

HILLINGDON BOROUGH COUNCIL



DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

(Demolition of a one-family dwelling to propose two semi-detached family dwellings)

Prepared on Behalf Of:
Mr Rashpal Powar

Esra Oksuz
Architectural Designer

Prepared By:

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Pre-Planning Application for a property in 3 Deane Avenue, Ruislip, HA4 6SP.

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1. INTRODUCTION

1.1 This Design and Access Statement addresses the residential standards specified in the London Borough of Hillingdon Local Plan Part 2, Development Management Policies. The project entails a demolition of a one-family dwelling to propose two semi-detached family dwellings at the site of 3 Deane Avenue, Ruislip, HA4 6SP. This statement is aligned with and substantiates the planning application for the proposal.

1.2 By aligning with and substantiating the planning application, this statement supports the proposal, drawing parallels with the approved development at 22 Deane Avenue (70505/APP/2015/4019).

1.3 All information should be read in conjunction with other supporting documents submitted with this application.

1.4 Below listed are the mandatory documents accompanying this Statement. They have been prepared and submitted to assess, illustrate and demonstrate the design components and to show that all features and characteristics of the site have been thoroughly examined.

- KP800_P01
- KP800_P02
- KP800_P03
- KP800_P04

2. PLANNING POLICIES

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that the planning application process should adhere to a "plan-led" approach. This means that, in cases where an adopted UDP (Unitary Development Plan) contains pertinent and current policies, any application for planning permission or a planning appeal should be evaluated in accordance with the provisions of the plan, unless there are substantial material planning considerations that suggest otherwise.

2.2 For this application, the relevant Development Plan required comprises the:

- London Plan (2021)
- National Planning Policy Framework (NPPF) 2021
- London Borough Of Hillingdon Local Plan Part 2, Development Management Policies

2.3 For this application, the most relevant Hillingdon Local Plan policies are as follows:

- London Plan (2021) Policy DMH 4: Residential Conversions and Redevelopment
- Policy DMH 6: Garden and Backland Development
- Policy DMHB 11: Design of New Development
- Policy DMHB 15: Planning for Safer Places
- Policy DMHB 16: Housing Standards
- Policy DMT 1: Managing Transport Impacts
- Policy DMT 2: Highways Impacts
- Policy DMT 6: Vehicle Parking

3. SITE ANALYSIS

3.1 The proposed site spans 381.12 sqm within a residential area in Ruislip, enjoying close proximity to South Ruislip Station and multiple bus stops, ensuring an integrated and accessible travel network.

3.2 The existing property is characterized as a two-story detached single-family dwelling, complemented by a spacious open garden.

