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# 58 CRESCENT GARDENS EASTCOTE HA4 8TA

## PLANNING, DESIGN & ACCESS STATEMENT

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**OUR REF: 0131/CRE058/PDAS2 V1.2**

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# 58 CRESCENT GARDENS

## HA4 8TA

### PLANNING, DESIGN & ACCESS STATEMENT

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#### INTRODUCTION

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Stewart Management & Planning Solutions Ltd has been instructed by the applicants to prepare this statement in support of a planning application for a single storey wrap around extension together. The main purpose of this statement is to:

- Explain the background to the proposal;
- Clarify the design approach;
- Clarify the access arrangements;
- Explain how the relevant planning considerations are reflected in the proposals.

The statement concludes that the scheme is a proper response to the planning, design and access context of the site and, therefore, planning permission should be granted.

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#### THE SITE AND ITS SURROUNDINGS

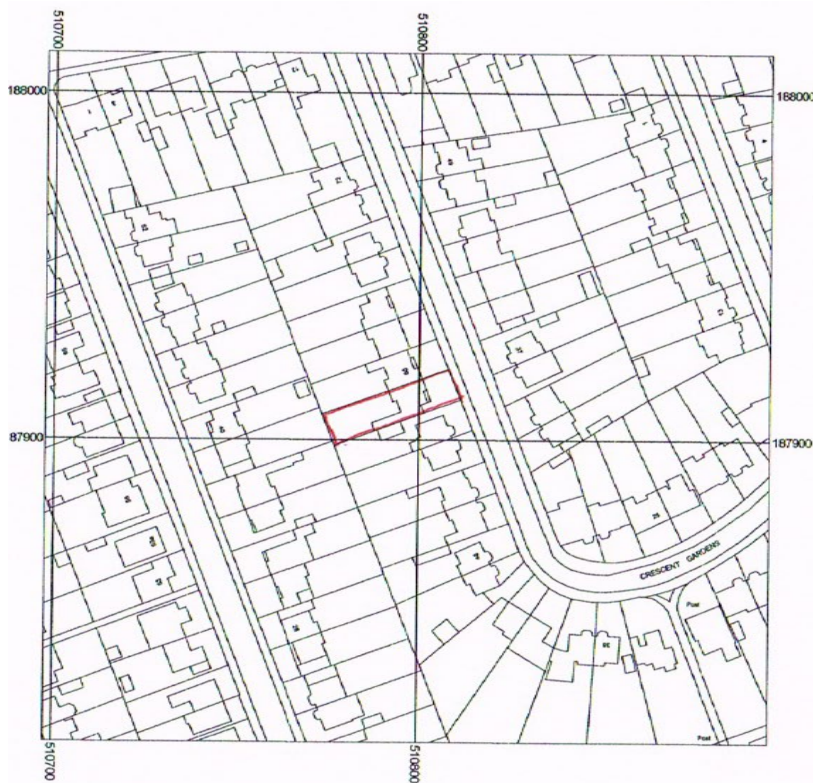
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Crescent Gardens is a tree-lined 'U'-shaped road leading off Deane Croft Road to the west of Field End Road and the Eastcote local centre.

It is a mature and attractive street characterised by pairs of uniformly designed semi-detached dwellings from a limited palette of designs and materials. They occupy good sized plots with extensive soft planting in both the front and rear gardens and most are still in single family occupation.

The application site consists of a semi-detached two storey single family dwelling with gardens to the front and to the rear that appears to have been built in the 1930s. The front gardens measure approximately 51m<sup>2</sup> and is mainly hard surfaced to form a vehicle hardstanding and a path. The rear gardens, which measure 89m<sup>2</sup> approximately are generally laid to lawn. To the side and rear of the property there is a detached brick garage. The property was constructed in typical Metroland style with projecting bay windows and recessed porch at the

front, brick and pebble-dash render elevations and a tiled roof with a mansard profile to the street and a hipped profile to the side and rear.



The site has a PTAL rating of 2 and is about 12 minutes' walk from the transport hub and shops at Eastcote where there are approximately 10 trains per hour into central London on the Metropolitan Line.

