



DESIGN AND ACCESS STATEMENT

**LAND FORMING PART OF
2 ARLINGTON DRIVE
RUILSIP
HA4 7RL**

V1

14 APRIL 2026

1.0 INTRODUCTION

- 1.1. This Design and Access Statement has been prepared in support of a planning application for the erection of a new build dwellinghouse on land forming part of No. 2 Arlington Drive, Ruislip, HA4 7RL. The statement explains the design principles and concepts that have informed the proposed development and demonstrates how issues of access have been appropriately addressed.
- 1.2. The purpose of the statement is to illustrate how the proposal responds positively to its site context, surrounding built form, and local character, while complying with relevant national and local planning policies. Consideration has been given to scale, layout, appearance, and landscaping to ensure that the development integrates harmoniously with neighbouring properties and the wider streetscene.
- 1.3. Relevant Planning Policies
 - 1.3.1. The proposed development has been informed by national, regional, and local planning policies, including the National Planning Policy Framework (NPPF), which seeks to promote the effective use of land, deliver high-quality design, and create safe, inclusive, and sustainable places. At a regional level, regard has been had to the London Plan, particularly policies relating to housing delivery, character and context, and good design. Locally, the proposal has been developed in accordance with the policies of the London Borough of Hillingdon Local Plan, which encourage appropriate residential development that respects local character, safeguards residential amenity, and achieves a high standard of design.
 - 1.3.2 At a regional level, the scheme has regard to the London Plan (2021), including:
 - Policy D3 (Optimising site capacity through the design-led approach)
 - Policy D4 (Delivering good design)
 - Policy D6 (Housing quality and standards)
 - Policy H1 (Increasing housing supply)

These policies collectively seek to ensure that new residential development is well designed, respects local character, provides a high standard of accommodation, and makes effective use of land.

At a local level, the proposal has been informed by the London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies (2020), with particular regard to:

- Policy DMHB 11 (Design of New Development)
- Policy DMHB 12 (Streets and Public Realm)
- Policy DMHB 14 (Planning for Good Design and Quality)
- Policy DMH 6 (Residential Extensions and New Residential Development)

These policies require new development to respect the scale, appearance, and character of the surrounding area, safeguard neighbouring residential amenity, and provide appropriate access arrangements.

This statement demonstrates how the proposed dwelling has been designed to respond positively to its site and context, with careful consideration given to layout, scale, appearance, and landscaping. It also outlines how safe and convenient access will be achieved for future occupiers and visitors. Overall, the development seeks to deliver a high-quality residential dwelling that accords fully with national, regional, and local planning objectives.

2.0. SITE CONTEXT



Figure 1

- 2.1. The building occupying the site is a Grade II listed house located on the south side of Arlington Drive known as the Little Manor House.

It's listing is as follows: Timber framed house of c16 or c17 with front refaced in brick in c18. Central range and gabled cross wings at ends, which do not project. 2 storeys, 4 windows on front. 1-bay right extension of 1-storey and attic, showing decorative half timbering. Old tiled roof. Windows mostly small paned casements but there is one c18 sash with glazing bars. Modern gabled porch. Some exposed framing, with painted brick filling, behind. Tall compound chimney stack rises through roof behind.

- 2.2. The application site forms part of the residential curtilage of Little Manor House, A grade II listed Building with the postal address of 2 Arlington Drive. The building sits perpendicular to the road with its end gable forming the boundary with the back of pavement. The site abuts the side elevation of 8 Arlington Drive, which forms the south-west boundary of the site. The north-west boundary of the site is a high white painted brick wall that separates its garden from Arlington Drive. The remaining boundaries are adjacent to the curtilage of the listed building.
- 2.3 Arlington Drive is characterised by single, two storey detached and semi-detached suburban houses of differing styles, heights, and architectural periods.
- 2.4 The site has been assessed with a PTAL 2023 score of 1b, indicating a very low level of public transport accessibility. This reflects limited access to frequent and high-capacity public transport services within walking distance. As such, the development has been designed to minimise reliance on public transport, providing adequate on-site parking.
- 2.5 The site area amounts to 2,115m². The total area for the existing house is 110 m² which is 5.2% of the total site area.
- 2.6 A driveway to the left of the house provides access to its front entrance and ample parking with a later addition of a double garage built beyond the listed property. Behind the garage is a summer house.
- 2.7 To the rear of the house is a large formal lawn. The garden tapers towards the south which is substantially overgrown.
- 2.8 The house is currently rented to a family on a long lease.

