

# Planning, Design and Access Statement

## Tormead

Relating to site at  
Tormead, 27 Dene Road, Northwood, HA6 2BX

June 2022



**hgh**

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## 1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by hgh Consulting on behalf of Mr Paul Sander (“the applicant”) in support of a planning application for development at ‘Tormead’, 27 Dene Road, Northwood, HA6 2BX (“the site”). The site is identified in Figure 1 below.



Figure 1: Aerial site location

- 1.2 The description of the proposed development is as follows:

*“Demolition of existing buildings and replacement with up to 2.5 storey extension to main building to provide 4 self-contained flats and redevelopment of existing coach house building to provide 1 maisonette unit with associated parking, cycle and bin storage, and landscape works”*

- 1.3 The proposed residential scheme seeks to redevelop land currently occupied by underutilised outbuildings and provide five high quality residential units at an accessible and sustainably located site. The existing building currently accommodates 7 self-contained flats (see existing floor plans). Flat 6 is currently a flat above store sheds within a coach house building; this building will be developed to provide a maisonette. The proposal will lead to a net addition of 4 units, meaning the completed development will provide a total of 11 self-contained units.

- 1.4 The building is known as ‘Tormead’ and is locally listed.

1.5 This Planning, Design and Access Statement provides an assessment of the current scheme against the Development Plan and other material planning considerations.

The submission is accompanied by the following documents:

- Plans and Drawings;
- Planning, Design and Access Statement;
- Heritage Statement;
- Townscape and Visual Impact Assessment (including visualisations);
- Landscape plans and planting schedule;
- Arboriculture Assessment;
- Drainage and Basement Impact Assessment Report;
- Daylight, Sunlight and Overshadowing Assessment;
- Preliminary Ecology Assessment and Bat Scoping Survey; and
- Bat Emergence Survey.

#### **Structure of Statement**

- Section 2 details the site and surroundings;
- Section 3 provides a summary of the detailed pre-application discussions with LBH;
- Section 4 summarises the main details of the proposed development;
- Section 5 outlines the relevant planning policy context to assess the proposed development;
- Section 6 provides an assessment of the proposed development against the relevant local, regional and national policies; and
- Section 7 concludes the statement.

## 2.0 The Site and Surroundings

### The Site

- 2.1 The total area of Tormead's grounds (figure 2) is approximately 0.4 ha and is located within the London Borough of Hillingdon. However, the area of land which is the subject of the footprint of the proposed development, parking area and associated works is approximately 0.16ha.



Figure 2: Red shaded area showing develop

- 2.2 The site is on the southern side of Dene Road in an established suburban residential area in Northwood. The site comprises a large, detached building which is currently split into 7 self-contained flats. The existing building is located on a substantial plot of land, with a forecourt used for parking that is separated from the road by established mature trees.
- 2.3 Existing vehicular and pedestrian access to the site is via Dene Road. Dene Road is a private road, which is accessed via Sandy Lodge Way.

### Surrounding Area

- 2.4 The surrounding area is defined by the predominance of detached residential properties which are characterised with heights of 2 / 2.5 storeys and comprise spacious plots. The dwellings are of varying designs and the streets have an overriding verdant character and appearance.

- 2.5 Directly to the east is no. 25 Dene Road which benefits from planning consent obtained in 2021 for the redevelopment of the site for seven self-contained flats. To the west, is Firs Walk drive leading to a number of houses. To the south of the site is a residential dwelling on Firs Walk. Most of these properties are screened and separated from the site by mature trees and planting.
- 2.6 The surrounding area is also characterised by larger and taller dwellings. Further to the west at 33 Dene Road is RNIB Sunshine House School which occupies a large 2.5 storey building set on a large plot. Further south, towards Green Lane, is the London School of Theology.
- 2.7 The site is also in proximity to a number of shops and services; Green Lane District Centre is approximately 0.4 miles by road to the southeast. Northwood Underground station is also located here. Local health facilities are available nearby and Mount Vernon Hospital lies approximately 0.7 miles to the west.

### **Planning Designations**

#### London Borough of Hillingdon

- 2.8 LBH's Local Plan Part 2 Policies Map (2020) indicates that the site (circled in red) is designated within an "Area of Special Local Character" (ASLC).