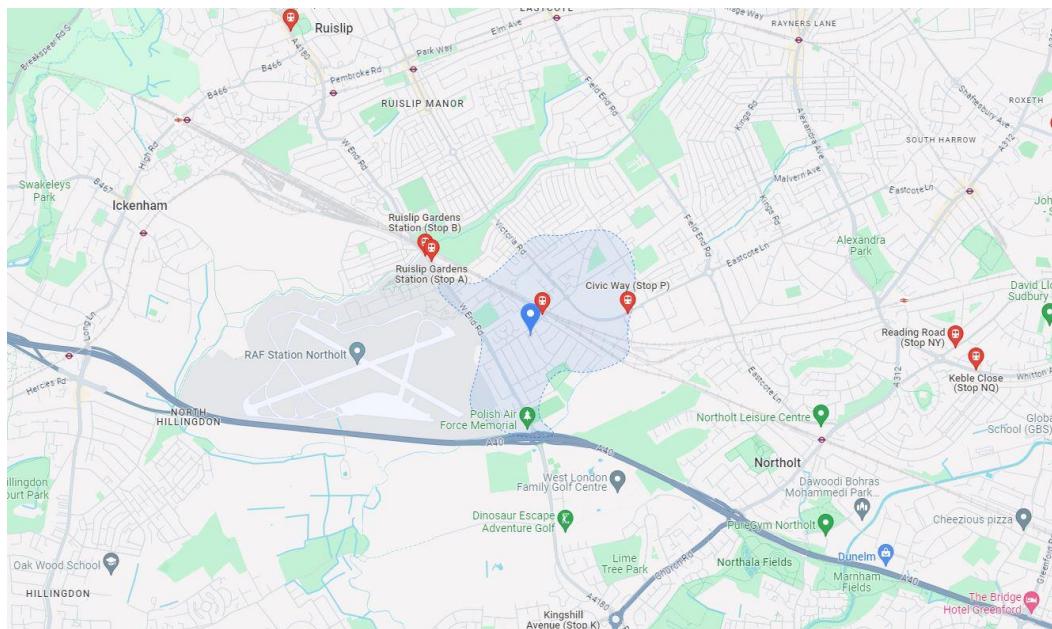


Figure 1 - Site Location - Courtesy of Google Maps

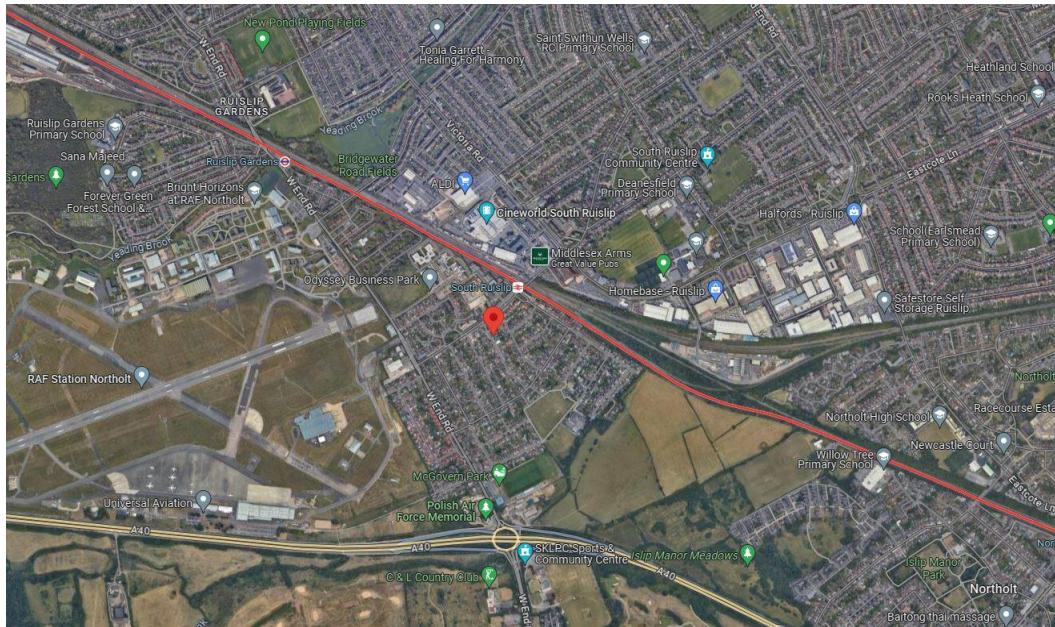


Figure 2 - Site Location - Courtesy of Google Maps

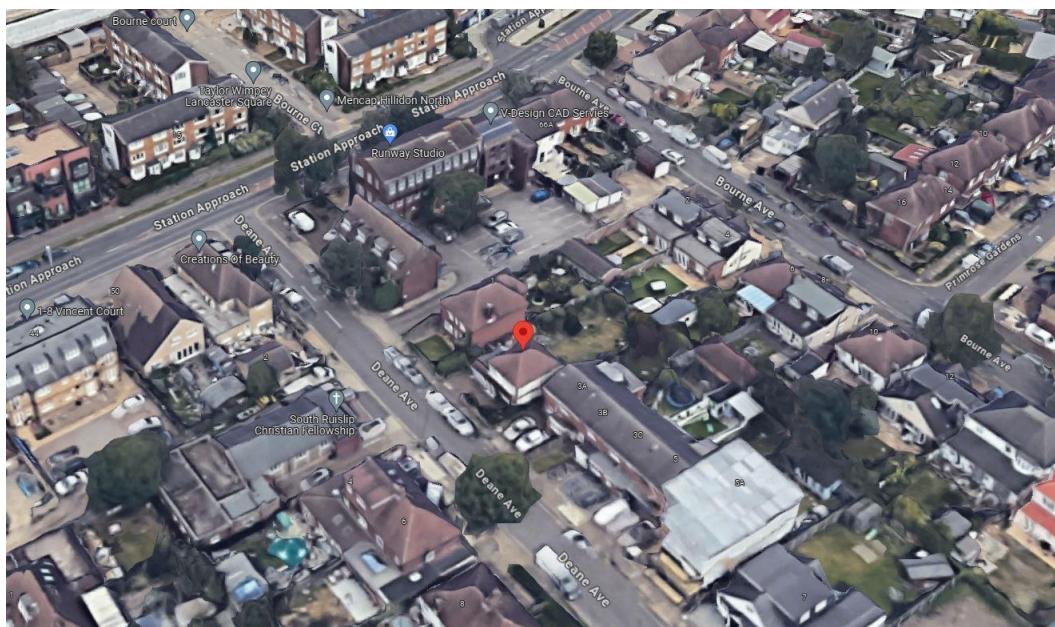


Figure 3 – Bird's Eye View 01 - Courtesy of Google Maps

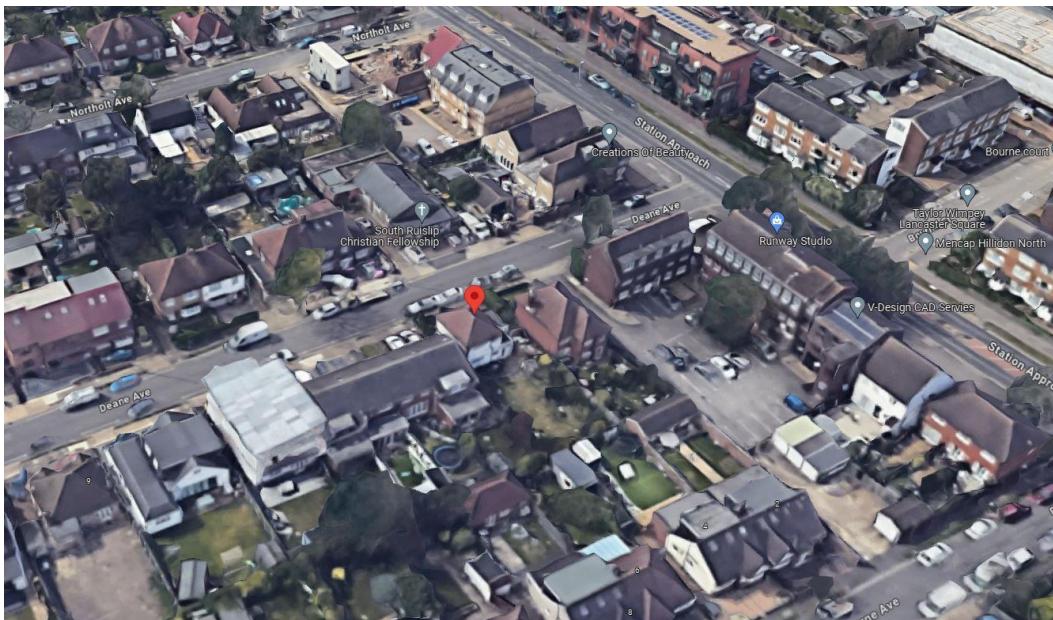


Figure 4 – Bird's Eye View 02 - Courtesy of Google Maps

4. DESIGN PROCESS COMPONENTS

- 4.1 This proposal advocates for the complete demolition of the existing structure to give rise to two family dwellings.
- 4.2 Each dwelling's ground floor layout features a spacious living room, kitchen/dining areas with pantries, a bathroom, utility room, and strategically placed storage.
- 4.3 The first floor encompasses two double bedrooms, one of which is an ensuite, a family bathroom, and storage space.
- 4.4 The attic space is dedicated to a double bedroom and a study room, accompanied by storage space, and a dormer for additional room and enhanced architectural character. Notably, the design provides ample storage and flexible room configurations.
- 4.5 Refuse storage facilities are planned for placement within the front of the building and the safe cycle storage facilities are in the rear garden, maintaining both functionality and aesthetic coherence.
- 4.6 The exterior design seamlessly integrates with the existing and neighboring properties, showcasing a commitment to minimal disruption to the overall street scene.

5. DESIGN AND CHARACTER

