Nos 82-84 Otterfield Road, West Drayton UB7 8PF

Design & Access Statement

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1. Introduction

This report relates to a proposal to demolish two dilapidated bungalows and redevelop the site to include 5 x 2 bedroom houses to the front of the site fronting Otterfield road and also 2 x 3 bedroom and 2 x 2 bedroom semi detached houses to the rear of the site accessed from Yew Ave.

2. Site & Context Appraisal

The site is on the Eastern side of Otterfield Road which runs north to south. As mentioned the proposal site is made up of two bungalows to be demolished. The site area is 1250 SqM and the site is relatively flat. In addition to the two houses on the site there are a number of outbuildings and several large trees. Rear access to the site is available from Yew Avenue to the rear which is in line with No84 as existing. The site is 10 minutes walk from West Drayton station. Yiewsley Recreation ground backs onto the western side of Otterfield Road. The site has a PTAL of 2.

Otterfield road is currently made up of single dwelling houses of varying sizes and styles. There are examples of terraces, semi detached and detached houses adjacent to the site. The three bungalows forming the proposal site are unusual from the rest of the street due to their significant width and overall plot size. The houses are smaller in scale and bulk than those adjacent. The site frontage is approx 25 SqM.



View of the proposed site Looking South East



View of the proposed site Looking North East



View From the proposed site Looking North West



View From the proposed site Looking South West



View of the site from the rear access on Yew Avenue

3. Relevant Planning History

86A & 86B OTTERFIELD ROAD YIEWSLEY

5193/APP/2010/1719 - Conversion of attached garage to habitable space with alterations to existing roof and new window to side and alterations to existing adjoining garage roof.

4625/G/81/0580 - 1-4 SPINNEY CLOSE,1A-E YEW AVE & 24A-26B OTTERFIELD ROAD YIEWSLEY. Erection of 13 1-bed dwellings with parking, access roads and footpaths.

4625/C/76/1009 – Spinney Close. Erection of 2, three bed dwellings with 4 parking spaces.

This development is similar in nature to the proposed and is located further south to the rear of Otterfield Road.

4. Pre Application advice

This application follows two sets of advice received for this site. A larger scheme was initially planned on the site that involved demolition of the three bungalows along this stretch of Otterfield road. The previous Ref 71337/PRC/2015/168. The report was handled by Richard Conroy.

Since then, the development site has been reduced and a further round of pre application advice was sought regarding a scheme on the site of two bungalows, Nos 82 and 84 Otterfield Road.

On the 18th August a meeting was held with Richard Conroy of Hillingdon planning to discuss the revised scheme. The meeting was positive. The main comments made by the officer are summarised below.

- The principle of development on this site was acceptable
- The scheme should incorporate a min 2x3 bed units as there are 2 existing
- 2 bed houses are more appropriate along the Otterfield terrace
- Scheme should incorporate 18 Cycle storage spaces
- The 'crown' roof design shown should be omitted

5. Policy Context

NPPF

The National Planning Policy Framework aims to achieve the following

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places the country needs.
- Always seek to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Support the transition to a low carbon future in a changing climate.
- Encourage the effect use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value.

The London Plan 2011

This is the document on which all London Boroughs are basing their policies.

London Plan (FALP 2015) Policy

3.3 Increasing housing supply Policy
3.4 Optimising housing potential Policy

3.5 Quality and design of housing developments Policy
3.8 Housing choice Policy
3.14 Existing housing Policy
5.1 Climate change mitigation Policy
5.2 Minimising carbon dioxide emissions Policy
5.3 Sustainable design and construction Policy
5.10 Urban greening Policy
5.11 Green Roofs and development site Environs
5.13 Sustainable drainage Policy
6.3 Assessing the effects of development on transport capacity Policy
6.13 Parking Policy
7.1 Building London's neighbourhoods and communities Policy
7.2 An inclusive environment Policy
7.3 Designing out crime Policy
7.4 Local character Policy
7.6 Architecture Policy

Hillingdon Local Plan - Part 1

In particular Policies H1 & H2
Hillingdon Design and Accessibilty Statement – Residential Extensions SPD

5. Description of Proposal

Please read this section in conjunction with the following Plans.

- SO-669-01
- SO-669-02
- SO-669-03
- SO-669-04
- SO-669-05
- SO-669-06
- SO-669-07
- SO-669-08
- SO-669-09
- SO-669-10
- SO-669-11

Design Intent:

The proposed development is in two parts. A three storey terrace fronting Otterfield road with 5 units and two semi detached blocks to the rear, 4 units in total. For the rear semi

detached houses, the existing access from Yew Avenue would be re utilised and give access to off street parking for 4 cars. There would be an increase in on street parking provision as the existing cross overs on Otterfield Road would be extinguished. The new Terraced houses along Otterfield Road would have one off street parking bay each. Communal Bin and Recycle storage will be available to the rear houses with enclosures shared between each pair of semi's. On the terrace fronting Otterfield Road, each house will have a private refuse enclosure large enough to house 2 wheelie bins per house.