The site is not within a Conservation Area and there are no other heritage assets within close proximity.

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## BACKGROUND

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The applicants have lived at the application address for over 10 years. They have found that the layout and arrangement of the rooms in the property are quite inflexible and poorly suited to their needs. So, in 2014, architects were appointed to design a scheme to improve the property to better respond to their needs for space and privacy within the household. The initial scheme produced was for a part two storey and part single storey side extension; a part two storey and part single storey rear extension and a garage conversion. The scheme included a 6m rear extension. The scheme was made the subject of a pre-application submission on 29<sup>th</sup> May 2014 and an officer meeting was held on 24<sup>th</sup> July 2014. By letter dated 23<sup>rd</sup> September 2014, the Local Planning Authority responded that the scheme was an overdevelopment of the site that would be detrimental to the appearance of the host building and the street scene.

The project was placed on-hold shortly after the decision when the applicants' focus was diverted by changes to their family circumstances. The scheme was not reactivated until Spring 2018. A new project team was appointed with a brief to produce new proposals that

properly address the family's accommodation needs whilst at the same time responding to the Local Planning Authority's previously expressed concerns.

A scheme was produced proposing a single storey wrap-around extension abutting the common boundary with number 56 and extending 3.6 metres maximum to the rear with a feature off-set element to provide a 270° garden outlook. In addition, a gable roofed side extension was proposed, inset from the front, rear and side elevations. Finally, a modest rear facing dormer was proposed with a hipped-gable roof profile. These proposals were made the subject of a planning application on 26<sup>th</sup> September 2018. On 29<sup>th</sup> November 2018 the appellant was advised by the Local Planning Authority that planning permission had been refused due to the Local Planning Authority's concerns regarding the design of the proposed extensions and their impact on the host property and the surrounding area. A subsequent appeal was dismissed. The project was again placed on hold for a period which was then prolonged by the outbreak of Covid and the subsequent restrictions.

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#### THE APPLICATION SCHEME

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The applicants have reviewed their needs, which have changed in the period since the last application and appeal, and have decided to focus on better enabling increased home working and communal space.

The current application scheme is much reduced from the form of the previous scheme. Specifically, the 2-storey elements have been deleted and the single storey wraparound extension re-configured to comprise a gable roofed extension to the existing dining room adjacent to the western boundary and a flat roofed side and rear extension to enable an enlarged family kitchen together with a games room/study and a utility room on and adjacent to the eastern flank of the building.

The extensions are proposed to be built using materials to match the existing building: tiled roof with brick and render elevations. However, as the extensions are to be built to the highest thermal and air tightness standards with triple glazed windows, the fenestration will have a more modern appearance.

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#### THE POLICY COMPONENT

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Sections 54A and 70(2) of the Town and Country Planning Act 1990 lay down the basic rules for determining planning applications. Section 54(A) states that:

Where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination should be made in accordance with the plan unless material considerations indicate otherwise.

The principle of the plan-led system of development management articulated in section 54(A) of the 1990 Act is carried forward, in slightly modified form, in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

## National Planning Context

In July 2021 the new National Planning Policy Framework was adopted, replacing the 2018 version which itself replaced all previous Planning Policy Statements and Guidance.

At the heart of the NPPF is a presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

For decision-making, Local Planning Authorities are encouraged to approve without delay development proposals that accord with the development plan (paragraph 11c).

It is a core principle of the NPPF that planning should proactively drive and support sustainable development to deliver the homes, businesses and workspaces, and thriving places that the country needs.

The NPPF recognises that good design is a key aspect of sustainable development and is a key aspect of good planning. Whilst calling for the use of visual tools such as design guides and codes to support high quality standard of design, Paragraph 128 advises that:

... their ...level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety...

Paragraph 130 goes on to advise that planning policies and decisions should ensure that developments:

- Contribute to the overall quality of the area in a sustainable way
- Are visually attractive
- Are sympathetic to local character and history
- Are responsive to established built forms and street patterns

- Optimise site potential
- Create safe, accessible, and inclusive places

Paragraph 134 requires development that is not well designed to be refused and for “significant weight” to be given to development that reflects local design policies and government guidance on design.