5.1 Hillingdon Local Plan Part 2, Policy DMH 4, Point 4.11: *"The conversion of single dwellings into more dwellings or the redevelopment of dwellings into new blocks of flats can enable more effective use of sites to be achieved. However, this type of development must seek to enhance the local character of the area."*

Our envisioned proposal not only aims to improve the quality of living for future occupants through a carefully considered design, but also maintains the existing character of the building and its surroundings by replicating the existing facade materials of neighboring properties.

The proposal adheres to high-quality standards, as depicted in the drawings. The design focuses on creating a harmonious, comfortable, and pleasing flow and circulation throughout the development, fostering a positive living experience for residents.

Additionally, recognizing the potential for more effective use of sites, our plan strategically utilizes the available site area to accommodate more occupants. This not only aligns with Policy DMH 4 but also contributes to the overall sustainability and efficiency of the development.

5.2 Hillingdon Local Plan Part 2, Policy DMH 6: *"There is a presumption against the loss of gardens due to the need to maintain local character, amenity space, and biodiversity. In exceptional cases, a limited scale of backland development may be acceptable."*

In alignment with Policy DMH 6, we would like to highlight that the existing garden space on the property is generously sized. Even after a slight extension of the property into the garden and its subsequent division to create dedicated garden spaces for each dwelling, the available space exceeds the prescribed standards, with each dwelling enjoying 53 sqm of garden area. These spaces contribute positively to the local character, amenity space, and overall biodiversity.

The design considers the neighboring residential amenity, assuring the privacy of existing homes and gardens. The layout ensures that each dwelling enjoys a secluded garden space while minimizing any impact on neighboring properties. This is achieved through minimizing windows on the side elevations and obscuring them.

In compliance with the need to maintain biodiversity, any trees and shrubs that need to be removed during development will be replanted, preserving the ecological balance and contributing to the environmental sustainability of the area.

5.3 Hillingdon Local Plan Part 2, Policy DMHB 11: *"All development, including extensions, alterations, and new buildings will be required to be designed to the highest standards and incorporate principles of good design."*

The design has been carefully crafted to harmonize seamlessly with the local context, ensuring that the proposed development aligns with the existing height and mass of the surrounding structures, for example the corner building, 4&6 Deane Avenue across the road, and 22 Deane Avenue. By doing so, we aim to contribute to the overall visual coherence and architectural harmony of the neighborhood.

The choice of high-quality building materials and finishes ensures durability, aesthetic appeal, and a lasting contribution to the built environment. It also matches the existing materials and neighboring properties.

