

DESIGN & ACCESS STATEMENT

DEMOLITION OF AN EXISTING BUNGALOW AND ERECTION OF 2NO. 3-STOREY DWELLINGS, TOGETHER WITH ASSOCIATED CAR PARKING AND PRIVATE AMENITY SPACE.

Field View,
South Ruislip, HA6 4UL



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1 EXECUTIVE SUMMARY

This document forms part of the outline planning application for the demolition of the existing bungalow at Field View, and the erection of 2no. three-storey detached dwellings with front & rear gardens, associated parking and landscaping at South Park Way,

Each of the 2no. dwelling house units are comprised of 4no. bedrooms and have capacity for 7no. persons.

2 SITE ANALYSIS

2.1 Site Location

Situated on South Park Way, the area is located towards the northeast of the London Borough of Hillingdon, adjacent to Stonefield Park and in close proximity to Islip Manor Meadows, which is to the south of the site.

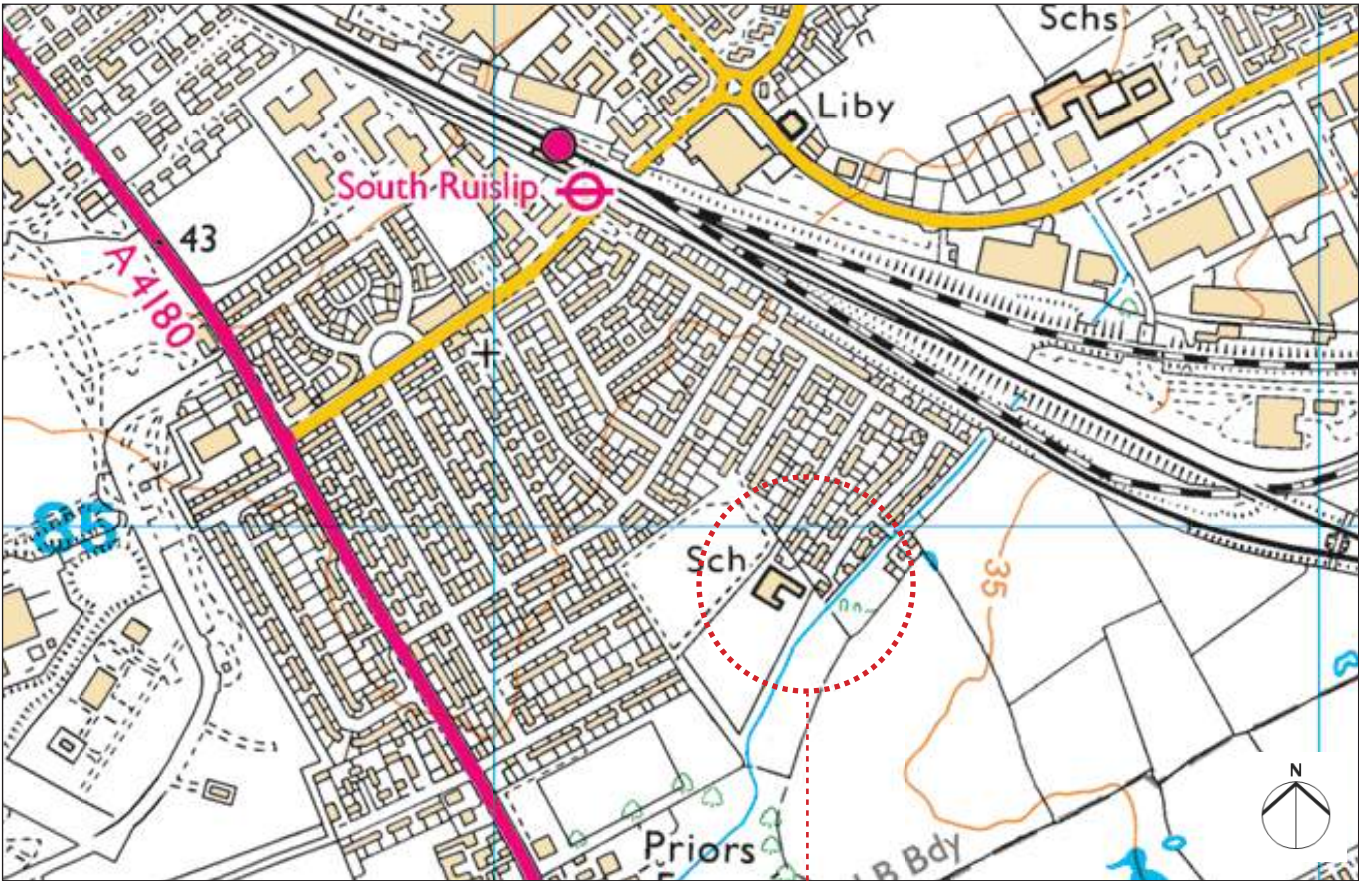
The site is not located within a Conservation Area.

2.2 Area Appraisal

The local area is predominantly residential with Stonefield Park as the closest public amenity space, less than 2 minutes walking distance.