## Development Plan

This Appeal Statement has been prepared having regard to the planning framework against which the application falls to be assessed. The Development Plan for the area comprises the London Plan 2021, The Local Plan Part 1 – Strategic Policies 2012, Part 2 – Development Management Policies 2020, Part 2- Site Allocations and Designations 2020.

### Regional Planning Guidance - The London Plan

On 2<sup>nd</sup> March 2021, the Mayor published the third London Plan. This latest and current version of the London Plan was produced in response to the Mayor’s Good Growth agenda and sets out to:

build thousands of genuinely affordable homes at the same time as creating a more inclusive, greener and safer city that supports the health and wellbeing of all Londoners.

General advice on design is set out in Chapter 3 of the Plan. Policy 7.1, for instance, advise, *inter alia*, that:

The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability, and accessibility of the neighbourhood.

Policy D3 sets out a criterion-based approach for optimising site capacity through a design-led approach by *inter alia* responding to local character in the design of new developments and having proper regard to the character of their surroundings and the pattern, grain and scale of existing surrounding developments.

### Local Planning Guidance – The Hillingdon Local Plan

Chapter 3 of the Local Plan, Part 1: Strategic Policies sets out a range of challenges for the borough if it is to plan positively for growth as advised by the NPPF. In relation to the built and historic environment, one of these is the potential for loss of local characteristics through



unsympathetic design. Chapter 7 has therefore been drafted to ensure that all new development is of a high design quality.

Policy BE1 in Chapter 7 of the Plan is a strategic policy that seeks to ensure an appropriate standard of design and layout in all developments requiring planning permission. The explanatory text makes it clear that not only should schemes be designed to a high standard, they should also be designed having regard to the characteristics of the surrounding area and their wider urban design context so that they can be properly integrated with their surroundings.

Policy DMHD1 of the Hillingdon Local Plan Part 2 (adopted 16 January 2020) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building and the existing street scene. Development of this nature should also complement or improve the amenity and character of the area and be sympathetic to the amenities of neighbouring occupiers.

Part B of Policy DMHD1 sets out detailed requirements for rear extensions whilst part C is concerned with side extensions. For semi-detached houses, extensions up to 3.6 m deep will be acceptable, in addition, flat roofs and pitch roofs can be acceptable however, they must not exceed 3 m and 3.4 m at its highest point respectively. Single storey side extensions should not exceed half the width of the original house.

These policies are broadly consistent with those set out in the Mayor's spatial strategy, albeit substantially more prescriptive. At each stage of development of these proposals since inception in 2018, the scheme has been tested against these policies and refined to ensure that there is substantial compliance with the objectives of Local Plan policies and guidance. The latest iteration of the proposals for extension and iteration of the property, as proposed in the current planning application, are fully consistent with these policies. Therefore, in accordance with Paragraph 11c of the NPPF, planning permission should be granted.

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## THE DESIGN COMPONENT

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### Design Philosophy

The existing building is in fair condition and reasonable decorative order however, it suffers from having a fairly small footprint and an imaginative but severely inflexible and limiting



internal arrangement. The design philosophy has been to exploit the form and character of the existing house and to upgrade and extend the accommodation to provide a family home that is capable of meeting the needs of all the different stages of family life including catering for the needs of older, dependent relatives. This has been consistent throughout the evolution of the application proposals, starting in 2014.

The aim is to extend the property and improve the thermal performance of the fabric. The scheme seeks to retain the character and quality of the original building whilst at the same time extending it to provide flexible family space on the ground floor, including a dedicated area for noisy games or quiet work or study away from the multi-functional family space and enlarged kitchen. As before, the ground floor extensions are proposed to optimise the space created to enhance rather than constrain normal family life. In all respects the scheme has been designed to respect the architectural character and conventions of the original building and to be subordinate thereto without seeking to ape them.

