

DESIGN AND ACCESS STATEMENT

Erection of 1 x 3 bedroom detached house associated with parking and amenity space.

Land adjoining 24 Leaholme Way, Hillingdon, Ruislip, HA4 7RA



1. Aerial view of proposal site (Google Maps ©)

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1. INTRODUCTION

This report has been written to accompany the householder planning application for the construction of a new three-bedroom dwelling house with associated parking and amenity space on land adjoining 24 Leaholme Way HA4 7RA.

The statement has been written for the purpose Full Planning Application.

The proposal has been carefully designed in accordance with local development policy to provide an appropriate and well-mannered addition to the local townscape.

The report describes the existing site, local townscape and infrastructure, and includes a brief schedule of similar local developments that have been successful in gaining planning approval.

The density of the proposed development falls within London Plan guidance. The design, scale and layout of the development will introduce a built form that is appropriate to its contexts overall. It is considered that the proposed development would provide good living conditions for the future occupiers of the proposed units and protect the residential amenity of surrounding occupiers in terms of outlook, privacy and light.

2. APPLICATION SITE

The application site is a vacant area of land which is part of Land On The South East Side Of Breakspear Road Ruislip HA4 7RA, Title number NGL191041. The proposed site is a rectangular shaped plot with an area of approximately 240 sqm.



2. Location Plan

The existing plot is a vacant site with a substantial area that can provide a single detached house, amenity and parking space for new family.

The proposed dwelling is typical of the other houses within the terrace adjacent and the terrace opposite. The ground floor is faced with brickwork and the first floor is clad with vertical tile hanging.

The proposed property is accessed via a pedestrian footpath within a pleasant turfed space. Vehicular access is facilitated by a garage to the rear of the property.

Existing site – The local neighbourhood

The local housing estate is likely to have been constructed during the 1970's, and is based on a Radburn style layout; where the pedestrian access is in places separated from vehicular routes. The local area benefits from mature local landscaping, consisting of existing trees and shrubs within open green space. The local estate consists of a limited number of house types. The typical existing

properties in the immediate vicinity of 24 Leaholme Way are small two bedroom terraced properties, with private amenity space in the form of modestly sized rear garden spaces.

There is a notable amount of variation within the existing house types, this is a natural result of householder development over time. Please refer to section 3 Development Precedent, for a full description of existing local householder development that are similar in nature to the current application.

Existing Site – The wider area

Leaholme Way is situated approximately 1.5 miles from Ruislip High Street and Ruislip Underground and Bus Station; and approximately 2 miles from West Ruislip Rail and underground station. There are local bus stops on Ladygate Lane serving the 331 Bus route, which runs between Ruislip Station and Uxbridge via Harefield and Denham. There are local shops within 0.5 miles of Land adjoining 24 Leaholme Way positioned within the Howlettes Lane shopping parade.

The Environment Agency “Flood Map for Planning” identifies the site as being within Flood Zone 3. Flood Risk Assessment has been prepared and enclosed within planning documentation addresses the measures incorporated into the design as a result of the proposed development’s position within Flood Zone 3.

3. DEVELOPMENT PRECEDENT

There are several properties within close proximity to the site that have been either been substantially extended or had a second house built next to the original property or detached buildings.

In all cases the original host building conforms to the same housing type as the existing properties at 24 Leaholme Way.

1 Leaholme Way

This property on the corner of Leaholme Way and Ladygate Lane has been extended to provide a single storey dwelling to the side that functions as a stand-alone dwelling.



153a Ladygate Lane.

153a Ladygate Lane has been developed to accommodate a new end of terrace 2-bedroom dwelling.



47 Stowe Crescent. See image 05.

Positioned at the other end of the terrace from no.61 (above), 47 Stowe Crescent has also been extended to include a substantial two storey side extension with a new front loggia and enclosed porch.



188 Bury Street Ruislip. Application Ref: 8697/APP/2020/3622

Demolition of existing bungalow and erection of 4 x 4 bed dwelling houses with associated parking spaces and external works.



88 Broadwood Avenue Ruislip. Application Ref: 13396/APP/2019/2893

2 x two storey, 5-bedroom, detached dwelling houses with habitable roof space with associated parking and amenity space, involving demolition of existing dwelling house



Use

The vast majority of buildings within the local neighbourhood are residential. There is also an Infant / Junior school and a bowls club nearby on Ladygate Lane.

There are local shops within 0.5 miles on Howlettes Lane. There are also a number of buildings offering social amenities in the form of pubs, sports clubs (Ruislip Football Club) and areas of natural beauty in the form of Ruislip Lido, Ruislip Woods and open farm land. The proposed total footprint coverage is 64 sqm based on a squared shape house which has been carefully designed to fit comfortably within the local context and to align with the existing buildings, heights and levels.

The gross internal floor area would be 112 sqm spread over Ground and First Floor.

The proposal provides over 100 square metres of private amenity space for the occupiers, in compliance with the Hillingdon Local Plan.

4. DESIGN STRATEGY

The scale and sitting of the new built form has been developed to respond sensitivity to neighbouring residential properties in close proximity by limiting the scale building to 2 storey. Ensure legibility and permanent of new built form to provide appropriate building façade treatment with consideration of human scale. The proposed development has been informed by the criteria set out in the National Space Standards and the Hillingdon Local Plan.

The main constraints and opportunities of the site have been identified, in particular, the impact on the character of the area, it's relationship to neighbouring residential properties and whether good environmental conditions can be provided for the future occupiers.

External Layout

The basic principle is to ensure that the resultant building will blend in and complement the prevailing character of the area. Generous amenity space is provided for use by future occupiers. The front and rear gardens are proposed to be predominantly soft landscaped.

The site will be landscaped with replacement trees planted to the rear of the building helping to ensure a green and leafy appearance for views from the upper levels of surrounding buildings.