While the surrounding area is primarily residential in nature, he site is bounded by Bourne Primary School to the west, which is accessed from the adjacent road, Cedar Avenue.

The nearest train station is South Ruislip, around 750 metres distance due northwest from the site entrance. Like much of London, the site benefits from a good bus service.



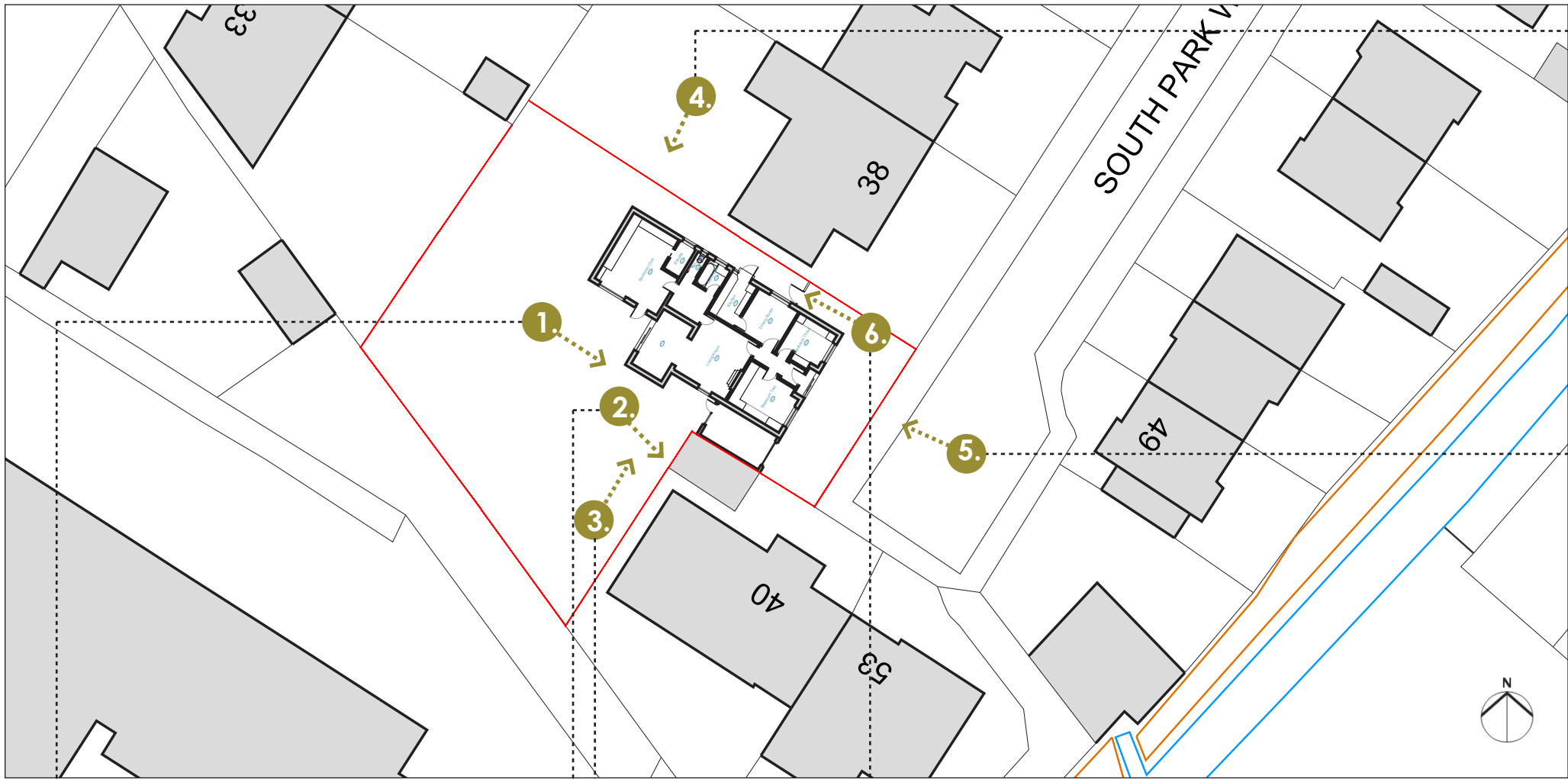
SITE LOCATION



AERIAL PHOTOGRAPH FROM THE SOUTH OF SITE



AERIAL PHOTOGRAPH FROM NORTH OF SITE



4. VIEW FROM NO. 38



5. VIEW OF THE BUNGALOW FROM THE FRONT



1. EXISTING REAR GARDEN



2. VIEW OF THE NO. 40 & GARAGES



3. VIEW OF NUMBER 40 BOUNDARY



6. EXISTING SIDE PASSAGE BETWEEN NO. 38

3 THE PROPOSAL

This application has been influenced by referrals to the following documents as well as the extensive planning history to the site:

- The London Plan
- National Planning Policy Framework
- Hillingdon Development Plan Policies

3.1 Site Description

The site area (identified with a red boundary line on the images to the right) is approximately 654 square metres. The site is accessed from South Park Way which stretches along the south east side of the site.