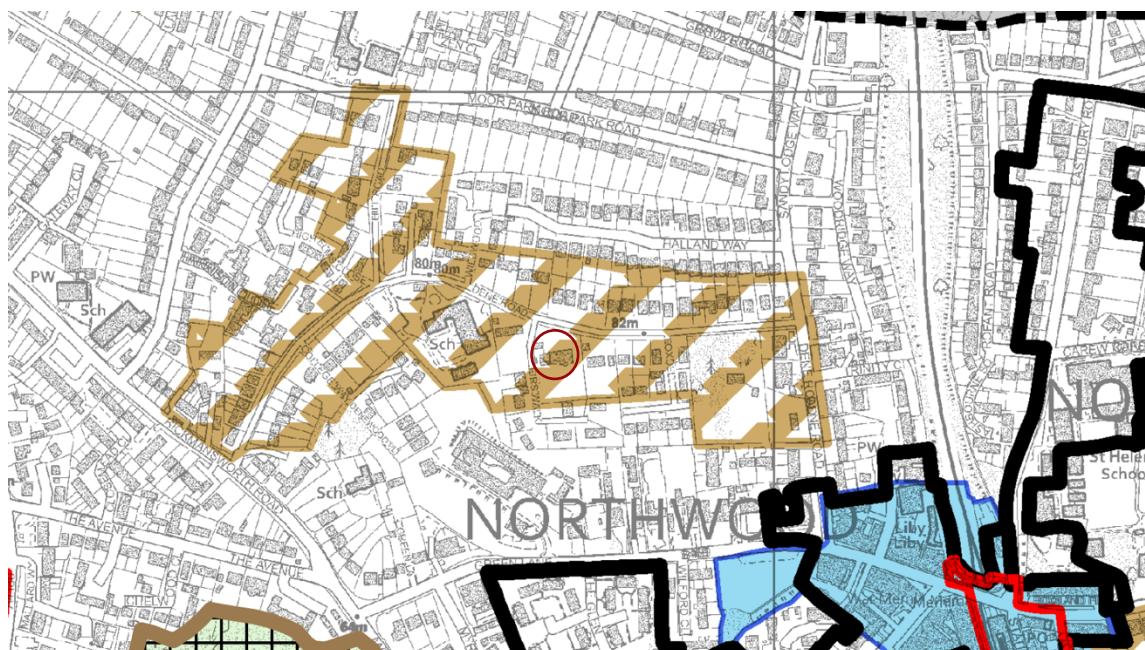


Figure 3: Extract from Hillingdon's policies map

#### Other Relevant Designations

- 2.9 The site is located within Flood Zone 1 ("Low Risk") as identified on the Environment Agency's Flood Map for Planning.
- 2.10 The application site has a Public Transport Accessibility (PTAL) rating of 2, albeit Northwood Underground Station is approximately a 10-minute walk from the site. There are also several bus stops in close proximity (approximately 5 minutes' walk) which provide regular services to Uxbridge, Northwood, Harrow, and Ruislip. Green Lane District Centre is also a 5-minute walk from the site

where there are a parade of shops and services. The site is therefore considered to be situated in a sustainable and accessible location.

- 2.11 The main building is locally listed. Further details on this are described in the supporting Heritage Statement.

#### **Planning History**

- 2.12 The site's planning history is limited. It includes the below applications.

- 9043/APP/2015/1462 – Creation of 3-bed self-contained flat involving alterations to internal and external floor levels and alterations to elevations (Approved 22/4/15)
- 9043/APP/2015/248 – Creation of 2-bed self-contained flat involving alterations to internal and external floor levels and alterations to elevations (Refused 22/1/15).

- 2.13 The adjacent property at no. 25 has planning permission (46479/2021/2039) for

*"Replacement of existing buildings with a 2.5 storey building comprising 5 x 3-bed and 2 x 2-bed self-contained flats, parking, landscaping works and widening of vehicular crossover to front"*

### **3.0 Pre-Application Discussions**

- 3.1 Several pre-application discussions were undertaken with LBH prior to the submission of this planning application, with the first pre-app occurring in June 2018. Since then, two additional pre-applications have taken place in November 2020 and November 2021.
- 3.2 The most recent discussion took place in November 2021 as a result of email correspondence between hgh Consulting and the local authority; a virtual meeting was held with Planning Officer, Nesha Burnham and Design and Conservation Officer, Alisha Lad.
- 3.3 The discussion was largely positive with Officers expressing broad support for the scheme subject to some design changes of which have been incorporated into this planning application.
- 3.4 The principal matters discussed were the principle of development, design, heritage and highways.
- 3.5 A summary of the discussions and pre-app letter are outlined below.
- Overall, the Council supported the principle of development and were generally supportive of the proposals.
  - The Council recommended making minor changes to the design; particularly concerning the height of the extension, the introduction of a glazed link at upper-ground and first floor level to create an impression of separation between the main building and extension, and the design of the proposed dormer windows. It was subsequently agreed that design amendments would be made to address these comments. The one exception was to do with the height of the extension where upon it was accepted that it was appropriate to enable sufficient floor-to-ceiling heights to provide natural light-filled rooms and thus very good living conditions.
  - The Case Officer and Transport Officers were satisfied at the number of car parking spaces included within the scheme.
  - The Case Officer recommended the additional inclusion of a Daylight, Sunlight and Overshadowing assessment to assess the amenity offered to the prospective tenants as well as an Ecology Assessment to confirm there would be no impact on protected species or habitats.
- 3.6 The revised scheme has sought to address these concerns through minor alterations and the inclusion of additional information within the planning application. The scheme in its entirety is outlined in Section 4.

