

17 January 2022

**Design and Access Statement and Heritage Statement
Full Planning & Demolition in a conservation area**

Rev A - 12.05.2022

Material colour changes

**2nd Ickenham Scout Hut
Community Close
Ickenham
UB10 8RE**



Royal Institute
of British Architects



The American Institute of Architects

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1.0 INTRODUCTION

Address

2nd Ickenham Scout Hut
Community Close
Ickenham
UB10 8RE

Applicant

London Borough of Hillingdon

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1.1 AIM

The purpose of this Design and Access statement is to report the design intentions to the 2nd Ickenham scout hut located at Community Close, Ickenham, UB10 8RE. Located within a conservation and archaeological area, the proposal is to demolish and rebuild the scout hut. The proposal seeks to apply for full planning & demolition in a conservation area.

2.0 SITE LOCATION AND CONTEXT

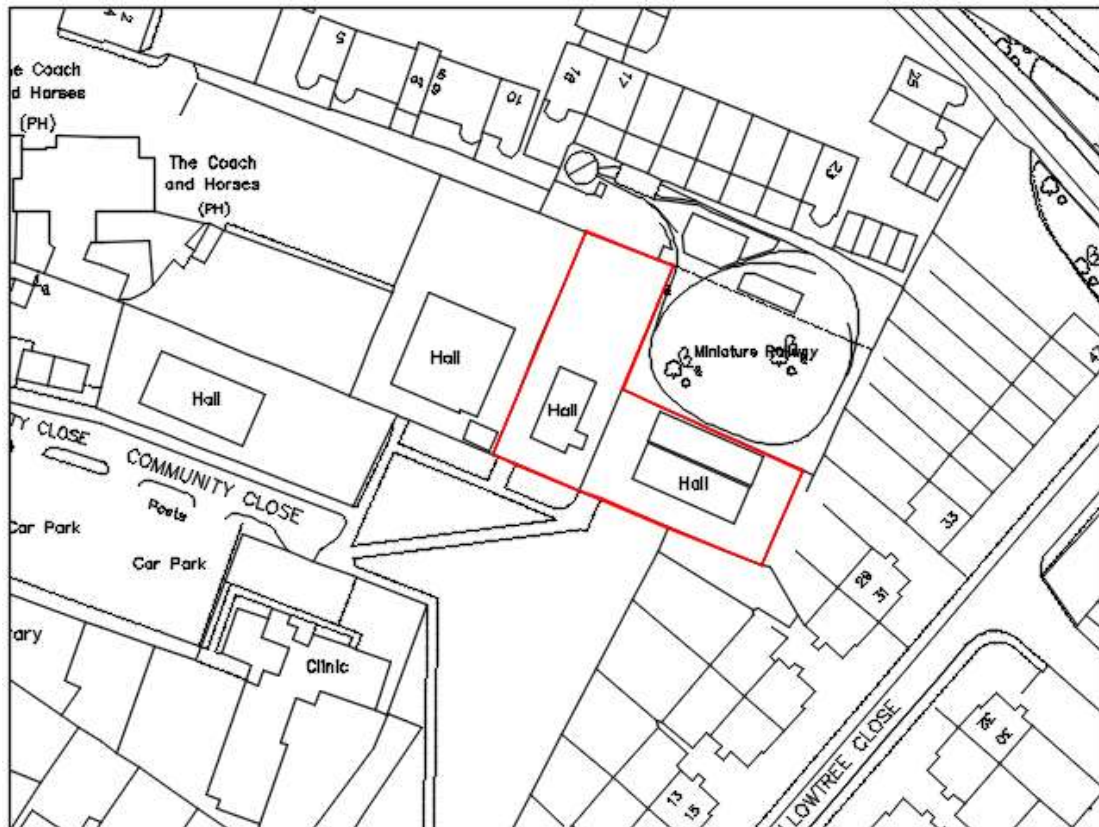


Fig 1: Location Plan with boundary line.



Fig 2: Google map 3D view showing site with boundary line



Fig 3: Front elevation and access to the existing scout-hut. Proposed to be demolished.

