

Design and Access Statement
For
Proposed new
One bedroom, 2 person dwelling
At
73a Willow Tree Lane, Hillingdon, UB4 9BL

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BACKGROUND:

No. 73a was previously part of no.73 Willow Tree Lane before it was subdivided. The site area is 140m² and with an existing garage in the northeast corner of the property. The property has west facing frontage to Douglas Crescent where there is an existing dropped kerb in the northwest corner, in line with the existing garage.

The site in its current state is an eyesore to the neighbourhood.

RELATED PLANNING HISTORY:

61523/APP/2006/166 (Family dwelling REFUSED)

Decision: Refused on grounds of non-compliance with Supplementary Planning Guidance and UDP Policies.

75696/APP/2022/180 (3-bedroom family dwelling REFUSED)

PROPOSAL:

The client seeks planning for a single storey detached 1 bedroom dwelling with associated amenity space and parking incorporating the existing garage footprint.

Design, character, and appearance:

The design is for a standard tiled low-pitched roof, self-colour rendered walls and PVC window frames. The finishes and style proposed is complimentary to the adjoining dwellings, no's 2 and 4 Douglas Crescent. Pitched roof bungalows are typical of Douglas Crescent and characterizes the area as such. The proposal is therefore in keeping with the area and will not harm the character of the street.

The proposal is to also replace the existing front fence with landscaping as shown on the photomontage, to further complement the existing street scene.

The proposal is to set the dwelling back beyond the existing building line formed between no. 2 Douglas Crescent and no.73 Willow Tree Lane to limit impact on the existing appearance of the street.

It is no doubt that the site is currently an eyesore and therefore considered that a well-designed development would be a welcome asset to the area.

Impact on neighbours:

The design is for a single storey with a low-pitched roof. The roof space shown is only 1.38m at the highest point which will not be suitable for future accommodation, thus overlooking is eliminated.

The windows are shown facing the front and rear boundaries except for the dining room window which is more than 9m away from no.73 Willow Tree Lane. As there is an existing fence of more than 1.7m high it is considered that the neighbour's privacy will not be affected in any way whatsoever.

Along the south face, the proposed dwelling is set in away from the rear wall of no. 73 Willow Tree Lane by 3.74m and as the subject dwelling is north of no.73 it will not have any harmful impact on daylight or sunlight.

The flank wall of No. 2 Douglas Crescent is 2.6m away from the north boundary of the application site and existing garage. As the space is for a driveway it is considered that the proposed development will not have any harmful effect on that neighbour considering that main volume of the proposal is set in a further 1.5m from the north boundary. The neighbour's outlook is not affected as the proposal is set back from the front building line.

East of the property is the garage of no. 75 Willow Tree Lane and West of the site is the road with properties more than 18m away.

It is therefore considered that neighbours are not affected in terms of daylight, sunlight, outlook, or privacy.

The addition of a 1-bedroom property would not cause over intensification of the site which could cause disturbance and noise which would harm any of the neighbour's amenities.

Highways and parking:

A 3.3m x 4.8 parking space is proposed in alignment with the existing dropped kerb in the northwest corner of the site. An additional 1.2m space is provided at the rear of the vehicle to allow ease of access as the dwelling needs to comply with Part M of the Building Regulations Category M4(2) Accessible and Adaptable dwellings.

Cars will be able to reverse into the highway which is considered acceptable as it is the habit at most dwellings in Douglas Crescent.

A single active vehicular electrical charging point is proposed near the parking space.

A lockable shelter for 2 bicycles is proposed at the rear of the property outside the kitchen access door.

Visibility splays are shown on the drawings and comply with safe pedestrian visibility.

Waste facilities:

A waste bin shelter for 2 wheelie bins is proposed at the front of the property near the car charging point.

Internal living accommodation:

Gross internal floor area – 50.0m²

Accommodation	–	Hallway 1.42m x 2.60	=	3.7m ²
		Bedroom 5.01m x 2.74m	=	13.72m ²
		Lounge 2.75m x 5.0m	=	13.75m ²
		Kitchen / Dining	=	13.35m ²
		WC/Cloakroom 2.3 x 1.4m	=	3.22m ²

The London Plan minimum space requirements for a 2-person 1 bedroom dwelling at one level is 50m². Further it requires that the bedroom must be at least 11.5m² and not less than 2.75m wide. The proposal therefore complies with the London Plan.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

4. Furnished layouts are not required to demonstrate compliance.

To comply with Part M4(2) of the Building Regulations the cloakroom must be accessible and have minimum dimensions of 1.8m x 1.45m. The space surrounding the bed is shown as minimum 750mm. A ramp at 1:12 gradient is shown for access from the car parking surface to the front entrance. The proposal therefore complies with Building Regulations and Planning policies.

The bedroom is shown with dual outlook and the lounge is proposed to have a wide picture window of 2.1m high. The dining area too has good outlook as the rear access is proposed as a full height glass door.

External living accommodation:

44m² of soft garden space is proposed (lawn and planting areas) The driveway and access route to the front porch and rear patio adds another 24m² of hard landscaping.

Principle of the development:

Policy DMH 6 limits back garden development, however the back garden as proposed does not affect any of the neighbours. The space is good for more intimate functions such as barbeques and outdoor eating.

HOUSING MIX

It is recognised that the Borough of Hillingdon seeks 3-bedroom properties for family accommodation and that some planning applications were refused because they failed to comply, however there is also requirement for a mix of properties.

The site is too small for a dwelling with 2- or 3-bedrooms and therefore only suitable for a 1-bedroom property. There are several planning applications for which planning was granted in the Borough for other than 3-bedroom properties:

75530/APP/2022/485	(2-Bed bungalow – APPROVED)
69131/APP/2020/2440	(2-Bed bungalow – APPROVED)
77102/APP/2022/647	(2 storey with two 1-bedroom flats – APPROVED)
76590/APP/2022/2900	(1-Bed bungalow – REFUSED for other reasons than not being a 3-bed)

FLOOD RISK

Flood risk was checked, and the following results were obtained:

Surface water: Medium risk

Rivers and the sea: Very low risk

Other flood risks

Reservoirs: Flooding from reservoirs is unlikely in this area

Groundwater

Flooding from groundwater is unlikely in this area.

HERITAGE:

The site is not a heritage site and there are no listed buildings in the near vicinity of the property.

BIODIVERSITY:

The proposal is unlikely to affect the biodiversity of the area.

CONCLUSION

The proposal complies substantially with Hillingdon planning policies, London Plan, Part M4(2) In its undeveloped state the site offers no benefit to the neighbourhood. The housing shortage in the greater London area is increasing. If the development is allowed, 2 more people will be provided with good quality living conditions whilst the neighbourhood will have monetary and aesthetic value added.