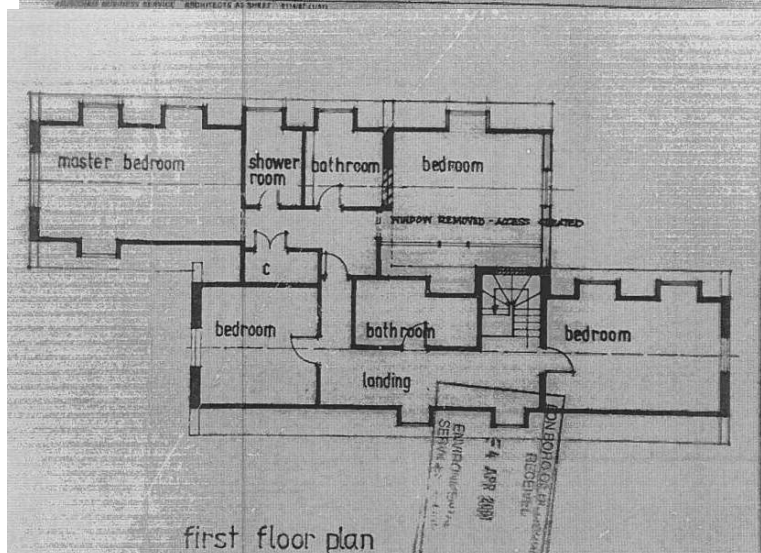
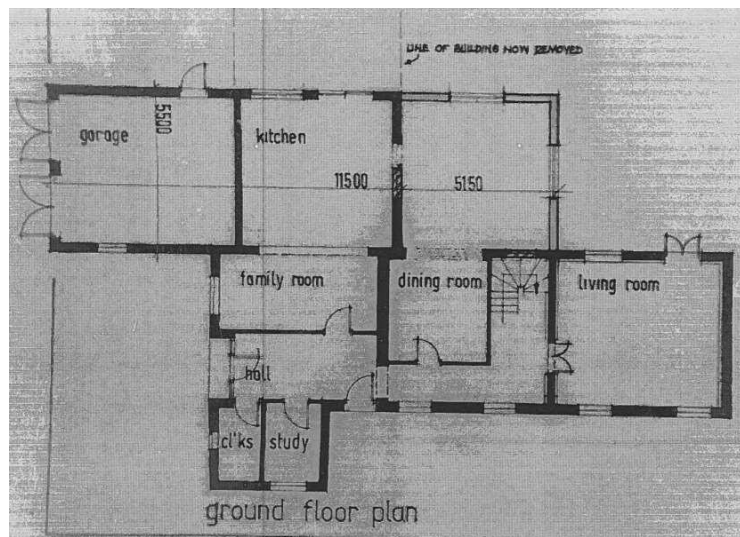
Set out below are the 1995 approved elevations / floor plans:



56190/APP/2001/861

Application Reference: 56190/APP/2001/861 was for a two storey extension on the western elevation of the Western Range. This forms the northern element of the western range as seen today. This extension appears to have been built by 1999 as it is evident in the 1999 Google Earth. It is likely therefore that the 2001 application, approved on 24/10/01, was a retrospective application.





Application Reference: 56190/APP/2008/342 was for a rear conservatory at the northern end of the western range. This conservatory is evident on the 2006 Google Earth image at Figure 3.12 and again the application here appears to have been a retrospective one. This consent also permitted the replacement of the windows on the Eastern Range's eastern elevation, and several of these openings expanded, and keystones added to all. It also allowed for the dormers above to be enlarged and replaced, and a new external chimneystack on the northern elevation of the Eastern Range. This application also proposed the replacement of the garage doors to the southern elevation of the Western Range to form one large garage door. Lastly this application shows a gabled canopy to the new main entrance on the southern elevation of the Eastern Range.



Legislative Provision

This statement is written in accordance with the requirements of Article 9 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and guidance contained within Design and Access Statements – How to write, read, and use them (CABE, 2007).

This statement details the site context, and sets out the reasons and process that has lead to the current development proposal, providing full justification for the design of the scheme within the context and character of the area, and the Green Belt, with accessibility issues also considered.

It should be read in conjunction with all other plans, reports, and correspondence submitted with the application.

Planning Policies and Standards

Most Relevant Local & National Planning Policies

Set out below is a list of the key planning guidance and policies relevant to considerations on the site.