## 4.0 Proposed Development

4.1 This planning application is for:

*“Demolition of existing buildings and replacement with up to 2.5 storey extension to main building to provide 4 self-contained flats and redevelopment of existing coach house building to provide 1 maisonette unit with associated parking, cycle and bin storage, and landscape works”*

4.2 The proposed development has been prepared following careful consideration of the site, its surroundings and pre-application engagement with LBH. A summary of the proposed development is provided below.

### Proposed Development

- Extension of building to provide 4 additional self-contained flats and the redevelopment of the existing coach house unit to provide 1 maisonette unit (replacing the existing flat) giving a mix of 4 x 3-bedroom units and 1 x 2-bedroom unit. The net increase in residential units will be 4 units.

### Design and Appearance

- 2.5 storeys in height; and
- Materials to match existing on the main building.

### Amenity

- All units exceed the minimum floorspace requirements
- Private amenity space in the form of balconies and terraces;
- Communal amenity space in the existing garden;
- Combined private and communal amenity space of c. 275 sqm/unit

### Landscaping

- Generous new landscaping scheme incorporating trees, shrub and hedge planting across the site.

### Access and Parking

- Retain existing vehicular access from Dene Road;
- 9 new car parking spaces including 1 blue badge parking space (to provide a total of 16 car parking space and 2 blue badge spaces equating to 1.5 spaces per unit)
- 6 ‘twin port’ and 4 ‘single port’ active Electric Vehicle Charging Points (EVCPs) to charge 16 vehicles; and
- 18 cycle parking spaces within vertical storage brackets (the existing building does not contain designated cycle storage).

## **Waste and Recycling**

- A bin store including recycling area will be located to the front of the property, adjacent to the cycle store. The bin store will accommodate a sufficient number of bins for the existing and proposed occupiers.

## 5.0 Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise.

### Development Plan

5.2 The Statutory Development Plan for the LBH comprises:

- The Local Plan: Part 1 – Strategic Policies (2012);
- The Local Plan: Part 2 – Development Management Policies (2020);
- The Local Plan: Part 2 – Site Allocations and Designations (2020);
- West London Waste Plan (2015); and
- The New London Plan (2021).

5.3 For the purposes of this statement, the Hillingdon Local Plan Parts 1 and 2 are collectively known as the 'Local Plan' unless otherwise stated.

### Material Considerations

5.4 Other material considerations include:

- National Planning Policy Framework (2021) (NPPF); and
- National Planning Practice Guidance (2019) (NPPG).

5.5 The policies relevant to this application are summarised in **Appendix 1**.

## 6.0 Planning Justification

- 6.1 This section considers the extent to which the proposed development accords with the relevant development plan policies and other material considerations. The key matters for assessment are:
1. The Principle of Development;
  2. Design and Layout;
  3. Townscape and Heritage;
  4. Amenity of Future Occupiers;
  5. Neighbouring Amenity;
  6. Access and Transport;
  7. Drainage;
  8. Ecology; and
  9. Trees and Landscaping.

### **Principle of Development**

- 6.2 The principle of residential development on this site is well established. The NPPF, New London Plan and LBH's Local Plan support the provision of residential development in appropriate locations.
- 6.3 Section 5 of the NPPF sets out that the Government is committed to increase the overall level of supply and mix of housing in order to meet local needs. Paragraph 84 states that the use of previously developed land should be encouraged where such opportunities exist. Furthermore, Chapter 11 promotes effective use of the land whilst improving the environment. Planning decisions should give substantial weight to the value of using suitable brownfield land, supporting appropriate opportunities to remediate degraded land, whilst support the development of under-utilised buildings.
- 6.4 London Plan policy H1 states that developments should optimise the potential for housing delivery on all suitable and available brownfield sites. The 10-year housing target for Hillingdon is to provide 10,830 dwellings in a ten-year period (2019/20-2028/29), totalling 1,083 dwellings per year.
- 6.5 The area of the land which is subject of the proposed development is approximately 0.16ha. It is considered a 'small site' in NLP policy terms meaning policy H2 applies. 295 homes per annum are required for delivery on small sites in LBH. Policy H2 seeks LBH to proactively support well designed new homes.
- 6.6 The provision of four net residential units (five in total), including four x 3 bed units and one x 2 bed unit would make a positive contribution towards meeting the housing targets for LBH, particularly the provision of family housing.
- 6.7 Additionally, the principle of development has been consistently supported by LBH throughout the three pre-applications that have taken place, with an officer in the latest pre-application report (April 2022) stating:

*"The proposal seeks to provide five additional flats at the site with a net gain of four flats. Given the residential character of the surrounding area and the site itself, there is no objection, in principle to the provision of additional residential units in this location, in land use terms"*

- 6.8 In summary, the proposed development would make effective use of this under-utilised previously developed land by optimising it with five residential units in a sustainable and accessible location. It will contribute to the Council's housing target. It is thus considered that the principle of development is acceptable.