The site is within a local centre situated at the end of Community Close, Ickenham, UB10 8RE. The area of the site is 1127sqm and contains three buildings (one to the west, and two to the east) which are used as scout huts with a building footprint of 82sqm, 116sqm, and 91sqm respectively. To the north boundary lies the Ickenham miniature railway and beyond are the rear gardens of no. 17-23 of Austin's Lane. The eastern boundary abuts the rear garden of no. 25-31 of Willowtree Close. The southern boundary contains green space and the west boundary neighbours the Ickenham Guide Hut Hall. There are several bus stops within the vicinity of the site within 281-419m distance. Ickenham tube station is within 0.3 miles of the site and offers transport links on the Metropolitan line and Piccadilly line. The PTAL rating of the site borders between 2 and 3.



Fig 4: Side view of the existing scout-hut.



Fig 5: Rear view of the existing scout-hut.



Fig 6: Existing scout-hall located east of the site to be demolished.

The site is in the Ickenham ward of the Ruislip Northwood & Pinner constituency.

The site is in a conservation area known as Ickenham Village.

The site is in an Archaeology Priority Area containing Saxon and mediaeval resources. An archaeological desk-based assessment has been submitted in supplement of this application.

3.0 PLANNING HISTORY

There has been one recorded application for the proposal:

Reference: 7590/D/89/0135

2nd Ickenham Scout Hut Community Close, Ickenham

Approved: November 1989

Proposal: Extension and alteration of existing scout hut to provide enlarged activity area, kitchen & toilets.

4.0 HERITAGE IMPACT STATEMENT

London Borough of Hillingdon Local Plan Part 2 (adopted version 16 Jan 2020)

Policy DMHB 4: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

An Ickenham Heritage and Character Assessment report was prepared for the Ickenham Neighbourhood forum and was produced by AECOM in November 2018.

it identifies the key characteristics of Ickenham's Historic Core as:

- **Historic buildings and features including the Church of St. Giles, the village pump, and an "village" character;**
- **The quality, detailing and articulation of properties;**
- **Rows of commercial frontages with wide pavements that encourages interaction with shop frontages;**
- **The two busy B roads B46, and B466 which contrasts to the village characteristics;**
- **Mature deciduous trees**
- **Rows of trees and green verges in the centre of the Swakeleys Road which contribute to a formal structure.**

Trees are an important asset in keeping with the character of the area. An Arboricultural impact assessment has been prepared by Arboricultural Consultancy Ltd in supplement of this planning application. The report identifies 20 deciduous trees (7 which are mature) within the vicinity of the site. Our proposal will retain and shield all of the trees during construction works therefore protecting an important asset and preserve the conservation area.

The materials of the existing scout huts are made up of a dark coloured timber cladding, white timber soffits, black RWP gutters, white uPVC windows, and felted roof. Both huts are in a poor and dilapidated condition. There is a noticeable amount of vegetation growing on the façade and roof of the buildings, and several areas of algae growth on the cladding. There is no level access to the hut on the eastern side and although there is wheelchair access to the hut situated on the west, the path is narrow and uncomfortable. The existing scout huts are of poor quality and detrimental to the conservation area. Demolition and replacing the scout huts with a characteristic design would be favourable and improve the conservation area.

The new proposed scout hut will have a larger footprint than the existing scout hut to be demolished. The materials will be of a good and robust quality and will complement the colour scheme of the neighbouring context. The scale is modest and the massing is similar to the surrounding neighbouring properties. There will be no overlooking issues to the private rear gardens and the retained trees will

help add an extra layer of privacy. The proposal has been thought out in a sensitive manner to the context and will enhance the conservation area.

5.0 DESIGN

The existing scout hut is in poor condition and we propose to demolish the existing two huts and to replace it with a single storey hut with a dual pitched roof. The proposal is classified as a minor development.

The existing footprints of the two buildings is 79sqm and 166sqm. The current size and disconnection between the two buildings does not fulfil the needs of the scouts in achieving their activities. The new scout hut will have a footprint of 175 sqm and a GIA of 155.8sq. It will contain amenities such as accessible WCs, kitchen, utility room, and a large hall space which will help facilitate their growing needs for future scout members.

The main entrance to the Scout hut is inset in to create a foyer to protect the building users from the weather.

The proposed drainage will connect to the existing.

5.1 LAYOUT

To be read in conjunction with the Architect's drawings.

The building measures 9m x 19.5m and contains the following:

- Hall
- Kitchen
- 2 no. WC
- 1 no. Accessible WC
- Storage & Utility

There will be a door situated to the side of the building to be used as a fire exit or a secondary entrance/exit. The design of the building will be wheelchair accessible and comply with Approved Documents M2 – Access to and use of buildings other than dwellings.