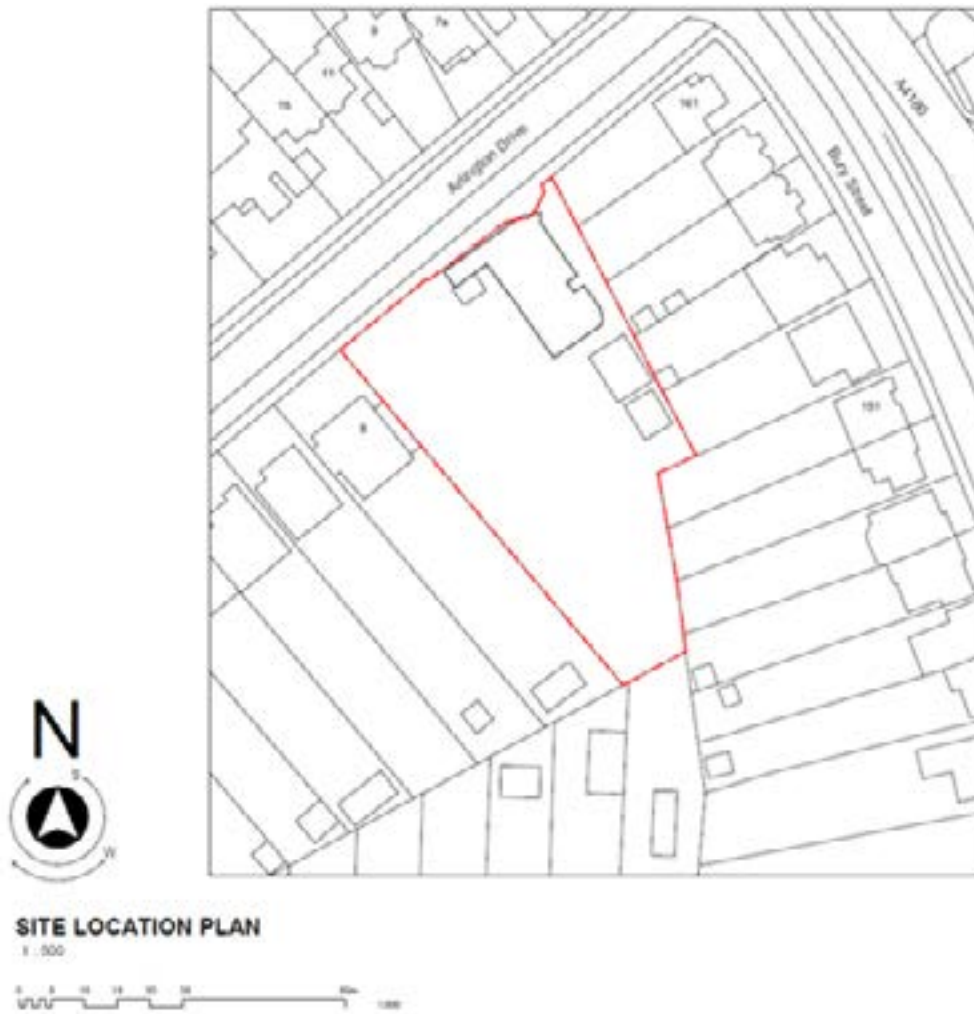


Figure 2: Site Location Plan



Figure 3: View of drive looking towards end gable and boundary wall



Fig 4: View of drive looking towards entrance porch and garage



Fig 5: View of neighbouring properties, no.7 and no.9



Fig 6: View of garden wall and adjacent property

2.0. RELEVANT PLANNING HISTORY

2.1 All the applications, some of which have gone to appeal, have been refused.

2.2 The applications are listed below:

- 74323/APP/2021/2509 (Dismissed at appeal)
Date: 23-06-21
Description: Erection of a detached dwelling with associated access, parking, and landscaping
- 74323/APP/2021/2511 (Dismissed at appeal)
Date: 23-06-21
Description: Erection of a detached dwelling with associated access, parking, and landscaping (Application for Listed Building Consent)
- 71084/APP/2019/2301 (Refused)
Date: 09-07-19
Description: Erection of a detached 2-storey x 4-bed dwelling with associated parking and landscaping
- 71084/APP/2019/2289 (Refused)
Date: 08-07-19
Description: Erection of a 4-bed detached 2-storey dwelling with associated parking and landscaping (Application for Listed Building Consent)
- 71084/APP/2017/3603 (Dismissed at appeal)
Date: 05-10-17
Description: Erection of two new semi-detached two-storey houses (4 and 6 Arlington Drive) and two new vehicular accesses and crossovers, part demolition of front boundary wall and site landscaping.
- 71084/APP/2017/3604 (Dismissed at appeal)
Date: 05-10-17
Description: Erection of two new semi-detached two-storey houses (4 and 6 Arlington Drive) with two new vehicular access and crossovers, part demolition of front boundary wall and site landscaping (Application for Listed Building Consent)
- 71084/APP/2017/2246 (Dismissed at appeal)
Date: 20-06-17
Description: Erection of two new detached two-storey houses (4 and 6 Arlington Drive) with two new vehicular crossovers and site landscaping
- 71084/APP/2017/2247 (Dismissed at appeal)
Date: 20-06-17
Description: Erection of two new detached two-storey houses (4 and 6 Arlington Drive) with two new vehicular crossovers and site landscaping (Listed Building Consent)
- 71084/APP/2017/785 (Refused)
Date: 02-03-17
Description: Erection of two new detached two-storey houses (4 and 6 Arlington Drive), with detached double garages, access driveway and new vehicular crossover and site landscaping
- 71084/APP/2017/786 (Refused)
Date: 02-03-17
Description: Erection of two new detached two-storey houses (4 and 6 Arlington Drive), with detached double garages, access driveway and new vehicular crossover and site landscaping (Listed Building Consent)