### Design

- 6.9 The NPPF notes that good design is a key component of sustainable development and should contribute to making places better for people. The NPPF particularly establishes that the Government gives great importance to the design of the built environment and recognises that it is a key aspect of sustainable development and is indivisible from good planning. Paragraph 134 specifically states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 6.10 These principles are reflected in London Plan policies D4 and D6 and Local Plan policy BE1 and DMHB 11 which seek high quality design in development and require new development to enhance the built environment of local places by taking into account their physical context, local character, density, tenure and land mix. Developments should make a positive contribution to streetscape and should incorporate high quality materials and landscaping appropriate to its context.
- 6.11 The design of the proposed development is based on principles of good design. It has come forward following detailed analysis of the site and its surroundings and consideration of all the constraints and guidance identified over the three pre-applications. It should be noted that in the most recent pre-app letter the Council wrote:

*"It is considered that the proposed development would not harm the character and appearance of the host building or the visual amenities of the Dene Road, Area of Special Local Character"*

- 6.12 The proposed design and layout respect the local context by proposing a building that does not compromise the sense of openness of the location. The proposed building maintains the existing arts and crafts inspired architectural features but is subservient to the existing building as to not negatively impact on its setting as a locally listed building. The proposed building will be broadly located on the same building line as the main building, though of a much smaller mass. The extension will also be distinguished from the main building by a glazed column to emphasise an appearance of separate buildings.
- 6.13 To the front of the building is a robust landscaping buffer, which will be reinforced and screened from Dene Road. A car park is also provided to the front. The visualisations in the TVIA shows that the proposal will be concealed from Dene Road and therefore not affect the ASLC.
- 6.14 With regards to wider landscaping proposals, the proposed development will introduce new planting, trees and shrubs across the site to create a sustainable, attractive, private and safe environment for future residents. Further details of the landscaping can be found on the accompanying landscape plans.
- 6.15 The building will be 2.5 storeys in height with accommodation in the roof space (matching the existing property) and sitting comfortably within the context of 2 and 2.5 storey developments. Of note is the recently approved scheme at no. 25 Dene Road, which is of a similar height and accommodation.

### **Townscape and Heritage**

- 6.16 The site is located within the Dene Road, Northwood Area of Special Local Character (“ASLC”) (non-designated heritage asset). Local Plan Policy HE1 seeks to conserve and enhance LBH’s historic landscape. Policy DMHB 3 requires that should the loss of a building be considered; it must be replaced by a high-quality design that integrates with the verdant character of the area. Moreover, policy DMHB 5 advises that within ASLCs new development should reflect the character of the area and its original layout. The replacement of buildings which positively contribute to the character and local importance of ASLC will normally not be resisted.

#### Heritage

- 6.17 As outlined previously, the existing building is locally listed. A Heritage Statement has been prepared alongside this statement to analyse the contribution that the existing site and proposed development make to the setting of the ASLC and the setting of the listed building.
- 6.18 The heritage statement concludes that the existing site has low archaeological interest, medium architectural and artistic interest, and low to medium historic interest. The proposed extension has been designed to reflect the existing heritage significance of Tormead and the character and appearance of the ASLC. The outcome is that the proposal will not affect the heritage significance of Tormead or the character of the ASLC.
- 6.19 Overall, it is considered that the proposed development would make a minimal and neutral contribution to the heritage significance of Tormead and that Tormead would continue to make a minimal and neutral to positive contribution to the character and appearance of the Dene Road Northwood ASLC.

#### Townscape and Visual Impact

- 6.20 The TVIA concludes that overall, the proposals will have a minimal and neutral visual impact on the local townscape character and the setting, character and appearance of Dene Road Northwood ASLC. Therefore, the subject site would continue to make a minimal and neutral to positive contribution.
- 6.21 Overall, it is considered that the proposals reflect the requirements of national policy and Local Plan Policies DHMB 3 and DHMB 5.

#### **Amenity of future occupiers**

- 6.22 The NPPF sets out that decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity of future users. This is reflected in Local Plan policy DBMH 11 and BE1.

#### Internal space

- 6.23 The proposed development has been designed to be of a high quality and the layout has been well designed to ensure an attractive residential environment for new residents.
- 6.24 The area is an exclusive suburb of Hillingdon that is dominated by executive housing and apartments. The floorspace of these existing properties are in excess of minimum space standards of which the proposed development is consistent with.

- 6.25 The development seeks to provide a total of 877.25 GIA across the five flats. The minimum nationally described space standards states that a minimum of 61 sqm GIA should be provided for a 2-bedroom, single storey property and 74 sqm GIA should be provided for a 3-bedroom, 1-storey property.
- 6.26 All units are well in excess of the minimum space standards. All units contain large habitable rooms, providing excellent living conditions. All units are also proposed to be dual aspect, which will have a positive effect on the overall daylight and sunlight received for each unit.

