

PLANNING STATEMENT

Proposed Development at 9A, 9B & 11 Beech Avenue, Ruislip, HA4 8UG

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1. Introduction

This Planning Statement is submitted in support of a full planning application for the redevelopment and extension of 9A, 9B, and 11 Beech Avenue, Ruislip. The application seeks to modernise and enhance the existing residential accommodation while improving energy performance, layout efficiency, and visual integration with the streetscape. The proposals have been prepared in accordance with the policies of the London Plan (2021), the Hillingdon Local Plan, and national planning guidance.

9A/B is sort through full planning with a CLD for 11 Beech Avenue

2. Site and Context

The site comprises three existing residential units located within a suburban area of Ruislip. Beech Avenue features a range of semi-detached and terraced properties, many of which have undergone extensions and roof-level conversions. The site benefits from off-street parking, generous rear gardens, and good access to public transport, schools, and amenities.

The surrounding character is suburban with low-to-medium density housing, and the application site presents an opportunity to sensitively intensify residential use without adversely impacting neighbouring properties or the local streetscape.

3. Planning History

Applications linked to site:

Full App: 63805/APP/2021/1489

Pre App: 75573/PRC/2025/50

The application has evolved through internal design reviews and pre-application discussions with the London Borough of Hillingdon, incorporating feedback related to scale, massing, roof form, and amenity provision.

4. Proposal Summary

The application proposes:

- Reconfiguration and refurbishment of the existing units at 9A, 9B, and 11 Beech Avenue
- Rear extensions and the addition of a mansard roof level to optimise internal space
- Landscaping improvements, including permeable paving, green roofs, and planting
- Secure bike and bin storage
- Inclusion of EV charging infrastructure
- Thermal upgrades and energy-efficient services

Unit Mix (Proposed):

- **9A Beech Avenue** – 2B3P dwelling (approx. 65 sqm)
- **9B Beech Avenue** – 3B6P dwelling (approx. 105 sqm, duplex)
- **11 Beech Avenue** – Retained as a family dwelling, with internal modernisation

5. Planning Policy Context

This application has been designed to fully align with relevant national, regional, and local policy:

a.

National Planning Policy Framework (2023)

- Emphasises sustainable development, efficient land use, design quality (Paras 119–136)
- Encourages brownfield redevelopment and housing delivery

b.

London Plan (2021) – Key Relevant Policies

• Policy D3 – Optimising Site Capacity through Design-Led Approach

The proposals intensify land use on a well-located suburban site, providing an uplift in unit quality without overdevelopment. The mansard extensions and reconfiguration improve efficiency while maintaining local character and street rhythm.

• Policy D4 – Delivering Good Design

The proposal has been shaped by a contextual design approach, taking account of local proportions, rooflines, and materiality. Building mass and articulation have been sensitively handled, including recessed elements and defined entrances.

• Policy D6 – Housing Quality and Standards

All proposed units meet or exceed the **Nationally Described Space Standards (NDSS)**.

- 9A (2B3P) – 65 sqm (minimum is 61 sqm)
- 9B (3B6P) – 105 sqm (minimum is 102 sqm)

Each unit includes **private outdoor space** in line with the policy (minimum 5 sqm plus 1 sqm per additional occupant), with garden sizes as follows:

- 9A: 104 sqm
- 9B: 74 sqm
- 11: 135 sqm

These substantially exceed the baseline requirement.

• Policy G5 – Urban Greening Factor (UGF)

The site layout incorporates soft landscaping, green roofs to bike/bin stores, permeable paving, and new planting areas. These contribute to urban greening and biodiversity.

• Policy SI 2 – Minimising Greenhouse Gas Emissions

The scheme includes upgraded thermal fabric, energy-efficient appliances, and EV charging points. The use of passive design, improved U-values, and reduced heat loss aligns with the London Plan energy hierarchy.

• Policy SI 13 – Sustainable Drainage

Aco drainage, permeable surfacing, and rainwater attenuation measures are integrated into the design to minimise surface water runoff and help prevent localised flooding.

- **Policy T5 – Cycling**

Cycle parking is provided in line with London Plan minimums (1 space per 1-bed/2-bed unit, 2 per 3+ bed unit). These are in secure, weatherproof stores in the front gardens.

- **Policy T6.1 – Car Parking**

Each dwelling retains or enhances off-street parking provision (one space per unit), in line with Hillingdon's maximum standards for PTAL 2–3 zones. EV charging points are shown on plan, promoting sustainable travel.

6. Hillingdon Local Plan – Part 1 & 2 Policies

- **Policy DMHB 11 – Design of New Development**

The proposal complements existing building lines, materials, and architectural rhythm. The roof form has been carefully modelled to reduce visual impact.

- **Policy DMHB 18 – Private Outdoor Amenity Space**

All three properties enjoy large, usable rear gardens well above minimum requirements. Garden sizes provide meaningful outdoor amenity and help preserve suburban character.

- **Policy DMT 6 – Vehicle Parking**

Off-street parking is retained and improved. Hardstanding is permeable and includes EV infrastructure.

7. Design Considerations

Layout & Usability

The layout has been reconfigured to deliver functional, family-friendly accommodation. Internal circulation is logical, and all units include natural light to habitable rooms, step-free access to private amenity areas, and clearly defined entrance thresholds.

Scale and Massing

The mansard roof is set back from the front elevation, reducing its prominence. This responds directly to design guidance and earlier informal feedback from Hillingdon Council. The proposals sit comfortably within the existing two-storey street scene.

Amenity

Generous gardens, enhanced greening, and thoughtful boundary treatments ensure privacy, outlook, and usability for future occupants. All private spaces comfortably exceed the standards set out in both **London Plan D6** and **DMHB 18**.

8. Technical Matters

- **Flood Risk** – Flood Zone 1. Includes SUDs measures: permeable paving, rainwater attenuation, and soft landscaping.
- **Energy and Emissions** – Targeted thermal upgrades, efficient heating/hot water, and reduced carbon design.
- **Biodiversity** – Green roofs, planting, and landscaping enhance biodiversity. Site falls under **de minimis** threshold for mandatory Biodiversity Net Gain.

9. Conclusion

This application seeks to sensitively enhance three existing residential properties through extension and reconfiguration. It delivers high-quality accommodation that is sustainable, policy-compliant, and responsive to local character.

The proposals:

- Meet or exceed **NDSS** and London Plan space standards
- Provide high-quality private outdoor space
- Improve the architectural expression and sustainability of the site
- Deliver secure parking, EV charging, and active travel infrastructure
- Align fully with the **London Plan (2021)** and **Hillingdon Local Plan**

We respectfully request that the Council supports this application.