- 2.3 The latest applications were submitted in 2021 Ref: 74323/APP/202/2509 and 74323/APP/2021/2511 were for a 2 storey property to be built on land directly to the rear of The Little Manor, adjacent to No.8 Arlington Drive. Both applications were dismissed at appeal.
- 2.4 The appeals inspector for these cases, although acknowledging that the applications were an improvement on those previously submitted stated that the siting of the proposed development “would not preserve the setting of the Grade II listed building known as Little Manor House” and that development proposals need “to avoid harm to the historic environment, including not compromising the setting of a heritage asset; and not be detrimental to the setting of a listed building.”
- 2.5 Since the previous refusals and appeal decisions, the Local Plan has been reworded and the policy on back land development has been drafted to allow some development but only in exceptional cases as stated below:
- 2.6 PRE-APP ADVICE
- 2.6.1 A pre-app submission was made on 08.01.24 and a meeting was held with Mr. Haydon Richardson on 06.03.24 and the following advice was given:
- i) Principle of Development: While the provision of new housing is supported in principle, the backland nature and loss of garden space conflict with Policy DMH6 and harm local character and biodiversity.
 - ii) Housing Mix: The proposed 4-bedroom family dwelling is welcomed and aligns with local housing needs.
 - iii) Heritage Impact: The development would cause less than substantial harm to the setting of the Grade II listed building due to its scale, footprint, and impact on its verdant historic setting.
 - iv) Character and Appearance: The contemporary design and backland location are considered out of character due to the proposed building seen as oversized and visually intrusive in the local context.
 - v) Impact on Trees: The lack of supporting documentation and potential loss or harm to trees is viewed as harmful to the site’s verdant and historic character.
 - vi) Amenity: The proposal is considered acceptable in terms of privacy, light, noise, and general residential amenity for neighbouring properties.
 - vii) Highways and Parking: Access and parking are acceptable due to local car dependency, but a fire strategy is required to address emergency access limitations.
 - viii) Sustainability: More information is needed to demonstrate compliance with energy policies, including incorporation of renewable energy and EV charging infrastructure.
 - ix) Accessibility: The current plans lack level access and must demonstrate compliance with M4(2) and M4(3) standards under Policy D7.

3.0. RELEVANT PLANNING HISTORY

- 3.1 The proposal is for a new 2 bedroom single storey detached dwelling house with two proposed parking spaces and two cycles spaces and associated bin spaces. The dwelling is a family sized dwelling.
- 3.2 The design strategy followed was to utilise the overgrown garden to the rear of the site in development terms while minimizing the impact on the listed property and its setting.
- 3.3 The proposed development is for a single storey building, which has an L shaped plan. The outer walls of the L have no openings, would be low level brick, painted white to mimic the existing houses boundary wall fronting Arlington Drive. In effect the Little Manor house would have a walled garden to its east and west boundaries.
- 3.4 It is the intention to use a timber framed SIPS system which would be manufactured off site. This would provide a high-quality construction system, reduce site wastage, ensure an exceptional degree of thermal performance, a very low air leakage and a speed of installation to limit disruption to the neighbouring properties. The SIPS panels allied with triple glazed windows and an air source heat pump heating system would create a rating in terms of the Energy Performance Certificate.
- 3.5 The new house would share the same drive access so not changing the immediate setting of the listed house to its front or rear. The current double garage would be removed and replaced with a new single garage to serve the current property with dedicated parking adjacent. By sharing the drive there is a retained natural surveillance.
- 3.6 The house is single storey and is set within the site. It has a flat green roof to mitigate the loss of the current vegetation. Through careful design, it has been ensured that no trees will need to be removed to enable the construction of the new house.
- 3.7 Internally the building is open plan in configuration with living spaces in the north east wing while the south west wing contains three bedrooms, two double and one single and associated bathrooms and ensuites. The rooms meet the requirements of the of the London Plan as follows:

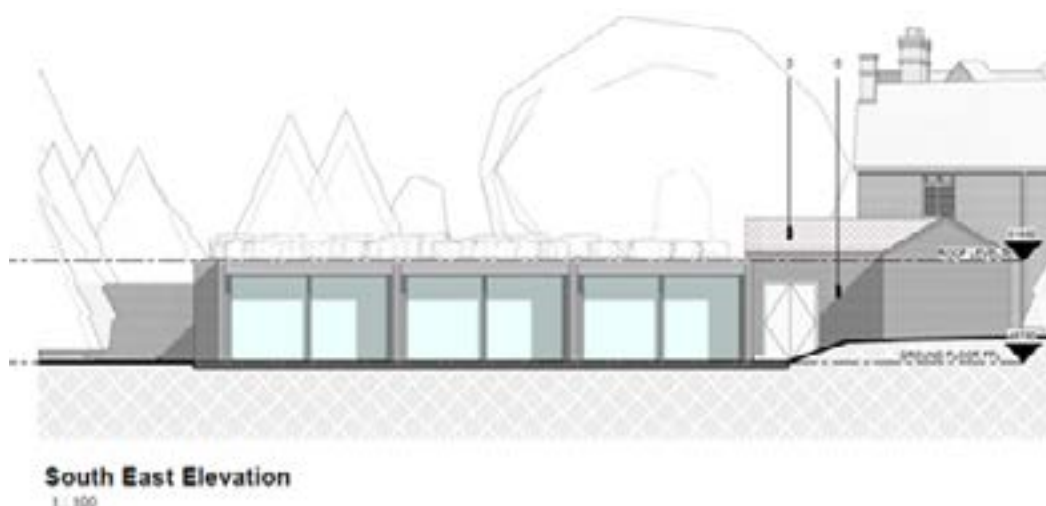
Policy D6: Housing Quality and Standards

Policy D6 of the London Plan (2021) sets out mandatory quantitative and qualitative standards to ensure that all new housing is of high quality, functional, and suitable for long-term use. Key requirements include:

- i) Minimum gross internal floor area and built-in storage (Table 3.1) based on dwelling type, bed spaces, and storeys.
- ii) Comfortable, well-laid-out and dual aspect dwellings, designed to avoid overheating and maximise daylight, outlook, and ventilation.
- iii) Adequate internal room sizes, including minimum bedroom widths and floor areas.
- iv) Minimum 2.5m floor-to-ceiling heights for at least 75% of the GIA.
- v) Dedicated and accessible storage (including for recycling and food waste).
- vi) Private outdoor amenity space (minimum 8m² for a 2-bed, 4-person unit).
- vii) Strong emphasis on functional layout, privacy, adaptability, and avoiding single-aspect dwellings where possible.