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London Borough of Hillingdon Local Plan Part 2 Development Management Policies
Adopted 16/1/2020

Policy DMHB 1: Heritage Assets

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;*
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;*
- iii) it makes a positive contribution to the local character and distinctiveness of the area;*
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;*
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;*
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.*

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 2: Listed Buildings

- A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.*
- B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.*
- C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.*
- D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building*

Policy DMHB 11: Design of New Development

- A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:*
- i) harmonising with the local context by taking into account the surrounding:*
- scale of development, considering the height, mass and bulk of adjacent structures;*
 - building plot sizes and widths, plot coverage and established street patterns;*
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;*
 - architectural composition and quality of detailing;*
 - local topography, views both from and to the site; and*
 - impact on neighbouring open spaces and their environment.*
- ii) ensuring the use of high quality building materials and finishes;*
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;*
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and*
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.*
- B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.*
- C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development*

potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 14: Trees and Landscaping

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

Policy DMEI 4: Development in the Green Belt or on Metropolitan Open Land

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;*
- ii) the proportion of the site that is already developed;*
- iii) the footprint, distribution and character of the existing buildings on the site;*
- iv) the relationship of the proposal with any development on the site that is to be retained; and v) the visual amenity and character of the Green Belt and Metropolitan Open Land.*

Policy DMHD 3: Basement Development

A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals:

- i) avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
- ii) avoid cumulative impacts upon structural stability or the water environment in the local area;*

B) Schemes should ensure that they:

- i) do not harm the amenity of neighbours;*
- ii) do not lead to the loss of trees of townscape or amenity value;*
- iii) do provide satisfactory landscaping, including adequate soil depth;*
- iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and*
- v) do protect important archaeological remains.*

C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

D) The Council will not permit basement schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area.

National Planning Policy Framework (NPPF) (Revised July 2018)

The Revised NPPF was published on 24th July 2018 and sets out the Government's planning policies for England and how these are expected to be applied. It informs that the Government's requirements for the planning system are only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

With respect to the Green Belt the National Planning Policy Framework details:

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - where the development would re-use previously developed land and contribute to meeting an identified local affordable housing need, not cause substantial harm to the openness of the Green Belt.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land that would preserve the openness of the Green Belt and not conflict with the purposes of including land within it (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds, so long as the development would preserve openness); and
- f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Involvement

The application fully takes into account local and national planning policies, and the context of the site and surrounding area. The plans and reports submitted with the application have been carefully prepared to ensure accordance with planning policy, and a fully comprehensive development proposal.

Planning Considerations

Principle of Development & Impact on the Green Belt

The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, which carries three overarching objectives; an economic objective, social objective, and environmental objective. Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

It is clear from the above that the presumption in favour of sustainable development informs every policy in the NPPF document, including Green Belt policies.

The current proposal can be correctly defined as “sustainable development” in that it allows the replacement of the existing dwelling with a new energy efficient house. In contrast the existing house has lower levels of insulation with a lower efficiency heating system.

In view of the fact that the application relates to an existing house and Green Belt policy dictates a one for one replacement only is permissible, it is sustainable and correct to replace the older inefficient house. The application site is also in a location which is well served by shops, community facilities, public open space, sports facilities as well as public transport.

For the reasons detailed above, the development can be correctly defined as “sustainable development” and as such the presumption in favour of sustainable development set out within the NPPF is applicable.

The NPPF advises that for plan-making, and by definition local planning authorities should therefore;

- *positively seek opportunities to meet the development needs of their area; and be sufficiently flexible to adapt to rapid change;*
- *meet objectively assessed needs for housing and other uses, unless: the application of policies in this Framework that protect areas provide a strong reason for restricting the overall scale, type or distribution of development in the plan area, or; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the Framework taken as a whole.*

The NPPF document further stipulates that;

For decision taking this means;

- *approving development proposals that accord with an up to date development plan without delay, or;*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless: the application of policies in this Framework that protect areas provide a clear reason for refusing the development, or; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the Framework taken as a whole.*

Paragraph 143 of the NPPF continues a long standing theme and provides that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in "very special circumstances".

Paragraph 144 of the NPPF provides that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 describes that the construction of new buildings as inappropriate in the Green Belt, but importantly provides several exceptions to this position, including;

- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

The adopted Local Plan, reflects the NPPF Green Belt guidance. The primary test being that the new built form should not be materially larger than the built form being replaced.

In determining whether the new house is materially larger than the one being replaced, the Council have historically sought to ensure that the above ground gross external floor area of the new house, does not exceed a 50% increase over the floor area of the existing house. It is also noted that floor area is only one indicator of size, it is also relevant to assess height, design, bulk, mass and position on a plot.

Set out below is a Green Belt assessment of the current proposal:

Floor Area

Proposed house

The existing house has a gross external floor area 402sqm (see earlier section of report). The proposed house has an above ground gross external floor area of 439qm which is a 37sqm increase equating to a 9.2% increase in floor area.

The basement which has a floor area of 53sqm, is located entirely below ground and as such does not form part of the above ground floor area calculations.

