PLANNING, DESIGN AND ACCESS STATEMENT

PREPARED ON THE 16th June 2026

PROPOSED DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF A REPLACEMENT DWELLING AT:-

78, BROADWOOD AVENUE, RUISLIP, GREATER LONDON, HA4 7XR.

Site arial view.

1. INTRODUCTION

This Planning, Design and Access Statement has been prepared in support of a planning application for the demolition of the existing dwelling at 78, Broadwood Avenue, Ruislip and the construction of a replacement dwelling.

This statement has been prepared in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order and explains the design principles and concepts that have informed the proposed development together with the approach to access.

The proposal seeks to provide a high-quality energy efficient replacement dwelling that responds positively to the character of the surrounding area, whilst improving the appearance, functionality, sustainability and accessibility of the site.

FRONT ELEVATION

2. SITE LOCATION AND CONTEXT

The application site comprises and existing residential dwelling located at 78 Broadwood Avenue, Ruislip.

Broadwood Avenue is predominantly residential in character and is characterised by detached and semi-detached dwelling of various styles, forms and ages. The street scene exhibits a mixture of both contemporary and residential properties with various roof forms, building lines, materials and landscaping treatments.

The site benefits from established residential use and is situated within a suburban location, with access to all local amenities, schools, public transport and the wider highway network.

There have been a number of properties within the road that have already been altered, extended or redeveloped over the years.

3. PLANNING POLICY CONTEXT

The proposal has been designed having regard to the relevant national and locally planning policies, including:-

- **National Planning Policy Framework (NPPF)**
- **London Plan**
- **Hillingdon Local Plan**
- **Residential Layout and Design Guidance.**
- **Relevant supplementary planning documents and design guidance adopted by The London Borough of Hillingdon.**

The proposed development has been designed to:

- **Respect and enhance the character of the surrounding area**
- **Provide a high standard of energy efficient residential accommodation.**
- **Appropriate landscaping and sustainable design measures**
- **Safe and convenient access arrangements.**

4. EXISTING DWELLING AND SITE

The site currently contains a residential dwelling with associated parking, garden areas, boundary treatment and domestic landscaping.

The existing dwelling is of limited architectural merit and does not make a significant positive contribution to the character of the surrounding area.

Vehicular access is currently from Broadwood Avenue and on-site parking is provided within the frontage of the existing dwelling.

Photo of existing house front elevation.

Photo of existing house rear elevation.

5. DESIGN PRINCIPLES

The proposed replacement dwelling has been carefully designed to create a contemporary and well-proportioned family home that integrates easily within the established residential curtilage.

The design has been carefully considered and seeks to:-

- **Reflect the scale of the surround properties**
- **Introduce a high-quality energy efficient dwelling**
- **Improve the visual appearance of the site**
- **Enhance sustainability**
- **Provide a practical and adaptable family living accommodation**

Considerable time was taken with regards to the proposal and has evolved with careful consideration of the site constraints, neighbouring properties and local character.

6. SCALE AND MASSING

The proposed dwelling has been designed with careful consideration to the scale and massing to ensure that it is appropriate for the plot and surrounding area.

The building height, footprint and proportions have been carefully considered to ensure the development remains subservient to the wider streetscape and does not appear over dominant.

The proposal maintains appropriate spacing to the adjoining boundaries and reflects the established development pattern within Broadwood Avenue.

7. LAYOUT

The layout has been designed to maximise efficient use of the site whilst maintaining generous private amenity space and appropriate separation distances.

Internal accommodation has been arranged to provide logical circulation, good natural light and strong visual connections to the external amenity areas.

8. APPEARANCE AND MATERIALS

The architectural appearance of the proposed dwelling combines contemporary design principles with materials and detailing sympathetic to the surrounding area.

The proposed palette of materials is anticipated to including:

- **Facing Brickwork**
- **Render and Composite timber effect cladding**
- **Slate Roof tiles**
- **Triple glazed windows**
- **High-quality entrance door**

This is an AI image of what the proposed dwelling could look like. For illustration purposes only.

9. LANDSCAPING

The proposal includes soft and hard landscaping designed to enhance the visual quality of the site and maintain the suburban character of the area.

Existing landscaping of value will be retained where possible and supplemented with additional planting.

Existing boundary treatments will be retained to maintain the privacy provided.

Permeable surfacing will be incorporated within hardstanding areas to assist with sustainable drainage.

10. IMPACT ON NEIGHBOURING AMENITY

The proposed development has been designed to minimise any adverse impact on neighbouring occupiers.

Careful consideration has been given to the Building orientation, window placement, distances, building height and massing, together with any potential overlooking, overshadowing and loss of light.

The proposal is considered to provide an acceptable relationship with adjoining properties and is not expected to result in any significant harm to residential amenity.