3.8 DESIGN RESPONSE

- 3.8.1 The proposed development is for a 2-bedroom, 4-person single-storey dwelling, and therefore is subject to a minimum gross internal floor area of 70m². The proposed dwelling is 116m² exceeds this requirement, ensuring a comfortable and spacious layout for future occupants.
- Storage provision meets the minimum 2.5m² requirement, with built-in storage integrated into the layout and adequate headroom maintained.
 - The layout is well-considered, with clearly defined living, kitchen, and sleeping areas, and all habitable rooms have access to natural daylight and ventilation.
 - The dwelling maintains a minimum floor-to-ceiling height of 2.5m for over 75% of the gross internal area, in line with Policy D6 standards.
 - Private outdoor amenity space is generously provided, with the new garden space measuring approximately 550 m², significantly exceeding the 8m² minimum requirement for a 2b 4p dwelling.
 - The home has been designed to be dual aspect, allowing for improved ventilation, privacy, and a stronger connection to the landscaped setting.
 - Waste storage has been incorporated in accordance with Policy D6(E), providing accessible, screened space for separate dry recycling, food waste, and residual waste (see Drawing ALD-TW2-XX-DR-A-004).
- 3.9 The external face of the L shape opens on to a garden space framed by the existing large oak tree. The tree will provide shade and prevent over heating in the summer months.
- 3.10 The rest of the garden will be lawned to allow for a play area for a family.
- 3.11 The proposed development by its orientation and design has two blank walls adjacent to its immediate neighbours, Little Manor House and No. 8 Arlington Drive so limiting any light spillage. This control of light spillage is further enhanced by the single storey nature of the design, its cowl overhangs, the significant distances between the new house and its neighbours as well as the preservation of all of the existing trees and bushes to the boundaries. The blank walls would also act as noise baffles to No. 8 and Little Manor House.
- 3.12 The distance to the rear of the Bury Street houses is 11.5m and to the Marlborough Avenue houses to the south is 24m, exceeding back-to-back garden spacing guidelines.
- 3.13 Fig 7: Proposed South East Elevation



4.0 ADDRESSING THE PRE-APP RESPONSE DATED 08.03.24

4.1 RESIDENTIAL DEVELOPMENT

4.1.1 In the pre-application response, dated: 08.03.24 reference: 74323/PRC/2023/192, the case officer acknowledged that the proposal would deliver new housing in an established residential area, contributing positively to the borough's housing supply and providing social and economic benefits. It was also noted that the scheme aligns broadly with NPPF requirements to make effective use of land and with London Plan policies promoting the intensification of small sites in outer London locations.

4.1.2 We welcome the case officer's confirmation that the principle of residential development on this site is acceptable. The revised scheme continues to meet these aspirations by delivering a high-quality dwelling that makes efficient use of an underutilised plot. Importantly, the new design ensures:

- The provision of level access for all users, improving accessibility.
- An appropriate increase in density while retaining the character and spatial quality of the surrounding area.
- Compliance with London Plan policies (LPP GG2 and LPP D3) and NPPF 5, which encourage making the best use of small sites.

4.1.3 These improvements ensure that the development continues to provide a positive contribution to housing delivery while balancing other material considerations such as heritage, design quality, and residential amenity.

4.2 BACKLAND DEVELOPMENT

4.2.1 In the pre-application response, the case officer raised concerns that the development would constitute back land development contrary to Policy DMH6. It was noted that the proposal would lead to the loss of part of the rear garden of 2 Arlington Drive, eroding the prevailing leafy character, impacting biodiversity, and potentially resulting in the loss of important trees. The case officer highlighted that, under Policy DMH6, back land development is only acceptable in exceptional circumstances and subject to strict criteria, including:

- Maintaining neighbouring residential amenity and privacy.
- Avoiding adverse impacts from vehicular access and parking.
- Ensuring the development is intimate in mass and scale and lower than frontage properties.
- Retaining or re-providing trees, shrubs, and wildlife habitats.

4.2.2 We have fully considered these concerns and made significant amendments to the design to ensure compliance with Policy DMH6:

- Retention of trees and biodiversity: No trees will need to be removed to facilitate construction. All existing mature trees and boundary planting will be retained, and additional biodiversity will be introduced through the use of a green roof planted with wildflowers. Following the officer's advice, this roof replaces the previously proposed single-ply membrane (SPM) roof, significantly enhancing the ecological value of the development.
- Maintaining local character: The proposed dwelling is a single-storey design with a reduced and carefully considered footprint, ensuring it remains subservient to the frontage property and blends into the landscaped setting.
- Preserving amenity: Separation distances to neighbouring properties have been maintained, protecting privacy and avoiding overshadowing or light spillage.
- Vehicular access: The proposal makes use of the existing driveway, avoiding the creation of a long or intrusive access road and minimising noise and disturbance.

4.2.3 Through these changes, the revised scheme now respects the leafy character of the site, maintains biodiversity, and satisfies the specific criteria set out under Policy DMH6.

4.3 HOUSING MIX

- 4.3.1 In the pre-application response, the case officer confirmed that the provision of a family-sized dwelling was welcomed and aligned with Policy H10 of the London Plan (2021), which highlights the need for larger family housing (three or more bedrooms). The officer also referenced Policy DMH1, which resists the net loss of existing housing unless replaced with equivalent floorspace, and Policy DMH2, which requires a mix of housing units that reflect the borough's substantial need for larger properties.
- 4.3.2 The revised scheme continues to provide a family-sized home, meeting the definition set out in the London Plan. Following further design refinement to reduce the overall building footprint and respond sensitively to the site context, the proposed dwelling has been amended from a four-bedroom property to a three-bedroom property. This adjustment allows for a more efficient and compact layout while still fulfilling the borough's substantial requirement for family housing, as identified in paragraph 4.6 of the supporting text to Policy DMH2.
- 4.3.3 The three-bedroom dwelling continues to contribute to the housing mix in the borough, providing high-quality family accommodation that meets local need, in full accordance with London Plan Policy H10 and Hillingdon Local Plan Policies DMH1 and DMH2.

