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CROWN HOUSE HOME GARDENS
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Design and Access Statement.

Prepared for:

Mr. Brian Worthington

Application Site:

23A Frays Avenue
West Drayton
UB7 7AF

Proposal :

Proposed Renovation

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1 Introduction

This Design and Access Statement supports a full planning application at 23A Frays Avenue, West Drayton (UB7 7AF). The proposal seeks to extend the existing detached bungalow by adding a first floor, together with alterations to fenestration and the introduction of modest bay windows at ground floor level.

The site has a complex planning history. An earlier application (ref. 820/APP/2023/230) was refused primarily on design grounds, with concerns raised regarding excessive bulk, uncharacteristic features, and unsympathetic materials. Subsequently, a separate permitted development application (ref. 820/APP/2023/2782) was refused by the Council but later allowed at appeal (APP/R5510/D/24/3337503, July 2024). The Inspector's decision confirmed that the principle of an additional storey is acceptable at this site and that an extended dwelling can be accommodated without harm to local character or the setting of the Area of Special Local Character (ASLC).

This new proposal responds positively to the Inspector's findings and the earlier reasons for refusal. It retains the established height approved on appeal while refining the design, simplifying the material palette, and ensuring the development integrates appropriately with both the riverside setting and the wider character of West Drayton Garden City ASLC.

The following statement sets out the site context, design approach, planning considerations, and demonstrates how the proposal accords with national, London-wide, and local planning policies.

2 Site and Context

Location

23A Frays Avenue is located at the end of a cul-de-sac in West Drayton, accessed via a shared driveway with No. 23. The dwelling is positioned on a backland plot and is largely screened from public views by the surrounding houses.

Setting

The site is uniquely bounded on three sides by the Frays River, giving it a secluded riverside character. The riverside setting provides an attractive backdrop, with established garden trees and landscaping contributing to the verdant environment.

Surrounding Development

The immediate area forms part of the **West Drayton Garden City – Area of Special Local Character (ASLC)**. Development within the ASLC is characterised by a mix of bungalows, chalet bungalows, and two-storey detached dwellings. Building materials are varied but typically include **brick, render, and tiled roofs**, with pitched roof forms common. The variety of scale and typology reflects the organic growth of the Garden City, while overall the area maintains a low-rise, suburban character.

Visibility

Due to its backland position, the property is not readily visible from Frays Avenue. The Inspector in the recent appeal decision noted that public views are heavily filtered by the surrounding houses and vegetation, and the dwelling can only be glimpsed from limited positions.

Planning Designations

- Area of Special Local Character (ASLC): West Drayton Garden City.
- Flood Zones: The site lies partly within Flood Zones 2 and 3, with the dwelling itself in Zone 2.
- Archaeological Priority Area: Colne Valley.
- Riverbank Protection Area: as the site is bounded by the Frays River.

Existing Dwelling

The existing property is a single-storey bungalow of timber-clad construction with a simple gabled roof. Its modest scale and materials contribute to a discreet riverside appearance, as noted in the Council's earlier officer report.

3 Planning History

The site has been subject to several planning applications in recent years:

- **820/APP/2021/4418** – Proposal for demolition of the existing bungalow and erection of a new two-storey house with associated outbuildings. This application was withdrawn in May 2022 following concerns regarding design, scale, and flood risk.
- **820/APP/2023/230** – Proposal for a first-floor extension with alterations including stone cladding, render, timber, and bay windows. This was refused in April 2023 on grounds of excessive height, bulk, use of uncharacteristic materials, and harm to the Area of Special Local Character (ASLC).
- **820/APP/2023/2782** – Application under Class AA of the GPDO for an upward extension to create an additional storey. The Council refused this in November 2023 on design and character grounds.
- **Appeal APP/R5510/D/24/3337503** – Allowed in July 2024. The Inspector concluded that the additional storey with simple pitched roof and timber finish would not cause harm to local character, the ASLC, or neighbour amenity, and confirmed that the principle of increased height on the site is acceptable.

This planning history demonstrates a clear trajectory: while earlier designs raised concerns over appearance and materiality, the principle of an additional storey has now been accepted by the Planning Inspectorate. The current proposal builds on this position by refining the design and material palette to respond both to local character and the client's preferences.

4 Design Rationale

Amount and Scale

The proposal introduces a single additional storey above the existing bungalow. The footprint of the dwelling remains unchanged, ensuring there is no encroachment into the surrounding garden or riverside setting.

The resulting two-storey form is consistent with other nearby dwellings, including detached houses along Frays Avenue and Old Farm Road. The Inspector has already confirmed that the principle of two storeys at this site is acceptable, given the mixed typology in the area and the limited public visibility of the dwelling.