**Daylight, sunlight, and overshadowing**

- 6.27 A Daylight, Sunlight and Overshadowing Assessment has been prepared by Love Design which has primarily assessed the proposed new units on the lower ground and ground floor on the western elevation, particularly noting the bedrooms which were identified as requiring focus by officers in the pre-application response. The three bedrooms identified by LBH include bedrooms 2 and 3 in Flats A and B and bedroom 1 of Flat C.
- 6.28 The design of the scheme has evolved in order to respond to the low levels of daylight that would be experienced within two bedrooms in Flat A and one bedroom in Flat B as identified by officers. Through changes to the design, the light levels in the effected bedrooms have now been brought to be meet the requirements of BRE guideline standards.
- 6.29 The report also confirms that the living/kitchen/dining rooms of Flats A and B still retain a high average daylight factor, despite the trees considered as an obstruction.
- 6.30 The units are therefore deemed to have appropriate levels of daylight and sunlight taking the natural light to be received by the whole of the unit into consideration. Further information is provided within the Daylight, Sunlight Report.

**External amenity space**

- 6.31 Policy DMHB 17 outlines the following minimum outdoor amenity provision for flats:
- Studio/1 bed – 20 sqm;
  - 2 bed – 25 sqm; and
  - 3+ - 30 sqm.
- 6.32 The supplementary note attached to policy DMHB 17 states that dwellings on upper floors should all have access to a private balcony or terrace; communal provision of outdoor space is generally not supported unless the proposed scheme is of high quality with clear planning merits.
- 6.33 According to the policy, the combined amenity area required to be provided is 140 sqm of external amenity space. The balcony and terrace areas are set out as follows:
- Flat A – 33.8 sqm;
  - Flat B - 20.25 sqm;
  - Flat C – 12.58 sqm; and
  - Flat D – 8.48 sqm.
- 6.34 The combined total of private external amenity space equates to c. 75 sqm, as well as approximately 1,300 sqm of existing garden which equates to c. 275 sqm per unit, significantly exceeding the policy

requirement. Each residential unit (minus Flat E) will be provided with private amenity space in the form of balconies and terraces.

- 6.35 While communal amenity space is generally not supported by Hillingdon, the proposal is of a high design quality with clear planning merits. These include the provision of new houses, a positive contribution to the ASLC and heritage context and strong landscape scheme. The external open space is part of the detailed landscaping scheme, produced by Guarda Landscape, which contains planting to the front and high-quality garden space to the rear in accordance with Policy DMHB 18. The latest pre-application report (issued in November 2020) also acknowledges the benefit of the shared communal space.
- 6.36 The overall provision of external amenity space is therefore considered to be acceptable.

#### **Neighbouring amenity**

- 6.37 The NPPF seeks to secure a good standard of amenity for all existing and future occupants of land and buildings. Local Plan Policy DMHB 11 stipulates that development proposals should not have an adverse effect on the amenity, daylight and sunlight of adjacent properties.
- 6.38 The proposals would not compromise the 45-degree line of sight from the nearest habitable rooms of within the existing property at Tormead. No. 25 Dene Road is located to the east and is separated by the main building, while properties to the west are separated by Firs Walk and mature planting.
- 6.39 The nearest property is located on the western side of Firs Walk and would be over 25 metres away from the proposed development. The proposals would not be overbearing within the context of the existing environment and would not result in overlooking or loss of privacy to neighbouring properties. This is reflected in the Council's latest pre-app letter whereby they confirmed that the proposed development is located a sufficient distance away from neighbouring properties which prevents harm being caused to their residential amenities.
- 6.40 Overall, the proposals have been designed to ensure loss of amenity will not be experienced by neighbouring occupiers and is therefore in accordance with the Development Plan.

#### **Access and Transport**

##### Access

- 6.41 Local Plan policy DMT 2 states that development proposals must ensure safe and efficient vehicular access to the highways network.
- 6.42 The site is proposed to be accessed from the north via Dene Road, which is a private estate road and not adopted public highway. A new vehicle access point will be created whilst the existing point will be stopped up and replaced by a pedestrian access. In response to the pre-app letter, the plans have now adopted appropriate visibility splays to support safe access and egress.
- 6.43 A secure waste collection point will be located next to the pedestrian access and within 10m of the roadside which is of sufficient capacity to accommodate bins for both existing and future occupiers. This will enable ease of access and waste collection by operatives.

## Car Parking

- 6.44 The relevant car parking standards are those set out in Local Plan policy DMT 6. As per policy DMT 6, proposals are to comply with parking standards set out in Appendix C, Table 1. The maximum parking standards relevant to the proposals are:
- 3-4 bedrooms – 2 spaces per unit
  - 1-2 bedrooms – 1.5 – 1 space per unit
- 6.45 Based on the proposed mix of 4x3B units and 1x2B unit, the required maximum amount of parking spaces equates to 9.5 spaces. 10 residential parking spaces (including 1 disabled space) will be provided for the five units, which, taking account of rounding, is considered acceptable.
- 6.46 The 10 spaces will be provided in addition to the 6 spaces reserved for the six existing flats (highlighted in red in figure 4). All car parking spaces will be conveniently located at the front of the site, as is the existing arrangement.