4.4 HOUSING SUPPLY

In the pre-application response, the case officer confirmed that the council is currently able to demonstrate a five-year supply of deliverable housing sites. As a result, the tilted balance set out in paragraph 11(d) of the NPPF (2021) is not engaged.

Our design response:

We acknowledge the council's current housing land supply position and the fact that the tilted balance is not applicable in this instance. Nevertheless, the proposed development makes a positive contribution to the borough's housing stock by delivering a high-quality family-sized dwelling. This supports the Government's objective of significantly boosting the supply of homes, as set out in the NPPF (2021), and aligns with the housing delivery objectives of both the London Plan and the Hillingdon Local Plan.

The development provides a sustainable and efficient use of land within an established residential area, further reinforcing its acceptability when assessed against the relevant local and national planning policies.

5.0 IMPACT ON THE LISTED BUILDING AND ITS SETTING

- 5.1 The case officer, supported by the Conservation Officer, referenced Paragraphs 205 and 208 of the NPPF (2023), Policy HC1 of the London Plan (2021), and Policies HE1, DMHB 1 and DMHB 2 of the Hillingdon Local Plan (2020). These policies and guidance collectively require that development proposals affecting heritage assets, including Listed Buildings, conserve and enhance their significance and setting, with any harm being clearly justified and outweighed by public benefits.
- 5.2 The Conservation Officer previously raised concerns that the subdivision of the plot and the introduction of a dwelling with a large footprint would erode the verdant garden setting of the Grade II Listed Little Manor House, diminishing the ability to appreciate its historic rural context. The officer also highlighted that the proposed footprint exceeded that of the main listed building and risked appearing dominant, thereby failing to be respectful or subordinate to its setting.
- 5.3 The following amendments have been made to address the officer's concerns:
- Reduction in building footprint: The gross internal area of the proposed dwelling has been significantly reduced from 180m² (pre-application scheme) to 115m² in the revised design, ensuring that the new dwelling is more compact and subordinate to the Listed Building.

Fig 8 & 9: shows ground floor plan of pre-app scheme vs application scheme

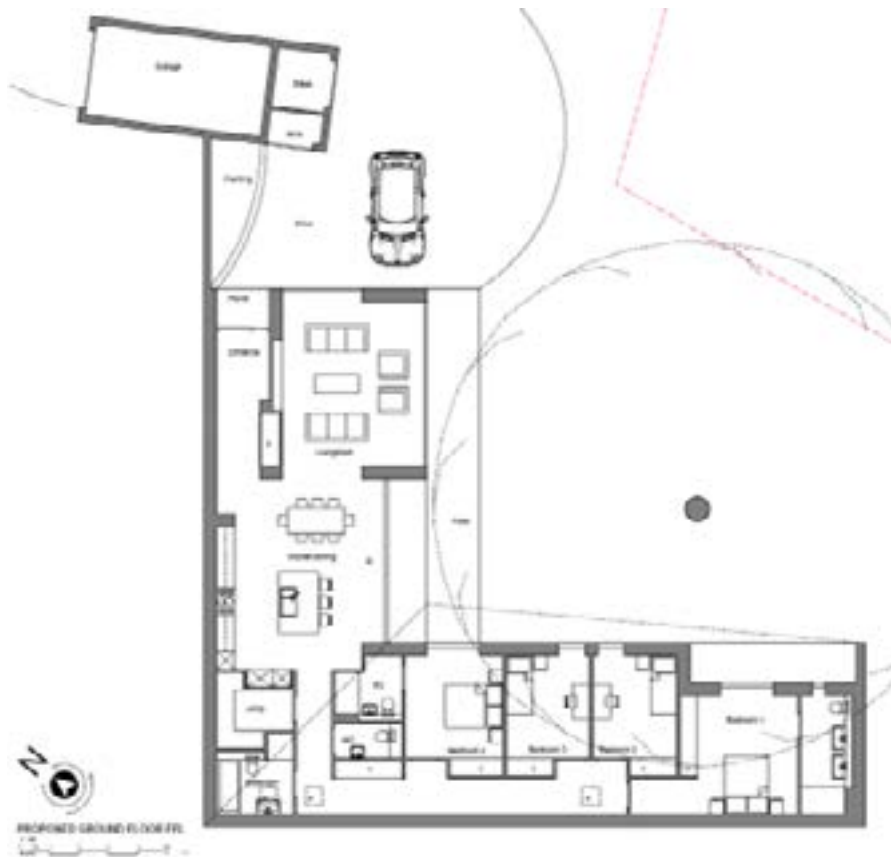


Figure 8 - Pre-app ground floor plan



Figure 9 - Application ground floor plan

- Increased garden provision: The revised scheme also improves the garden provision, with proposed garden space now at 650m² (compared to 533m² at pre-application stage) and the existing garden space retained at 850m² (up from 833m² previously). This change ensures that the verdant garden setting is preserved to a far greater degree. Fig 10 & 11: shows site plan of pre-app scheme vs application scheme.



Figure 10 - Pre-app scheme



Figure 11 - Application scheme

- Unaltered views from Little Manor House: The views from the Listed Building looking outward into the garden remain unchanged, maintaining the building's visual and spatial relationship with its open setting.



