

26th October 2022

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Dear Ms Burnham

Re: ***Land rear of 25-31 Warren Road, Ickenham (access from Heythrop Drive)***
Ref:- 77265/APP/2022/2845

Further to our Client's detailed application for a residential development at the above site and your letter dated 29th September.

Many of the points raised have already been addressed as this letter was received after the application was submitted. Taking the points broadly in the order set out in your letter.

A separate letter from Barker Parry has been submitted in respect of the policy issues.

A tree report was submitted with the application; however, we note that you have requested more information in the form of method statement and tree protection plan. This is attached.

Design.

At the pre-app stage the houses had gables running side to side. The roofs as submitted are hipped or half hipped which we trust overcome many of the comments raised.

The detailed design follows those constructed in Heythrop Drive. These being hipped or half hipped tiled roofs with forward projecting two storey gable features, single and two storey splayed bay windows along with traditionally proportioned casement windows. The elevations will be a mix of tile hanging and facing brickwork with materials chosen to compliment those in Heythrop Drive. The result will appear a natural extension to the existing street scene. The detailed choice of materials could form part of a suitably worded condition.

The submitted survey, street scene drawing and annotated plan showing levels illustrate how the natural slope of the land is followed.

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The garage to Plot 2 has been redesigned to have a pitched roof to match those found in Heythrop Drive.

Amenity.

A daylight/sunlight report was submitted with the application in respect of the impact on 2 Walnut Tree Close.

Plot 4 has one small window at first floor on the west elevation serving an en-suite shower room. It will be obscurely glazed. This is a perfectly common feature and the "perception of being overlooked" point is not accepted.

The attic rooms are not designed to be bedrooms, although we obviously have no control over how future residents will use these or any other rooms. They are intended to provide owners with a dedicated homeoffice/study reflecting the need created by more people working from home.

No patios will be higher than 300mm off the ground. A levels condition can cover this point.

Highways.

All units will have two active electric charging points. These are indicated on the drawings attached.

Access

Heythrop Drive is a private road owned by the applicants therefore a Unilateral Undertaking would serve no purpose.

A tracking diagram illustrating how the largest refuse vehicle can turn on the site was submitted with the application.

On-site parking provision.

All parking and manoeuvring areas are to the required standards.

Bicycle Provision.

Cycle racks indicated in each garage.

Waste Collection.

Our understanding is that the Council uses plastic bags for waste collection from private houses and that these are left at a convenient location on collection day. There are no wheeled bins as in other Boroughs. What we are proposing is to create an area, hidden from public view, that individual owners can store these bags in private bins if they wish. These bins are typically 450mm in diameter. Therefore, there will be space to walk passed them, always remembering that these houses have two alternative routes into their rear gardens.

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Fire Safety.

Fire vehicles can turn on site with their turning requirements significantly less than a refuse vehicle.

Flooding and drainage

We are unclear why if the site is in Zone 1 we need a flood report?

Matters relating to water consumption come under Building Regulation.

We note that an issue has been raised regarding Part M requirements. The scheme has been designed to fully meet the requirements and attached drawings illustrates this.

Attached are fully updated drawings addressing the points raised.

Should you wish to discuss any aspects of this application, please contact me immediately.

Yours faithfully

W J Macleod

Enc.

22/3521/10A

22/3521/11A

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Construction Management Report

Patrick Stileman Ltd, Method Statement/Tree Protection Plan DS20042201.03