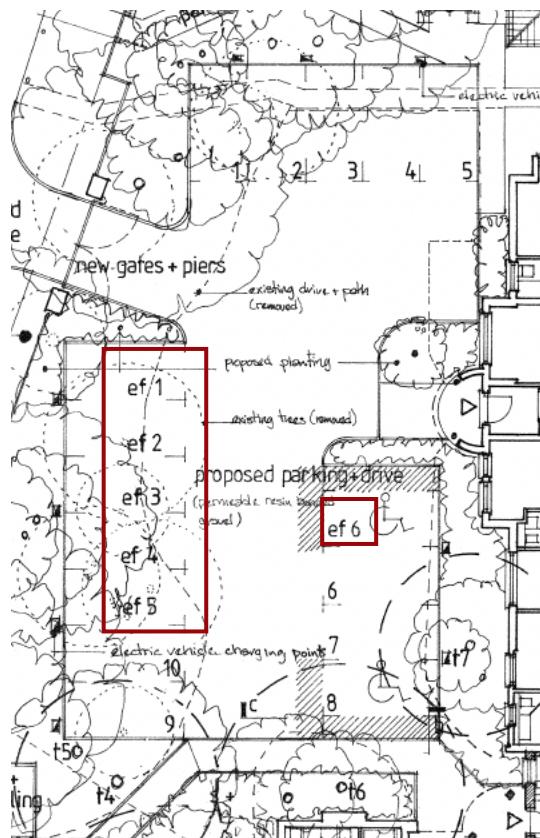


Figure 4: Proposed parking layout

- 6.47 5 active Electric Vehicle Charging Points (EVCPs) will be provided, which will have 'twin port' charging units to provide charge for up to 10 vehicles. The remaining spaces will have passive provision. The level of provision complies with the Local Plan and New London Plan.

### Cycle Parking

- 6.48 The Local Plan requires at least 1 secure and accessible space for 2 bed unit and 2 per 3 bed unit (totalling 9). The proposed development will provide a total of 12 spaces in a secure and accessible storage, which exceeds the minimum requirement.
- 6.49 A secure cycle store will be located to the east of the existing property as shown on the proposed ground floor plan. The cycle store will comprise materials to match the existing building and have a capacity to store 18 bicycles on wall mounted storage racks.

### **Drainage**

- 6.50 Local Plan policy EM1 requires “*major development proposals to consider the whole water cycle impact which includes flood risk management, foul and surface water drainage and water consumption*”.
- 6.51 Local Plan policy DMEI 10 states that all new build developments are required to include a drainage assessment demonstrating that appropriate SuDS have been incorporated into the scheme.
- 6.52 Part of the scheme is located on the lower ground floor, which means that a Drainage report and Basement Impact Assessment is required to assess the proposals.
- 6.53 A Drainage and Basement Impact Assessment has been prepared by Flo Consulting which identifies the appropriate drainage methods used within the scheme as well as the impact on the construction of the lower ground floor.
- 6.54 The surface water destination will be to the ground via a field drainage system, with restricted surface water replicating the natural state of the land. The report confirms that the surface water run-off rates are between a 14-76% reduction of the natural/greenfield rates of the developed area of the site therefore, the distribution of the surface water at these rates across the garden area will not increase the risk of flooding.
- 6.55 With regards to the lower ground floor flat, the risk of flooding is considered to be ‘low’. The report confirms that appropriate construction methods will be used to allow for the suitable support of excavation sides. Monitoring of adjacent ground and structures for instability will be carried out during the construction period. Overall, the report concludes that the lower ground floor will be suitable and have no impact on land within or outside of the development boundary.

### **Ecology**

- 6.56 A Preliminary Ecology Assessment and Bat Scoping Survey has been prepared by ArbTech which confirms that the site is not anticipated to have any adverse effects on protected species, designated sites or habitats and flora.
- 6.57 The report has recommended a number of mitigation measures to support local wildlife such as bat and bird nesting boxes and planting of native trees and species of which the scheme includes through the proposed landscaping scheme.
- 6.58 Based on the results from the Preliminary Ecology Assessment, a Bat Emergence and Re-entry Survey was undertaken to confirm that there was no presence of bats at the site. The report concluded that there was a likely absence of roosting bats in the building; no bats were observed emerging from

the building and no evidence was found during the PRA. Overall, it is not anticipated that there will be any impacts on bats in this location as a result of the proposed development.

### **Trees and Landscaping**

#### Trees

- 6.59 Local Plan policy DMHB 14 states that all development will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.
- 6.60 There are many existing trees within the grounds of Tormead, some of which are located on the site of the proposed development.
- 6.61 A Tree Survey has been prepared by Simon Pryce, which concludes that some trees will need to be removed in order for the extension of the car park to go ahead. There are two trees which need to be removed to accommodate the extension (nos. 6 and 7 on the proposed tree plan) however, they are category C and U trees and are of poor quality.
- 6.62 The majority of the trees that will be removed are in poor condition and showing signs of decline. Additionally, the scheme has evolved to ensure that no category B trees will be removed, contrary to previous versions of the design. Further information is provided within the tree survey.
- 6.63 Some of the trees being removed are suppressed by larger trees so replacement trees will be planted in open parts of the landscape to allow them to flourish and make a better contribution to the verdant character of the locality in the long term.
- 6.64 It is confirmed within the tree report that the changes in levels will have no impact on the retained trees.
- 6.65 Overall, it is considered that the proposals accord with Policy DMHB 14.