Figure 12

- Respect for verdant character: The revised, single-storey design maintains a low profile and integrates better into the existing landscape. Careful siting has been retained to ensure that mature trees and planting are preserved, thus mitigating any perceived erosion of the green open setting.

5.4 The revised scheme directly addresses the concerns raised at pre-application stage, significantly reducing the building footprint and maintaining a generous garden setting to ensure the proposal is more subordinate and sympathetic to the heritage asset. This approach better conserves the Listed Building's setting, consistent with NPPF (2023) and the relevant Local and London Plan heritage policies.

6.0 CHARACTER AND APPEARANCE

6.1 The case officer referenced Paragraph 135 of the NPPF (2023), Policies D1, D3 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part 1 (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 (2020). These policies collectively require developments to be of the highest design quality, visually attractive, sympathetic to local character, and well-integrated into their surroundings, ensuring that they positively respond to local distinctiveness and enhance the built environment.

6.2 The officer previously raised concerns that the contemporary design would contrast sharply with the traditional and historic properties in the area, that the building's footprint appeared excessive for its back land location, and that the scheme would appear incongruous and out of keeping with the established urban grain.

6.3 The revised scheme address this by:

- Reduction in building footprint: The gross internal area has been significantly reduced from 180m² at pre-application stage to 115m² in the revised proposal. This reduction ensures that the dwelling is far less dominant and more proportionate to the back land setting.
- Increased garden provision: The revised scheme retains 650m² of garden space for the proposed dwelling and 850 m² for the existing property, compared to 533m² and 833m² respectively at pre-application stage. This increase preserves the openness and verdant character of the site, ensuring it aligns better with the surrounding urban grain.

- White brick boundary treatment: The revised design incorporates a white brick wall that mirrors the appearance and materiality of the existing boundary wall. This design detail visually separates and softens the transition between the proposed dwelling and Little Manor House, integrating the development more harmoniously into the existing site context.
- Preservation of views and spatial character: From the Listed Building, outward views into the garden remain unchanged. The dwelling remains single-storey with a low profile, ensuring it does not visually intrude or disrupt the relationship between the main house and its setting.

6.4 Through these amendments, the revised scheme responds positively to the feedback by reducing scale and massing, improving integration with the surrounding built and natural environment, and ensuring that the contemporary architectural approach remains sensitive to the site's heritage and character. This approach accords with NPPF Paragraph 135, London Plan Policies D1, D3, D4, and Local Plan Policies BE1, DMHB 11 and DMHB 12.

7.0 IMPACT ON TREES

7.1 The case officer previously referenced Policy DMHB 14 of the Hillingdon Local Plan: Part 2 (2020), which requires that applications affecting existing trees must be accompanied by an accurate Tree Survey, Arboricultural Impact Assessment (AIA), Tree Protection Plan, and details on how trees will be safeguarded. The officer raised concerns that the pre-application proposal would result in the loss of several trees and could harm the longevity of other trees on the site, detracting from the verdant character that is important to the setting and appearance of the area.

7.2 Our response to this is as follows:

- No loss of trees: The revised design ensures that no trees are removed to facilitate the proposed development. The two trees previously identified as being at potential risk are no longer of concern:
 1. The apple tree is significantly smaller than originally assumed and falls outside the Root Protection Area (RPA) of the development footprint.
 2. The second tree that was flagged in the pre-application stage is no longer present on the site.
- Comprehensive supporting documentation: A Tree Survey and Tree Protection Plan have been submitted with this application). These demonstrate that the revised design will not encroach on Root Protection Areas or require harmful pruning that could reduce the longevity of the trees.
- Tree protection and enhancement: The proposal includes robust tree protection measures during construction and a landscaping scheme that reinforces the verdant setting of the site, supporting biodiversity and improving the overall green infrastructure.
- Preservation of verdant character: By retaining all existing trees, enhancing landscaping, and adopting sensitive siting, the revised scheme fully maintains the site's greenery and the contribution it makes to the wider character of the area.

7.3 These amendments and supporting evidence directly address the concerns raised at pre-application stage and ensure full compliance with: Policy DMHB 14 (tree protection), Policies DMHB 11 & DMHB 12 (design quality and integration with the area), Policy BE1 (Local Plan Part 1 – protection of character), London Plan Policies D1, D3 and G1, and Paragraphs 135 and 187 of the NPPF (2023).

8.0 AMENITY

8.1 In the pre-application response, the case officer concluded that the proposal, by virtue of its single-storey nature, appropriate separation distances, and potential for boundary treatments, would not adversely impact the amenity of adjacent properties. It was confirmed that there would be no unacceptable loss of light, outlook, or privacy to neighbouring dwellings and no harmful increase in noise or light spillage as a result of vehicle movements or activity on the site, in line with Policy DMHB 11.

8.2 The revised design builds upon these positive findings and further enhances the scheme's respect for neighbouring amenity:

- Orientation and design: The dwelling's white brick walls adjacent to Little Manor House and the presence of the existing boundary brick wall with No. 8 Arlington Drive ensure that the new house remains virtually "invisible" from neighbouring gardens and homes.
- Control of light spillage: The single-storey design and the preservation of all existing trees and bushes along the boundaries prevent intrusive lighting impacts and maintain privacy.
- Visual containment: From the garden of No. 8 Arlington Drive, the proposed dwelling will not be visible above the boundary wall, ensuring that existing outlooks are preserved.
- Noise mitigation: The blank external walls adjacent to Little Manor House and No. 8 Arlington Drive will act as effective noise baffles, further safeguarding neighbour amenity.