11. VEHICULAR ACCESS

Vehicular access will continue to be taken from Broadwood Avenue using the existing access arrangements, subject to any necessary alterations.

The proposal includes onsite parking in accordance with local standards.

The development allows for safe vehicle manoeuvring and convenient access for residents and visitors.

12. PEDESTRIAN ACCESS

Safe and convenient pedestrian access will be maintained from Broadwood Avenue. The entrance arrangement has been designed to provide clear and legible access to the dwelling.

Paths and access routes will be appropriately surfaces and illuminated where necessary.

13. SUSTAINABILITY

Sustainable Design and Construction Timber Frame and Thermal Performance.

By demolishing the existing dwelling and constructing a replacement, it will mean the proposed will incorporate modern methods of construction, sustainability and thermal perormance. The dwelling will be constructed in compliance with the Building Regulations and insulated above Building Regulations minimum requirements.

Scandia-Hus has been using a well-proven Swedish timber framing system for over 50 years. Our specification is regularly reviewed in light of technical and regulatory advances thereby providing a modern method of construction with a high sustainability rating.

For the construction of all of our frames, we use the best slow growth Scandinavian, PEFC sourced, sustainable timber, harvested under a forestry management policy of long-term renewal where each tree felled is replaced by two healthy saplings.

Scandia-Hus prides itself on being at the forefront of energy efficient design. By incorporating high levels of insulation and adopting air-tight principles, Scandia-Hus achieves exceptional insulation values. High levels of insulation and air-tightness are number one on the sustainability priority list and as the financial and environmental costs of energy continues to rise, we are confident that our methods are compatible with a cleaner and greener future.

We are passionate about building eco-friendly homes for the future. We believe that energy efficient design is essential in any new property.

'Low Carbon' output begins with the design. Tinkering with a flawed design at a later stage will have a limited effect so it is important to get it right at the beginning. A new home needs to be designed to capture available solar energy, minimise heat loss by incorporating high levels of thermal insulation and to achieve high levels of Air Tightness. Careful thought should be given to the following when designing an eco-friendly home:

When taking into account all of the high specification directly related to the Scandia Hus building set as outlined within this document and when adding the other renewable energy's that are available (see below), zero carbon is an achievable outcome.

INSULATION AND AIR TIGHTNESS

By incorporating high levels of insulation and adopting air-tight principles Scandia-Hus homes achieve exceptional insulation values. High levels of insulation and air tightness are number one on the sustainability priority list and, as the financial and environmental costs of energy continues to rise, we are confident that our methods are compatible with a cleaner and greener future.

It is vitally important to make new homes as airtight as possible. Uncontrolled air migration (in or out) is a significant route for heat loss even in a well-insulated property. Do remember how necessary it is to provide ventilation at all times of the year. In the colder months this can be achieved using a mechanical ventilation system which incorporates heat recovery. In warmer times, however, there is no substitute for opening windows.

SOLAR HEAT CAPTURE

Scandia-Hus Timber Frames homes are inherently 'low thermal capacity' structures that benefit from sun rays beaming in. They heat the air in the rooms and not the structure which in doing so provide 'Incidental Heat Gain'. To get the best results from solar capture, always remember to maximise south facing windows and minimise north facing windows.

Passive solar collection can be a significant contributor to seasonal space heating and so it is important to avoid any overshadowing details. However, do be wary of summer over heating which is a natural partner of winter solar gain, a Brise Soleil louvre system will be utilised to mitigate this problem.

100% Low energy lighting will be provided to avoid wasting energy unnecessary. All of the light fittings (excluding external lights) will be of an energy efficient type, compatible only with lamps that have a luminous efficacy greater than 40 lumens per circuit – watt.

External (& security) lighting will have a maximum wattage of 150W and will be controlled via PIR detectors or a photocell equivalent.

This new dwelling will be more energy efficient to live in for the applicant and his family with lower fuel bills.

14. REFUSE AND RECYCLING

Appropriate refuse and recycling storage facilities will be provided within the site. Storage areas will be conveniently located for occupiers whilst remaining visually discreet.

Collection arrangements will operate in accordance with local authority requirements.

15. CONCLUSION

The proposed development at 78 Broadwood Avenue, Ruislip, seeks permission for the demolition of the existing dwelling and the construction of a high-quality Scandia-Hus Limited timber frame dwelling.

The proposal has been carefully designed in response to the character of the surrounding area and relevant planning policies.

The development will:-

- **Enhance and improve the appearance of the site**
- **Provide high-quality residential accommodation**
- **Maintain acceptable residential amenity standards**
- **Deliver appropriate access and parking arrangements**
- **Contribute positively to the local built environment.**

It is therefore respectfully requested that planning permission should be granted for this proposed development.