#### Landscaping

- 6.66 A detailed landscaping scheme has been provided which includes an extensive planting regime. A strong landscaping proposal is afforded for the front of the site to reinforce and enhance the verdant nature of the street scene. The TVIA outlines that the proposed landscaping and planting provide some enhancement to the character and appearance of the ALSC, which helps to soften the impact of the proposed extension on the ALSC.
- 6.67 The landscaping will reflect the typical suburban character and planting of the area, to keep its 'park-like' appearance. Shrub beds will provide screening where appropriate along Firs Walk, and attractive planting is proposed at the frontage to provide an attractive entrance for residents.
- 6.68 The communal gardens will also be enhanced with some new planting outside the proposed building, which will reflect the carefully managed and treated space.
- 6.69 More information is provided in the Design and Access Section.

## 7.0 Design and Access

- 7.1 **Use:** The use of the site remains unchanged (i.e. residential).
- 7.2 **Amount:** The application site currently comprises a single building containing 7 flats. This proposal provides 4 additional dwellings, plus the redevelopment of the coach house to replace an existing flat with a maisonette. The proposal therefore will result in a net increase of 4 units. Associated car parking, refuse and cycle storage, and landscaping is also proposed.
- Layout:** The site has a broadly rectangular shape. Vehicle access will be from a new junction in the northeast corner. The existing vehicle access will be stopped up and replaced with a pedestrian access.
- 7.3 The proposed new dwellings will be sited to the west of the main building, in the location of the existing coach house. The extension will be slightly set back and lower in height than the existing building so as to not be unduly prominent in comparison. The building will be located adjacent to Firs Walk. The existing parking area will be extended to accommodate the additional spaces. The cycle storage will be located on the eastern boundary, next to 25 Dene Road. The refuse storage will be located within the landscape area, next to the pedestrian access on the northern boundary.