8.3 The development's scale, separation distances, and sensitive boundary treatments ensure that it remains concealed behind the garden wall, with no harmful impact on light, outlook, privacy, or noise levels for neighbouring properties. This approach fully complies with Policy DMHB 11 of the Hillingdon Local Plan.

9.0 GARDEN ANALYSIS

9.1 The existing garden area for No. 2 Arlington Drive is 1,683m², significantly larger than the average garden size of surrounding properties, which is 322m² (as shown in Figure 13).

In the proposed development (Figure 13), the existing garden for No. 2 would be 850m², and the new garden for the proposed dwelling would be 650m².

9.2 Even after the plot is subdivided, both the existing and proposed gardens remain well over double the area of the surrounding average, reinforcing that the site would still respect the spacious, verdant character of the area.

9.3 This analysis demonstrates that the proposal does not result in overdevelopment or garden loss out of context with the surrounding pattern, and the resulting plot sizes still remain generous.



Figure 13 – Existing garden area

10.0 VEHICULAR / PEDESTRIAN ACCESS

10.1 In the pre-application response, the case officer, alongside the Borough's Highways Officer, referred to Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan (2020) and the London Plan (2021) Policy T6.1 (Residential Parking), which collectively require:

- Safe and efficient vehicular access to the highway network.
- Protection of air quality, noise levels, and local amenity.
- Safe, secure, and inclusive pedestrian and cyclist access.
- Compliance with adopted parking and cycle storage standards.

10.2 The Highways Officer noted that the site has a PTAL of 1b (very poor), which heightens reliance on private motor vehicles. The proposal would raise traffic movements slightly, but not to a level that would impact traffic congestion or road safety. The officer also noted that the provision of 3 on-plot car parking spaces exceeded the London Plan maximum but was acceptable in this instance as it mitigated the risk of on-street parking displacement.

10.3 Our design response:

- **Parking provision:** The revised scheme now proposes 2 on-plot parking spaces each for both the existing and proposed dwellings, which aligns with Policy DMT 6 and addresses the concerns raised.
- **Cycle parking:** The design also accommodates 2 vertical, secure and accessible cycle storage spaces per dwelling, meeting the borough's cycle parking standards and Policy DMT 5.
- **Pedestrian safety and access:** The shared vehicular and pedestrian access from Arlington Drive has been maintained, ensuring safe and direct connectivity with the wider network. Boundary treatments and separation measures have been included to ensure safe passage for pedestrians alongside vehicle access.
- **Trip generation:** The uplift in vehicle movements associated with the single additional dwelling is expected to remain minimal (1–2 additional vehicle movements during peak periods) and can be comfortably absorbed by the local road network without adverse impact on highway safety or congestion, consistent with the Highways Officer's comments.

10.4 This revised approach fully responds to the officer's advice and demonstrates compliance with Policies DMT 1, DMT 2, DMT 5 and DMT 6 as well as the London Plan (2021) standards.

11.0 REFUSE BIN STORE PROVISION

11.1 In the pre-application response, the case officer highlighted the need for the bin storage area to comply with accepted waste collection distance standards. Specifically, refuse bins should be stored within 10 metres from the point of collection on the roadway, with a maximum carrying distance from the new dwelling not exceeding 25–30 metres.

11.2 The revised plans now clearly demonstrate full compliance with these standards. As shown on Drawing ALD-TW2-XX-DR-A-004:

- The bin storage area has been carefully located so that the distance from the storage point to the collection point on Arlington Drive is within 10 metres, ensuring convenient access for waste collection services.
- The carrying distance from the new dwelling to the bin store is less than 30 metres, meeting the maximum carrying distance requirement.

11.3 This approach provides a practical and efficient waste management solution, in full accordance with the council's collection standards.

12.0 SUSTAINABILITY STRATEGY

12.1 The case officer highlighted the need for the proposal to comply with Policies EM5 and DMEI 2 of the Local Plan, which seek to secure reductions in carbon emissions and encourage the use of renewable energy technologies. It was also stated that any future application should include details of renewable energy solutions such as photovoltaic (PV) panels or heat pumps, and ensure compliance with the London Plan (2021) requirement for electric vehicle charging points (EVCPs)—with at least 20% active EVCP provision and the remainder as passive provision.

12.2 Our design response:

- Renewable energy technologies: The revised proposal introduces an air source heat pump to significantly reduce carbon emissions and enhance the building's energy efficiency. This is complemented by a green roof with wildflowers, which supports biodiversity and improves thermal performance.
- PV Panels - min. 6 no. to south facing side of garage roof.
- Electric vehicle charging points (EVCPs): The proposed on-plot parking spaces will now include: 1 active EVCP, installed and fully operational upon completion in the store for proposed. 2 passive EVCP provisions, enabling easy future conversion.
- These measures ensure that all spaces meet the required standards set out in the London Plan (2021).

12.3 The revised scheme therefore fully addresses the sustainability and renewable energy concerns raised at the pre-application stage and is compliant with: Policies EM5 and DMEI 2 of the Local Plan, London Plan Policy T6, and the overarching sustainability objectives of the NPPF (2023).

13.0 ACCESSIBILITY

13.1 In the pre-application response, the case officer advised that the proposed dwelling did not demonstrate compliance with Policy D7 of the London Plan (2021), which requires that all dwellings meet Building Regulation Requirement M4(2) (accessible and adaptable dwellings), and at least 10% of dwellings meet M4(3) (wheelchair user dwellings) where applicable. The officer specifically noted that the submitted plans did not show step-free access or the necessary dimensional details and requested scaled drawings to confirm compliance.

