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## **TOWN & COUNTRY PLANNING ACT 1990**

### **ERECTION OF A THREE-STOREY BUILDING TO PROVIDE 9 No. 2-BEDROOM FLATS WITH ASSOCIATED PARKING, CYCLE, & AMENITY SPACE FOLLOWING THE DEMOLITION OF THE EXISTING DETACHED DWELLING**

**90 LONG LANE, ICKENHAM UB10 8SX**

## **DESIGN, ACCESS & HERITAGE STATEMENT**

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# TABLE OF CONTENTS

	<b>PAGE</b>
1. Introduction	3
2. Site Context	4
(i) Description of Site and Surrounding Area	4
(ii) Relevant Planning History	
3. Evaluation	6
4. The Proposed Development	7
(a) The Design Component	7
(i) Amount	7
(ii) Layout	7
(iii) Scale	7
(iv) Appearance	7
(v) Landscaping	8
(b) The Access Component	8
5. Conclusions	9

## 1. INTRODUCTION

- 1.1 This Statement has been prepared in support of an application in respect of the replacement of the existing detached dwelling at no. 90 Long Lane, Ickenham, with a three-storey building to provide 9 no., 2-bedroom flats.
- 1.2 The site **context** will be assessed, including a brief description of the site and surrounding area, and attention will be drawn to the recent redevelopment of the adjoining property – no. 88 Long Lane. Relevant planning policies for the area will then be examined.
- 1.3 The development potential of the site will be **evaluated** and then the **design component** will be examined by reference to the **amount** of development, its **layout** and **scale**. The **appearance** of the development and **landscaping** matters will be referred to, as well as relevant heritage issues. The **access component** will then be briefly described.
- 1.4 Finally, overall conclusions will be drawn.

## **2. SITE CONTEXT**

### **2.1 (i) Description of Site & Surrounding Area**

The application site, presently occupied by a single detached dwelling, is located on the north-west side of Long Lane, to the north of the Western Avenue (A40), towards the southern extremity of Ickenham.

2.2 It falls within the developed residential area comprising, in the main, fairly large detached and semi-detached dwellings, and is separated from the Douay Martyrs School (Cardinal Hulme Campus) to the north, by three-storey detached block comprising nine flats.

### **2.3 (ii) The Relevant Planning History**

There does not appear to be any relevant planning history associated with the application property.

2.4 However, it is of particular relevance that planning permission was granted in 2017, ref. 29164/APP/2016/4622, in respect of the redevelopment of the adjoining property, no. 88 Long Lane – the former detached dwelling on that site being replaced by a three-storey building comprising nine flats.

2.5 The location of that development, which is now complete, is shown on drg.nos. 3321-01, 02, 03 and 04, attached to this application.

2.6 This current application draws upon that approved and implemented proposal at no. 88, as will be explained later in this Statement.

### **2.7 (iii) Examination of the Relevant Planning Policy Background**

An examination of the relevant policies contained in the latest Hillingdon Local Plan, Part 2, Development Management Policies document, adopted in January 2020, provides general

support for this proposal, as do Policies contained in the London Plan and Guidance found in the NPPF.

- 2.8 The site falls within the “developed area” of Ickenham, so the redevelopment is appropriate as a matter of principle, and it would appear to fall within Policy DMH4 which places a restriction upon the number of properties in an area allowed to be redeveloped into flats.
- 2.9 The site also falls just within the Ickenham Village Conservation Area – being located close to its southern boundary - and there are, of course, specific policies contained in the Local Plan concerning development in Conservation Areas (DMHD4), that which might affect the preservation of Heritage Assets (DMHB1), as well as overall matters of design (at DMHB11), all of which will be referred to later.
- 2.10 Highway matters will be dealt with later when dealing with the access component.

### **3. EVALUATION**

- 3.1 Given that the site falls within the settlement boundary and given that it clearly falls within a residential area, then there can be no doubt that a residential development must be regarded as the most appropriate form of development for the site.
- 3.2 It becomes a matter of determining the form, amount, scale and appearance of any development, all of which will now be considered.

## **4. THE PROPOSED DEVELOPMENT**

### **(A) THE DESIGN COMPONENT**

#### **4.1 (i) Amount**

It is proposed to redevelop the site so as to provide nine flats. This is the same number of flats which have been provided on the adjoining site – no. 88 Long Lane – and it will be noted that no. 90 is a slightly larger site than no. 88. The number of dwellings proposed will, therefore, result in a slightly lower density.

#### **4.2 (ii) Layout**

It will be seen from drg.nos. 3321-02 and 03 that the proposed layout for the site will be similar to that at no. 88 adjoining. The generally staggered building line will be respected – the building being set back from the front boundary, with a parking area for nine vehicles to the front – a similar layout to that at no. 88.

4.3 The layout and shape of the block will also be similar to that at no. 88.

#### **4.4 (iii) Scale**

The scale of the building will, likewise, be similar to that at no. 88 and it should perhaps be noted that the Conservation Area Officer, when commenting upon the scale of the development at no. 88, concluded that the “*step in*” of the rear projecting element from the side – which will be replicated here – “*would lessen the impact of the building’s overall scale*”.

#### **4.5 (iv) Appearance**

The building’s appearance, shown on drg.no. 3321-07, draws upon the appearance of the new building at no. 88 which the Conservation Area Officer, at the time of its approval,

indicated was of a design that would “*reflect and respond to the existing dwelling on the site and would relate to the character and appearance of the Conservation Area*”.

4.6 The elevation facing Long Lane would comprise a steeply pitched gable with a gambrel roof form for the rear projecting element, reflecting the design for the building at no. 88.

4.7 It is contended that not only would the proposed development satisfy all of those elements relating to “design” set out at Policy DMHB11 of the Local Plan but, furthermore, it would satisfy the special requirements set out at DMHB4 relating to development in Conservation Areas and those at DMHB1 concerning the effect upon Heritage Assets.

4.8 The development would satisfy the requirements of the Listed Buildings and Conservation Areas Act 1990, as it would “*preserve or enhance the character and appearance of the Conservation Area*”, as was considered to be the case with regard to the development at no. 88.

4.9 There does not appear to be any Appraisal or Management Plan in relation to the Ickenham Village Conservation Area but it is contended that the general policies with regard to development in Conservation Areas found in the Local Plan would be satisfied.

4.10 **(v) Landscaping**

An Arboricultural Impact Assessment is included as part of this application, from which it will be noted that just four trees will be removed from the front garden. A comprehensive re-landscaping plan will be implemented, which can be covered by a condition on any permission.

**(B) THE ACCESS COMPONENT**

4.11 Vehicular and pedestrian access will be from Long Lane in the same position as it is now.

- 4.12 The existing front parking area, which is quite extensive, will be remodelled so as to provide nine car parking spaces, with the remainder being landscaped, but including a bin storage area.
- 4.13 A cycle store for eighteen cycles is to be provided just to the rear of the new building.

## **5. CONCLUSIONS**

- 5.1 The principle of developing this site for residential purposes cannot be an issue in land use terms, and this application has been prepared with the nature and character of the area, and its Conservation Area status in mind, and having particular regard to the existing surrounding development, so as to ensure that it will have no adverse impact upon the amenity of existing residents.
- 5.2 It is contended that the proposal satisfies adopted planning policy found in the Local Plan, as well as all other relevant guidance and, in all the circumstances, it is concluded that planning permission should be granted accordingly.