The height of the terrace fronting the site are kept to a modest size so as not to appear overbearing within the streetscene. The height is similar to the terraced housing to the south of the site. Gaps are left between blocks to repeat the pattern further along the street where runs of terraced properties are punctuated with alleyways. The buildings will have a low level facing brick upto 3.5m and a string course will run within the through coloured render further up each building. The site will be attractively landscaped and new trees will be added to those existing to help screen the neighbouring gardens.

Units are intended to be within London Plan Minimum standards and private amenity spaces are a min of 40 SqM for 2 bed houses and 50 SqM for 3 bed houses.



Proposed Site Plan

Cycle Storage:



Lockable Cycle storage by Trimetals.

The above image shows the proposed Cycle storage solution for each 2 bedroom unit. The Locker measures 1.8m long by 840cm wide and can accommodate a minimum of 2 cycles. The three bed houses have access to a rear private amenity and secure cycle storage for these properties can be within.

Refuse Storage:



Bin / Recycle Storage Solution.

The above enclosure allows storage of 2 standard wheelie bins and allows easy top access. They are available from Capital Pallet Solutions.

Amount

The site area = 1250 SqM

The proposed internal areas are as follows (GIA).

Otterfield Road Terrace 2 bed houses

- Proposed Ground floor area – 42.8 SqM
- Proposed First floor area – 42.8 SqM
- Total GIA – 85.6 SqM

Yew Road Semi Detached 3 bed houses

- Proposed Ground floor area – 53.7 SqM
- Proposed First floor area – 39 SqM
  Total GIA – 92.7 SqM

Yew Road Semi Detached 2 bed houses

- Proposed Ground floor area – 44.3 SqM
- Proposed First floor area – 32.1 SqM
  Total GIA – 76.4 SqM

Sustainability

It is intended that the new property would be built sustainably. The intention would be to build the property in line with the code for sustainable homes code 4 although it is understood that planners are no longer allowed to condition against COSH. The existing property is poorly performing in terms of thermal efficiency and currently wastes fuel.

The developer is mindful of the need for increasing sustainability both in the use of materials and during the construction process. Where possible, demolished parts will be reused in the redevelopment. The New project will incorporate the following features-

- Triple glazed windows and thermal bridging calculations to achieve SAP ratings in excess of building regulations
- Low flow taps to showers (no more than 8 litres per minute)
- Kitchen and bathroom taps to have a flow rate of no more than 5 Litres per minute.
- All toilets to be dual flush
- Prediction aims for average of 105L per person per day. Down on current average of 128L per day outside London.
- All new hardstanding to be permeable (Hanson Formpave) or similar.
- Taping of all perforations around openings to increase airtightness.

- The use of a voltage Optimiser/regulator in the main supply would allow for electrical appliances to operate more efficiently. Voltage in the UK can fluctuate between 220 -253v. The regulator operates by maintaining a steady 220v regardless of input.
- The proposed development will make use of low energy lighting in line with BRE methodology and in excess of building regulation requirements,
- The widespread use of LED lighting will be used where possible.
- The fitting of A or A+ white goods will be encouraged and will form part of the home user guide mentioned below.
- The proposal will ensure that external lighting is positioned, controlled and focussed to provide efficient, safe and secure access without using excessive energy. This will comprise dedicated energy efficient luminaries or in the case of security lighting, a maximum lamp capacity of 150w per fitting supported by infrared, time and sensor controls as standard.
- The dwelling is to be specified with a high efficiency gas boiler system (SEDBUK A rated) to supply heating and hot water (with solar supplement)
- All new timber to be from FSC approved sources and insulation products will be CFC free.

Scale

The new design responds well to the existing site and buildings. The height of the buildings is similar to neighbouring properties. The front elevation lines up with the neighbouring property.

Landscaping

The existing external area is a mixture of hard standing and grassed area. The proposal seeks to maximise the remaining space with a mixture of porous paving and lawn. A full landscaping scheme would be produced and submitted prior to commencement.

Most notably, the large tree adjacent to the rear access from Yew Avenue is to be retained and the root protection area is to be considered during construction.

Access

Construction will pay particular attention to the requirements of Approved Document M and the recommendations outlined with BS 8300 in pursuit of achieving access for all. The developer will ensure the development is built to lifetime homes standards and will address the 16 points outlined as the main criteria including.

- Level surfaces to both internal and external areas. If ramps are required they will be at no greater than 1:20 gradient.
- Minimum of 900mm wide hallways.
- 800mm clear opening to entrance doors.
- Switches and sockets within 450 – 1200mm wall zone.
- Tactile surfaces to any signage.
- Ground floor accessible WC and sanitary provision.

- All entrances to be illuminated.
- Provision for a future stair lift by adaption of floor structure
- Design to allow for future adaption within bathrooms
- Glazing to begin at 800mm where possible.
- 300mm margin to leading edge at doorways

6. Conclusion

The Proposed development seeks to utilise an underused Brownfield site to provide new housing. The development will enhance the built environment for the following reasons.

- Provision of modern housing
- Re use of previously developed land
- 9 residential units of family size
- New landscaping throughout and enhanced boundary screening
- Provision of off street parking and reinstatement of on street parking where existing crossovers extinguished.