Scale and appearance

Policy 3A.3 of the London Plan seeks to maximise the potential of site by ensuring developments achieve the highest possible intensity of use compatible with their local context. Table 3A.2 states that on sites in urban locations with Public Transport Accessibility Level of 0-1 and average unit sizes of 3.8 – 4.6 habitable rooms, densities of up to 35-55u/ha or 150-200hr/ha would be appropriate.

The site has an area of approximately 0.02ha and would contain 1 dwelling house providing a total of 5 habitable rooms. This results in a density of 50u/ha or 250hr/ha. This proposal therefore meets the density of units per hectare but exceeds the habitable rooms per hectare. However, given the character of the Leaholme Way, this is deemed acceptable, creating a more congruent form of development.

The proposed building is modest in height and scale and has been carefully and sensitively designed to blend in with the surrounding area and enhance it with contemporary, simple yet elegant architectural style. Cycle store will be discretely located in the rear garden and would be of a domestic shed design, in keeping with the residential character of the area. Materials of the proposed dwellings would respect the character of the surrounding built developments. The materials palette would comprise fairfaced brickwork, plain tiles, interlocking tiles, white uPVC/ aluminium windows and doors.

Outlook and Light

Given the layout scheme, the proposed dwelling would therefore benefit from adequate amount of light. The proposed residential unit and amenity spaces will receive adequate daylight and sunlight, and any proposal for new landscaping will not result in overshadowing of the proposed dwellings. Similarly, with regard to outlook of future occupiers, this is considered satisfactory.

Given the scale, orientation and sitting, the of the proposed development proposal would have no unacceptable impact in terms of loss of light or outlook on surrounding properties or their gardens.

Privacy

The development has been designed to respect the right of privacy of the neighbours building. The dwelling has been carefully considered so that in critical positions, windows do not overlook neighbouring gardens or windows. Boundary fencing is existing on 24 Leaholme Way property and a similar design and style will be proposed for the other sides. Details of boundary treatment can be secured by condition. Adequate privacy for future occupants and that of the adjoining residential properties will therefore be maintained.

Internal Layout

Policy 3.5 of the London Plan (July 2016) states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.

The proposed building meets the minimum size threshold, as set out in the London Plan and National Space Standards for a 3-bedroom dwelling. The habitable areas of each dwelling have generous windows, providing natural light and outlook. In terms of internal layout, the dwelling has adequate living sleeping and sanitary facilities of adequate size for their intended use and occupancy.

Careful consideration has been given in designing the internal layouts, to accommodate furniture and provide adequate circulation space for the normal use of space, as well as allowing movement of bulky furniture items into the home. The fenestration and door openings are provided in a logical fashion, so that rooms function comfortably and efficiently for their intended purpose, providing natural lighting, outlook and ventilation.

Car Parking

The Council's adopted Car Parking Standards requires the provision of a maximum two off-street parking spaces for each dwelling with it's own curtilage. The application site has a PTAL of 1a. One parking space will be provided by the rear garden garage which in size, shape and appearance will match adjoining garages.

5. ACCESS

Access to and within the proposed development

Leaholme Way is a suburban terraced street, built within a housing estate in Ruislip, a suburban neighbourhood within the London Borough of Hillingdon within the North-West of greater London. Ruislip is well served with London Underground and Railway stations and bus links; and is also very close to the A40 / M40 and M25.

The site is therefore accessible by car or by train and finally either on foot or by bus. The existing housing estate is designed on a Radburn layout. Pedestrian and Vehicular routes are therefore often separated.

Access by Car.

The site is approached from the rear via Wallington Close. The proposed garage will provide parking for one vehicle.

Pedestrian Access

Pedestrian access is via the existing footpath to the front of the development. The footpath will provide access directly to the new front door of the proposed development. This method of access is identical to the manner in which all the other properties within the terrace are accessed.

6. SUSTAINABILITY

The proposal does not include on site renewables, but the development will incorporate sustainable measures including high performance building fabric, high efficiency gas boilers/ heat pumps and SuDS.

Sustainability strategy measures include:

- Reuse of a site maximising the site potential
- Building form and orientation to maximise daylight and natural surveillance and minimise external noise nuisance.
- Energy efficient building services design using high efficiency boilers
- Secure cycle storage
- Accessible recycling and waste storage
- Use of accessible green spaces for biodiversity
- Sustainable drainage
- Water efficient devices will be used to reduce water consumption within the development.

7. FLOOD AND DRAINAGE

The site falls within Flood Zone 3- as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. A detailed Flood Risk Assessment is attached separately.

The drainage strategy will incorporate sustainable drainage techniques to reduce the risk of flooding in accordance with the requirements of the London Plan and the NPPF. Details to be provided and can be secured by condition.

8. CONCLUSION

This report has been written to accompany the householder planning application for the construction of a new three-bedroom detached residential property.

The statement has been written for a full planning application purpose to maximise the chances of a positive decision.

The report has described the existing local built environment and discussed how the new development has been contextually designed to complement the local townscape and form a cohesive, well-mannered and appropriate new addition to the local neighbourhood.

The report has also scheduled similar local developments that exist locally. These provide useful precedents that demonstrate that the development proposals submitted within this application will form a cohesive insertion within the existing local built environment.

We have also provided a schedule of local development policy and an analysis to demonstrate that the new scheme has been designed in accordance with all relevant policy.

In providing this level of analysis we trust that we have demonstrated the care that we have taken over the preparation of the planning application submission for the proposed development, and the quality and appropriateness of the resulting design.

The scheme is considered to be acceptable in principle in terms of housing development on this site, in compliance with relevant policies in the National Planning Policy Framework, The London Plan 2016 and the Hillingdon Local Plan.