Appearance and Materials

The external appearance has been carefully considered to respond both to the Inspector's appeal findings and to the Council's earlier concerns regarding materials and bulk.

- **Ground Floor – Brickwork:** The ground floor will be finished in brick, providing a durable and robust base for the dwelling. Brick is widely used within the ASLC and reflects the predominant material character of surrounding bungalows and houses.
- **First Floor – Render with Vertical Timber Detailing:** The first floor will be finished in render with **regular vertical timber panels**. This treatment prevents the elevations from appearing as large blank planes of render and introduces rhythm, depth, and articulation. The timber detailing takes inspiration from the **vernacular Tudor-style architecture** found in the Garden City area, while employing a restrained, modern execution.
- **Visual Mitigation of Bulk:** The interplay between brick at ground floor and the lighter rendered upper storey, broken with timber, helps visually “ground” the building and reduces the perception of overall mass. This layered approach ensures the dwelling reads as a well-proportioned domestic property, rather than a single block of increased height.
- **Roof Form:** A simple pitched roof form is proposed, reflecting both the Inspector-approved PD scheme and the common roof typology in the area. Its symmetry and restraint ensure the dwelling maintains a modest profile.

This revised palette is deliberately simple and contextual. It avoids the discordant mix of stone, render, and canopies that previously led to refusal. Instead, it delivers a sympathetic, balanced design that harmonises with the ASLC character while remaining appropriate to the riverside setting.

Integration with Setting.

The design seeks to maintain the discreet character of the site within its riverside setting. The restrained form, simplified material palette, and sympathetic roof design ensure the enlarged dwelling integrates appropriately with its garden plot.

Existing boundary landscaping and riverside vegetation will be retained, further screening the dwelling and reinforcing its low-key appearance.

Recent drone footage confirms that surrounding properties are not visible until approximately 6.4 metres in height, and up to 8 metres when viewed from the front of the site. This demonstrates that the property remains visually contained and that the proposed two-storey form will not appear intrusive in wider views. Furthermore, there are no first-floor north-facing windows, ensuring that there will be no overlooking or loss of privacy to neighbouring properties.

The scheme therefore preserves the tranquil quality of the riverside environment while providing an improved, policy-compliant home.



Figure 1. Aerial View

5 **Flood Risk and Drainage**

A detailed **Flood Risk Assessment (FRA)** prepared by Lanmor Consulting (January 2023) accompanies this application. The FRA demonstrates that the proposed development can be delivered safely without increasing flood risk on-site or elsewhere.

Flood Zones:

- The site lies partly within **Flood Zones 2 and 3**, with the dwelling itself in Zone 2.
- The FRA confirms that the existing building sits outside the extent of the 1 in 100-year flood event, even when climate change allowances are applied.
- Only a small portion of the southwest corner of the existing ground floor is potentially affected during extreme events with a 20% climate change allowance

Impact of Development:

- The proposal does **not alter the building footprint**, ensuring there is no loss of floodplain storage or displacement of floodwaters.
- By relocating all sleeping accommodation to the new first floor, the development significantly improves **residential safety**, providing a refuge above estimated flood levels.
- The ground floor will be refurbished using flood-resilient materials and construction methods, limiting potential damage in the event of inundation.

Safe Access and Egress:

- The FRA confirms that a **dry access route to Frays Avenue** is available in all flood scenarios up to the 1 in 100-year event plus climate change allowance.
- This ensures safe evacuation for residents and emergency services if required.

Drainage:

The proposal does not increase hardstanding or impermeable area. Existing drainage systems will be retained, and surface water runoff will not be increased.

Environment

Agency Consultation: The Environment Agency raised **no objection** to the previous application, subject to a flood risk permit informative.

Conclusion:

The proposal is fully consistent with **NPPF paragraph 167**, London Plan Policies SI12 and SI13, and Hillingdon Local Plan Policy DMEI 9. It provides a safer, more resilient dwelling without increasing flood risk elsewhere.

6 Access and Parking

Vehicular and Pedestrian Access

Access to the property remains unchanged. The dwelling is served via the existing shared driveway leading from Frays Avenue, which provides both vehicular and pedestrian access. No alterations are proposed to the access arrangements.

Parking Provision

The site currently accommodates on-site parking, and this will be retained as part of the proposals. Space for at least three vehicles can be provided within the curtilage, consistent with the standards set out in **Hillingdon Local Plan Part 2, Policy DMT 6**.

Cycle Storage

Cycle storage can be provided within the existing curtilage, including within the ancillary outbuilding approved under application 820/APP/2023/82. This ensures compliance with **London Plan Policy T5**.

Refuse and Recycling

Refuse and recycling storage will continue to be provided in the same manner as existing, with collection from Frays Avenue.