13.2 The revised proposal has now been updated to fully comply with the requirements of Policy D7:

- Step-free access: The proposed section drawing (see drawing ALD-TW2-XX-DR-A-007) clearly shows a level access threshold not exceeding a height of 15mm, ensuring ease of entry for all users, including wheelchair users and families with young children. This complies with building regulation M4(2).
- Accessible layouts: Entrance lobbies, passageways, and living spaces have been carefully designed to meet the minimum dimensions required by Approved Document M, ensuring the dwelling is fully adaptable to future occupants' needs.

13.3 Through these updates, the proposed dwelling now satisfies the accessibility standards set out in Policy D7, providing a high-quality and inclusive living environment for all future residents.

14.0 FIRE SAFETY

- 14.1 In the pre-application response, the case officer noted the importance of providing appropriate emergency access in accordance with Building Regulations – Fire Safety: Approved Document B. Where direct access for a fire tender to the site envelope cannot be achieved, the regulations require that the appliance be able to be positioned within 45 metres of the source of an emergency. If this distance is exceeded, alternative measures such as hydrants, internal fire detection, alarms, or sprinkler systems must be implemented.
- 14.2 Our design response:
- In this case, the access distance for a fire tender does exceed 45 metres, and therefore, an alternative fire safety solution has been implemented.
 - The proposed dwelling will be designed to the current building regulations and fire safety requirements. A wired fire detection and alarm system will be fitted to ensure the highest level of safety for future occupants.
- 14.3 These measures collectively ensure compliance with Building Regulations and provide robust fire safety provisions for the development.

15.0 DRAINAGE STRATEGY

- 15.1 The strategy has been prepared in accordance with:

- National Planning Policy Framework (NPPF)
- Non-statutory technical standards for SuDS
- London Plan drainage hierarchy
- Lead Local Flood Authority (LLFA) requirements

The objective is to demonstrate that the development will:

- Manage surface water sustainably
- Avoid increasing flood risk on or off site
- Comply with Sustainable Drainage Systems (SuDS) principles

- 15.2 The site is in Flood Zone 1 (low risk)

Risk of flooding from:

- Surface water (urban runoff)
- Potential surcharge from sewers

The development will ensure:

- No increase in off-site flood risk
- Safe exceedance flow routing away from buildings

- 15.3 Drainage Hierarchy

In accordance with national standards, surface water will be managed using the following hierarchy:

1. Infiltration to ground (soakaway)
2. Discharge to watercourse (not applicable)
3. Discharge to surface water sewer (not applicable)
4. Discharge to combined sewer (last resort)

15.4 Surface Water Drainage

15.4.1 Green Roof (Primary SuDS Feature)

A wildflower roof will be installed across the main building footprint.

- Function and Benefits:
- Attenuates rainfall at source
- Reduces peak runoff rates
- Provides interception storage
- Improves water quality
- Enhances biodiversity

Performance:

- Typically retains 50–80% of annual rainfall (season dependent)
- Provides significant delay in runoff discharge

The green roof will discharge into the below-ground drainage system at a controlled rate.

15.4.2 Proposed Drainage Strategy

Primary Strategy: Infiltration via Soakaway

Runoff from:

- Green roof (via controlled outlets)
- Conventional roof areas (if any)
- Hardstanding areas

Directed to a soakaway crate system:

- Located minimum 5m from building
- Designed in accordance with BRE 365
- Sized based on reduced runoff due to green roof

15.4.3 Runoff Control

Green roof significantly reduces runoff volume

Remaining runoff restricted to greenfield equivalent rates (1–5 l/s)

System designed for:

- 1 in 100 year storm event + 40% climate change allowance

15.4.4 Exceedance Flow Routing

In events exceeding design capacity:

- Water directed away from the dwelling
- Flow routed to landscaped garden areas
- No flooding of neighbouring properties

15.5 Foul Water Drainage

- Foul water will discharge to the existing public foul sewer
- Connection subject to approval by Thames Water
- Separate system maintained

15.6 Water Quality

Water quality improvements are achieved through:

- Green roof filtration and interception
- Permeable surfaces filtering sediments
- Soakaway providing additional treatment

This meets SuDS requirements for pollution control.

15.7 Summary

The proposed drainage strategy:

- Incorporates a green roof as a key SuDS feature
- Prioritises infiltration via soakaway
- Reduces runoff rates and volumes at source
- Ensures no increase in flood risk
- Complies with policy requirements of the London Borough of Hillingdon

The development is therefore considered sustainable and acceptable in drainage terms.

16.0 CONCLUSION

- 16.1 The proposed scheme would have little impact on the setting of the listed building both in terms of the house itself plus its wider context.
- 16.2 The design maintains the current properties formal garden utilizing the current overgrown area.
- 16.3 The use of the current drive and the positioning of the single storey house will mean that there is no material change to the frontage of Little Manor House.
- 16.4 The design allows for the preservation and retention of all the existing trees and the green roof will provide bio-diversity and mitigate the new houses footprint.
- 16.5 The intention is to make the new house all but “invisible” from its neighbours, concealed behind a garden wall.
- 16.6 The bespoke high-quality nature of the design, generated by the site and its historical context should allow the council to consider it as an exceptional circumstance.
- 16.7 The additional dwelling will comply with the Government’s objectives and local support for boosting the delivery of housing, including the development of small sites, along with promoting self-build housing and assisting small and medium sized housebuilders.
- 16.8 The provision of an additional house on the site will increase the site value and provide funds for our client to invest in the general upkeep of the existing listed buildings external fabric such as the deteriorating chimneys and allow an investment in the upgrade of the internal fabric of the house to improve the thermal efficiency of the property making it more suitable for a family home in the colder months.