The hours of use are as follows:

Monday 08:00 - 21:00

Tuesday	08:00 - 21:00
Wednesday	08:00 - 21:00
Thursday	08:00 - 21:00
Friday	08:00 - 19.30

There are no regular hours of use for Saturday and Sunday.

5.2 SCALE & HEIGHT

The single storey proposed scout hut will have a dual pitch roof with an eaves height of 2.5m and ridge height of 5.7m to accommodate the finish floor level. The ridge of the proposal will be lower than the neighbouring buildings and not cause overlooking or overshadowing issues.

5.3 APPEARANCE & MATERIALS

The proposed materials will be: black facing brickwork; concrete slate roof in anthracite; the colour of the windows are proposed as dark grey; the guttering and rainwater downpipes will be dark grey; the double entrance doors will be half glazed and for the main entrance there will be a timber sliding door to act as a security panel.

Facing Brickwork:
Wienerberger PT449Carbon



Roof: Marley Edgemere Interlocking
Concrete Slate in Anthracite



Windows: Dark grey



**Anthracite Grey Galvanised Steel
Hopper head and black uPVC
downpipes**



5.4 ACCESS

The new scout huts will be built to comply and meet the standards of Approved Document M, Access to and use of buildings, Volume 2: Buildings other than dwellings. All doors will be manually operated doors.

The access to the property will remain as existing. There are no proposed changes to the vehicle parking and it is to remain as existing. There is a public car park within 50m of the site on Community Close which can be used as a drop off point or parking. There are 4 proposed Sheffield stands to accommodate cyclists. The users are generally expected to walk, cycle to the site, or take public transport.

The new proposed scout hut will have level access into the main entrance of the building and level access to the side entrance. There will be an accessible WC for disabled people and wheelchair users.

There will be a side entrance/exit door for fire escape.

5.5 OVERLOOKING

The scale is modest and the massing is similar to the surrounding neighbouring properties. There will be no overlooking issues to the private rear gardens and

the retained tress will help add an extra layer of privacy. The proposed will not impact the neighboring residential properties or cause overlooking issues.

5.6 LANDSCAPE

Trees are highly regarded within the London Borough of Hillingdon. An Arboricultural Impact Assessment has been submitted in supplement of this application in relation to the existing trees on the site. None of the trees on the site are covered by a TPO however the site is within the Ickenham Village conservation area.

Any retained or third party trees will be protected using up-to-date methodology and guidance provided by the current British Standard BS 58378:2012. The drawing TH/A3/3065/TPP shall be adhered to in order to protect the tree and their roots as indicated in the zones.

The proposed landscaping is to remain as existing or filled with simple lawn to match, and with permeable block paving as shown in the proposed site plan.

5.7 SECURE BY DESIGN

Approved document part Q on security; all external doors and windows will be to PAS 24:2012 standard. All new windows and doors shall be certified to prove that the products and installation accords with the Secure by Design Standard.

The site is enveloped by metal security fencing which will remain unchanged. The entrance to the premises is accessed by two gates which is kept locked at all times during operational and non-operational times. It is unlocked during supervised times by the site manager.

Advice will be sought on the alarm system and lighting within the site to prevent anti-social behavior and enhance security measures if necessary.

External: The front door will be secured by a timber sliding door which will act as a security panel. Glazed areas of the door will be safety glass.

Internal: Every window will have a sliding shutter for security measures. All glazing will be safety glass.

5.8 ENERGY

There are no gas connection on site. The new scout huts will be built to comply and meet the standards of Approved Document L, conservation of fuel and power, Volume 2: Buildings other than dwellings.

6.0 CONCLUSION

This Design and Access Statement and accompanying drawings have been prepared on behalf of the applicant, London Borough of Hillingdon to seek full planning application the demolition and reconstruction of the Scout huts in a conservation area.

As laid out in detail in the previous sections, it is believed that this submission will retain a similar footprint and massing to the existing hut. The materials will be robust and good quality for easy maintenance. The black brick and dark grey roof will match the appearance of the existing huts and references the surrounding neighbouring buildings. The scale and massing of the building will be similar to the existing and will not cause any overlooking and privacy issues to the neighbouring buildings. The proposal will improve the surrounding context and provide a robust building for the scouts to nurture their skills and perform their activities safely. The design has been produced sensitively and is in keeping with the conservation area, which will enhance Ickenham Village Conservation Area.