Inclusive Access

The proposed layout retains level access to the ground floor, ensuring accessibility for all users. Internal arrangements allow for circulation space suitable for modern family living.

Conclusion

The proposal does not create any additional parking or highway demand and does not alter existing access arrangements. It is therefore fully compliant with local and London Plan transport policies and will have no adverse impact on highway safety or capacity.

7 **Policy Compliance**

The proposal has been assessed against national, regional, and local planning policy. It is considered to be fully compliant for the following reasons:

National Planning Policy Framework (NPPF, 2021)

- **Section 12 – Achieving well-designed places:** The proposal delivers a high-quality extension that is sympathetic to local character, improves the functionality of the dwelling, and avoids the poor design issues identified in earlier applications.
- **Paragraph 167 – Flood Risk:** The FRA demonstrates that the dwelling is safe, resilient, and will not increase flood risk elsewhere. By moving bedrooms to the upper floor, the scheme actively improves residential safety.
- **Paragraph 119 – Effective use of land:** The proposal makes efficient use of previously developed land by intensifying the existing building without enlarging the footprint.

London Plan (2021)

- **Policy D3 – Optimising Site Capacity:** The scheme follows a design-led approach, balancing additional accommodation with sensitivity to the riverside and ASLC setting.
- **Policy D4 – Delivering Good Design:** The revised material palette (brick, render, and timber) responds to the local context while breaking up bulk and improving visual quality.
- **Policy SI12 & SI13 – Flood Risk and Sustainable Drainage:** The FRA confirms compliance, with no increase in runoff and improved flood resilience for residents.
- **Policy T5 – Cycling:** Cycle storage provision is retained within the site.

Hillingdon Local Plan – Part 1 (2012)

- **Policy BE1 – Built Environment:** The proposal improves and maintains the quality of the built environment, contributing positively to the ASLC and riverside setting.
- **Policy EM6 – Flood Risk Management:** The FRA confirms the development is safe, resilient, and does not increase flood risk.

Hillingdon Local Plan – Part 2 (2020)

- **Policy DMHD 1 – Alterations and Extensions:** The extension is proportionate, respects the original dwelling, and avoids harm to neighbouring amenity.
- **Policy DMHB 5 – Areas of Special Local Character:** The design draws from local Tudor-style references with timber detailing and uses traditional materials, ensuring it reflects the ASLC's character.
- **Policy DMHB 11 – Design of New Development:** The proposal achieves high standards of design, harmonising with local context through appropriate scale, massing, and materials.
- **Policy DMEI 9 – Management of Flood Risk:** The FRA demonstrates the development will be resilient, safe, and not increase risk elsewhere.
- **Policy DMT 6 – Vehicle Parking:** Adequate parking provision is retained within the site.

8 **Conclusion**

This application proposes the addition of a first floor to 23A Frays Avenue, together with fenestration changes and ground floor bay windows with canopies.

The Council previously refused a similar application in April 2023, raising concerns over bulk, materials, and uncharacteristic features. Subsequently, an upward extension was pursued under permitted development rights. Although initially refused by the Council, this scheme was allowed on appeal in July 2024 (APP/R5510/D/24/3337503). That appeal decision confirmed that the principle of increasing the building to two storeys is acceptable and established that the scale and height of a two-storey dwelling on this site would not cause harm to the character of the Area of Special Local Character or to neighbour amenity.

The present proposal builds on that position. It revisits the original full planning design, but with refinements that directly address the Council's earlier concerns:

- The use of brickwork at ground floor provides a robust and contextual base.
- The first floor in render with vertical timber detailing draws from Tudor-style precedents present in the Garden City, breaking up wall planes and mitigating any perception of bulk.
- A simple pitched roof form is maintained, consistent with both the appeal-approved PD scheme and the surrounding typologies.

Importantly, the proposal does not enlarge the building footprint and incorporates measures that improve flood resilience, relocating bedrooms to the first floor in accordance with the NPPF and London Plan flood policies.

This scheme therefore represents a logical and policy-compliant progression. The height and massing have already been accepted at appeal, and the revised design now introduces a simplified and locally sympathetic material palette. The result is a dwelling that preserves the secluded riverside setting, reflects the distinctive character of the West Drayton Garden City ASLC, and meets the needs of the applicant. The site remains visually contained, with no overlooking or loss of privacy to neighbouring dwellings, as confirmed through recent site observations.

For these reasons, the proposal is considered to comply fully with the NPPF (2021), the London Plan (2021), and the Hillingdon Local Plan Part 2 (2020), including Policies DMHD 1, DMHB 5, DMHB 11, and DMEI 9. Planning permission is therefore respectfully sought.