5.4 Hillingdon Local Plan Part 2, Policy DMHB 16: *"All housing development should have an adequate provision of internal space in order to provide an appropriate living environment."*

Number of bedrooms	Number of bed spaces	Minimum Gross Internal Area (m ²)	Built-in storage (m ²)	
		1 storey dwellings	2 storey dwellings	3 storey dwellings
3b	4p	74	84	90
	5p	86	93	99
	6p	95	102	108

Table 5.1: Minimum Floorspace Standards (National Space Standards)

Referring to Table 5.1, for a 3-bed, 6-person, 3-storey dwelling, the minimum gross internal area (MGIA) required is 108 sqm, with a minimum storage space of 2.5 sqm. Our design adheres to these standards, ensuring that each dwelling acquires a total MGIA of 151.67 sqm and ample storage space.

By surpassing the minimum requirements, our proposal is designed to provide an optimal living environment, ensuring that residents enjoy enough space and storage within their homes.

6. EFFECT UPON NEIGHBOURS

6.1 The proposal places significant emphasis on factors such as sunlight/daylight, circulation, and creating welcoming and habitable spaces. Windows have been thoughtfully designed to ensure the privacy of neighbors, and where necessary, obscured to limit visibility, thus minimizing the impact on neighboring properties.

7. TRANSPORT, HIGHWAYS, AND PARKING

7.1 Hillingdon Local Plan Part 2, Policy DMT 1: "*Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.*"

The site's advantageous location near public transport hubs ensures that residents have convenient and sustainable commuting options. This strategic positioning promotes the use of public transportation, reducing the reliance on private vehicles and contributing to a more sustainable urban environment.

7.2 Hillingdon Local Plan Part 2, Policy DMT 2: "*Development proposals will be expected to include measures that do not contribute further to congestion and where possible, reduce car use.*"

Our proposal aligns with the policy by providing one dedicated car parking space for each dwelling. This approach not only adheres to the current standards but also encourages a reduction in car dependency, promoting alternative and sustainable modes of transportation.

Furthermore, our development surpasses the minimum requirements set by the London Plan by offering a total of 6 secure cycle storage spaces at the rear garden area of each dwelling. This supports the reduction of car use and actively encourages residents to opt for cycling as a sustainable mode of transport.

8. REFUSE AND RECYCLING BIN STORAGE

8.1 Bins will be conveniently stored on the front of the property. The provision includes a 1x240-liter recyclable waste bin and 1x240-liter non-recyclable waste bin for each dwelling, effectively covering various waste disposal needs in an organized and aesthetically pleasing manner.

9. PLANNING FOR SAFER PLACES

9.1 Hillingdon Local Plan Part 2, Policy DMHB 1: "*All new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Development will be required to comprise good design and create inclusive environments whilst improving safety and security.*"

The main entrance door will be equipped with a secure locking mechanism, featuring either a surface or flush-mounted night latch lock release or a high-standard electro-magnetic lock for enhanced security. Glazed door panels constructed with laminated glass provide an additional layer of safety and durability.

Doors providing access to the garden area are reinforced for security purposes and equipped with a reliable locking system. All windows throughout the development will be fitted with key-operated window locks, ensuring extra security.

Both external doors will have sufficient lighting to ensure visibility and safety. Additionally, an emergency lighting system will be in place to illuminate the corridor in case of a failure in the main lighting circuits. This measure guarantees continued safety and visibility for occupants during unforeseen circumstances.

10. CONCLUSION

- 10.1 The proposed scheme not only harmonizes with the established character of the area but enhances it. The proposal is deemed acceptable, aligning with pertinent policies, and not anticipated to result in any discernible harm to the area. The comprehensive considerations outlined herein, supported by attached documents, affirm the alignment of this proposal with relevant planning policies and standards.

11. SUPPORTING PHOTOGRAPHS



Figure 5 – Front of the property.



Figure 6 – Street scene; right side of the site.



Figure 7 – Street scene; left side of the property.



Figure 8 – The height of the neighbouring property that we are matching.



Figure 9 – Rear façade of the property.



Figure 10 – Garden.



Figure 11 – Property 22 Deane Avenue (70505/APP/2015/4019) that got approved for a similar proposal.