## Design details

The ground floor extensions will project a maximum 3.6 metres from the rear elevation of the existing house in accordance with Policy DMHD1. Similarly, the height of the proposed extensions are fully consistent with the requirements of DMHD1; specifically, the flat roofed portions do not exceed 3.0 metres in height and the pitched roof element is less than 3.4 metres in height.

The new windows in the proposed extension would be front or rear facing with views over the gardens. The relationship of the windows to the gardens would correspond to the existing relationship and is typical of many residential situations. There would be no adverse implications for any adjoining or nearby occupiers by way of overlooking or other loss of privacy. Notwithstanding the above, it is acknowledged that a window is proposed adjacent to the eastern common boundary. However, in order to safeguard the privacy and amenities of the occupiers of 56 Crescent Gardens, these are proposed to be high level and obscure glazed to prevent overlooking. This can be secured by way of a suitably worded planning condition and would be welcomed by the applicant.

The proposed development will be designed to achieve the highest standards of sustainability with regard to materials, energy, and water use. Low energy building techniques, methods and practices are an essential part of the applicants' approach. The new windows and door will be constructed using high performance sustainably sourced timber and fitted with low "E"

and argon filled triple glazed units to maximise thermal efficiency. The form of the windows will lend a more modern appearance to the proposed extensions, creating a subtle distinction between the new and the old, whilst remaining subservient to the original building.

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## THE ACCESS COMPONENT

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### **Convenience of access**

The site is within walking distance of Field End Road where the 282 provides a bus link between Mount Vernon Hospital and Ealing Hospital with interchanges to LUL services on the Metropolitan, Piccadilly and Central lines en-route. As noted earlier, it is also in close proximity to the Eastcote local centre with its range of convenience shopping opportunities and local services. It is therefore considered to be an appropriate sustainable location for the intensification of the residential use proposed in this application.

### **Parking**

The proposal would entail the loss of the former garage on the site although this has been used primarily for domestic storage for a number of years. However, there is already a paved off-street parking area sufficient to accommodate two cars independently. This is a feature typical in the local street scene and will remain unchanged and is considered to be sufficient to meet the needs of the enlarged dwelling pursuant to the Council's parking guidelines. Moreover, there is an anti-commuter CPZ scheme in operation in the road. The scheme is therefore unlikely to impact on on-street parking conditions locally.

### **Disabled access & mobility**

The existing property was not designed with mobility and disabled access in mind as these were not considerations at the time of its build. However, the extended dwelling created by these proposals will be provided with entrance and other doorways with thresholds and openings to comply with Approved Document Part M of the Building Regulations and the Lifetime Homes Standards. With regard to the latter, the layout and arrangement of rooms is designed to be sufficiently flexible to cater for a variety of household types and needs throughout the lifetime of any occupiers. For instance, a fully functioning bathroom is to be provided at ground floor level and there is space available for retro-fitting a small lift, if required.

### **Access for emergency vehicles**

This aspect would be unaltered by the proposals.

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## CONCLUSION

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The statement demonstrates the background and design approach adopted in the preparation of the details of the proposed development scheme and considers the planning policy, design and access implications of the scheme.

The statement demonstrates that the scheme would be well designed to correspond with the character of the existing property and the surrounding area. Internally, the scheme would provide a high standard of accommodation and would meet Local Plan standards and the detailed requirements of the Lifetime Home Standards. The scheme has been carefully designed to ensure that the proposed extensions will appear subordinate to the original property and no adverse implications are anticipated with regard to the character of the area or the amenities of adjoining and nearby residents. In particular the scheme presents:

- No adverse impact on architectural symmetry or building patterns within the street scene
- No obscuring of original architectural features
- No loss of direct access to the rear of the property
- No loss of driveways or parking provision
- No loss of significant views

The National Planning Policy Framework advises that all planning decisions should be made in accordance with the requirements of the development plan; in this case, the Hillingdon Local Plan and the guidance in force thereunder. As advised above, the scheme meets the requirements of both these elements of the development plan.

We would therefore submit that the scheme is worthy of support from a planning point of view and that planning permission should be granted, subject to suitably worded planning conditions.

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