Position on the Plot

The new house would be situated more centrally on the plot than the existing house, taking the house away from the north and east boundaries to provide greater space and openness. However the house still remains behind the row of cottages fronting The Drive ensuring that there is no further intrusion into the Green Belt. The proposed position has no greater impact on the openness and visual amenities of the Green Belt than the existing house .

Height, Bulk & Mass

The comparative figures for the existing dwelling, proposed dwelling are provided below:

	Height	Width	Depth	Above ground GEA
Existing dwelling	6.3m	23.1m	13.5	402sqm
Proposed dwelling	6.3m	27.3m	14m	439sqm

The proposed dwellings depth, width and height is not materially larger than the depth, width and height of the existing dwelling. As such the proposed new dwelling is considered not materially larger than the dwelling being replaced.

Summary

In conclusion, the proposed built form is not materially larger than the built form being replaced.

Basement

Paragraph 146 of the NPPF determines that certain other forms of development are also not inappropriate in the Green Belt, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. Paragraph 146 includes “engineering operations” as potentially being an “appropriate” form of development.

The currently proposed basement is justified on the basis of being both in accordance with paragraph 146 of the NPPF and “very special circumstances”. The latter is in view of the fact that the basement is entirely below ground and as such has no prejudicial impact on the openness and visual amenities of the Green Belt.

Impact in the Street Scene

The proposed dwelling is situated behind the existing properties on The Drive. The proposed dwelling has a , and more centrally within the plot, and although it is of a different design to the existing dwelling, it has been designed to respect the appearance and scale of the existing house, as well as neighbouring development. The house is set side on to the road with less depth than the existing house.

The new dwelling would maintain a generous separation distance to the road frontage, ensuring an acceptable impact in the street scene.

The proposed entrance gates do not have a materially greater impact than the gates being replaced.

Given all of these factors the proposal would not appear out of place within the context of the area, and the high quality design of the new dwelling would enhance the existing street scene and the character and quality of the area.

Impact on Neighbouring Properties

The new dwelling compared to the existing house is set further away from the north and eastern boundaries with the neighbouring properties ensuring that there is an improved relationship. The front elevation is set more than 26m from the eastern boundary ensuring that there is no issue of overlooking.

Impact on the Highway

The proposal does not change the access to the site. There is parking to accord with the Council’s adopted standards and on site turning as such there is no adverse impact on the highway.

Impact on Trees and Landscape

The Arboricultural Report establishes that all key trees on the site are retained.

Other Matters for Consideration

It is requested that surface water drainage requirements be dealt with by planning condition.

Ecology.

The application is accompanied by a Preliminary Ecological Appraisal and Bat Emergence and Re-entry Surveys.

Conclusion

It is considered that overall the proposal achieves a sustainable form of development, which makes a positive contribution to the established character of the area, effectively utilising the layout of the site, and respecting the amenity of neighbouring properties. The proposal would represent an appropriate form of development that would not harm the open character and visual amenities of the Green Belt. The proposed development is considered to fully comply with the Development Plan policies and the policies of the National Planning Policy Framework.

Design & Access Statement – Design Component

Amount – number of units / floor space

The application site falls within the Green Belt, as identified within the Council's Local Plan, and this being so, it is only permissible to allow a one for one replacement dwelling.

Layout

The proposed house is situated carefully within the plot to maintain space and openness to the boundaries, reflecting the character and pattern of neighbouring development.

Designing out crime

The scheme allows for the natural surveillance of the site as well as secure parking and secure access. The site boundary treatment will remain unchanged, being enhanced where necessary, and the vehicular entrance will remain gated. The layout decreases the opportunities for crime.

Scale – the height, width and length of a building or buildings in relation to its surroundings

See report above.

Landscaping – treatment of private and public areas

The applicant is agreeable to a landscaping condition enhancing planting on the site. See also report above for further details of proposed tree work and tree retention.

Appearance - external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Architecturally the proposed house is of a high quality design. It is requested that details of materials be dealt with by way of a planning condition.

The existing building has poor insulation qualities and as such is expensive to heat. The proposed house will be constructed with high levels of insulation (above minimum standards) integrated into the fabric of the building, generating a highly efficient, energy conscious property that safeguards the environment.

Design and Access Statement – Access Component

The requirement for the access component of the statement relates only to “access to the development” and therefore does not extend to internal aspects of individual properties, although some information is provided on this.

The front entrance door will allow an opening well in excess of 1000mm wide. Internal doors will be a minimum of 826mm wide metric size. Hall and corridor sizes and widths exceed the minimum dimensions required. Accessible w.c. and wash basins are located in spacious compartments at ground floor level.

The room sizes proposed for the house are spacious allowing good wheelchair access in all areas. A lift will serve all floor levels.

Access to the site will be from The Drive for service and emergency vehicles.