### Proposed Site Layout

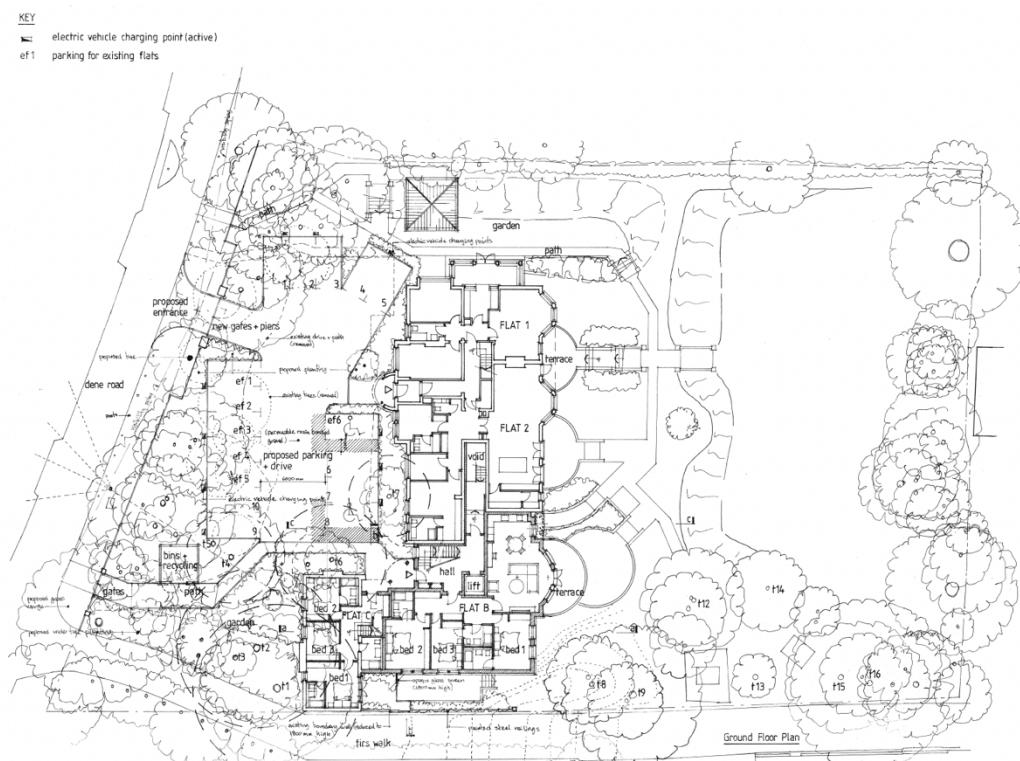


Figure 5: Proposed site layout plan

- 7.4 4 out of 5 flats will be provided with a private balcony, similar to the balconies serving the existing flats. All flats will have access to the rear garden.
- 7.5 The proposed flats will be accessed from a dedicated entrance, separate from the main building. The proposed maisonette will have its own entrance.
- 7.6 **Scale and Appearance:** the proposed building is lower in height and smaller in width than the existing building. The height coupled with a glass balustrade at the seam of where the proposed building meets the main building means the proposal will read as a subservient addition.
- 7.7 The proposed building mirrors that of the existing building which reflects the surrounding character of the area. The following design features are proposed:
- The proposed extension shall incorporate similar materials to match the original building to allow for a continuous blend between the two.
  - Design features including the shape of the roof and windows have been designed to match the existing property; including the dormer windows.
- 7.8 **Landscaping:** the landscaping scheme has been sensitively designed to reflect the 'ASLC' designation. The rationale behind the detailed landscaping scheme is outlined below.
- Proposed planting
- 7.9 Much of the existing vegetation is to be retained. Proposed planting includes a range of shade-tolerant shrubs and perennials to soften the development, which provide year-round interest and enhance the existing planting. Rhododendrons have been selected as an accent to complement the existing coniferous tree species and provide distinctive ornamental interest within the retained and proposed shrub planting.
- 7.10 Several new trees are also proposed. These include ornamental species to provide interest and two large native Carpinus to provide value for wildlife and further screening along the entrance to Dene Road.
- Firs Walk Boundary Planting
- 7.11 The existing vegetation along the boundary to Firs Walk is to be assessed, and quality shrubs are to be retained. Proposed enhancement includes native shrubs which provide a valuable resource to wildlife and screen the development.
- Dene Road Frontage
- 7.12 The proposed frontage wall will be softened by the inclusion of swathes of ornamental planting within the grass. Species include seasonal bulbs, perennials and low evergreen shrubs to ensure year-round interest.
- Retained vegetation/planting
- 7.13 The rear gardens and associated trees and planting are all to be retained to preserve the character of the property.
- 7.14 Where possible, existing shrubs and vegetation are also to be retained.

## 8.0 Conclusion

- 8.1 This Planning, Design and Access Statement supports the proposed development:
- “Demolition of existing buildings and replacement with up to 2.5 storey extension to main building to provide 4 self-contained flats and redevelopment of existing coach house building to provide 1 maisonette unit with associated parking, cycle and bin storage, and landscape works”*
- 8.2 The proposed development has been sensitively designed to complement the historic character of the locally listed building ‘Tormead’ and respect the Dene Road ASLC.
- 8.3 The many benefits of the proposed development can be summarised as:
- It optimises and makes effective use of a small, brownfield site;
  - It provides a net additional 4 residential units, contributing towards the Borough’s housing targets
  - It provides much needed (4 x 3 Beds) family-sized homes in the Borough, for which there is an identified need;
  - It preserves and positively contributes to the Locally Listed Building ‘Tormead’ and the ASLC by providing a considered, high-quality design inclusive of a strong landscaping scheme;
  - It has no adverse impact on neighbouring amenity;
  - It provides a high-quality standard of accommodation and amenity space;
  - It provides sufficient parking spaces, served by active EVCPs.
- 8.4 Overall, the scheme comprises an acceptable development proposal with several planning benefits. It is in accordance with the Development Plan when read as a whole and therefore should be granted planning permission without delay.

## Appendix 1: Policies

Policy	Description
<b>The London Plan (2021)</b>	
<b>GG2</b>	Making the best use of land
<b>GG4</b>	Delivering the homes Londoners need
<b>D3</b>	Optimising site capacity through the design-led approach
<b>D4</b>	Delivering good design
<b>D5</b>	Inclusive design
<b>D6</b>	Housing quality and standards
<b>D7</b>	Accessible housing
<b>H1</b>	Increasing housing supply
<b>H2</b>	Small sites
<b>H10</b>	Housing size mix
<b>HC1</b>	Heritage conservation and growth
<b>G6</b>	Biodiversity and access to nature
<b>T4</b>	Assessing and mitigating transport impacts
<b>T5</b>	Cycling
<b>T6.1</b>	Residential parking
<b>The Hillingdon Local Plan Part 1: Strategic Policies</b>	
<b>H1</b>	Housing Growth
<b>BE1</b>	Built Environment
<b>HE1</b>	Heritage
<b>The Hillingdon Local Plan Part 2: Development Management Policies</b>	
<b>DMH 2</b>	Housing Mix
<b>DMH 4</b>	Residential Conservations and Redevelopment
<b>DMHB 1</b>	Heritage Assets
<b>DMHB 11</b>	Design of New Developments
<b>DMHB 12</b>	Streets and Public Realm
<b>DMHB 14</b>	Trees & Landscaping
<b>DMHB 16</b>	Housing Standards
<b>DMH 18</b>	Private Outdoor Amenity Space
<b>DMHB 5</b>	Area of Special Local Character
<b>DMHB 3</b>	Locally Listed Buildings
<b>DMT 2</b>	Highways Impacts
<b>DMT 5</b>	Pedestrians and Cyclists
<b>DMT 6</b>	Vehicle Parking
<b>DMEI 10</b>	Water Management, Efficiency and Quality
<b>DMHB 17</b>	Residential Density
<b>EM1</b>	Climate Change Adaptation and Mitigation

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