An existing single-storey building called Field View currently occupies the site. It is an existing residential house of masonry construction, with a pebble-dashed exterior and a pitched roof design in poor condition and of little architectural merit.

The existing layout of the dwelling is ill considered, with an undersized kitchen, disjointed layout and poorly proportioned habitable rooms, unsuited for use as a family dwelling.

The existing building is in poor condition with significant issues with both damp, structural issues and limited thermal insulation.

The western end of the site is empty with the exception of a number of poor quality trees. The landscaping of the site generally is also of poor quality, with a box hedge to the boundary between No. 38 and concrete set paving to the front.

3.2 Brief

It is proposed to demolish the existing bungalow, erecting two separate dwellings each with dedicated, generously sized amenity space and associated car parking.

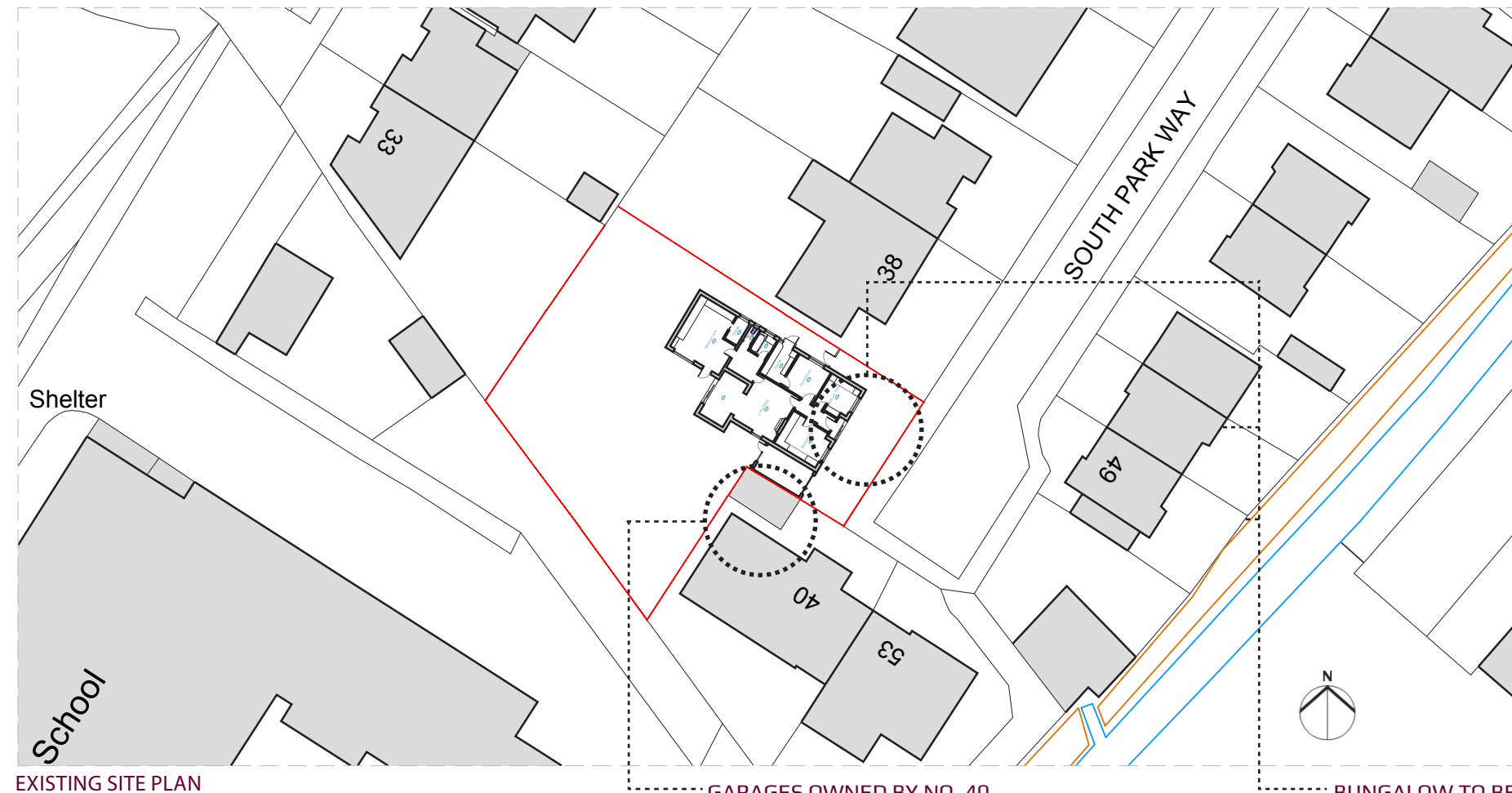
Each unit is to be predominantly two stories with a third floor located within the roof space. The aesthetic of the proposed units is to be contemporary in nature.

The proposed units are as follows:

- Unit 1 (New-build) - 4 bed / 7 people - 161 sqm
- Unit 2 (New-build) - 4 bed / 7 people - 161 sqm

Car parking is provided in accordance with local policy and is proposed to cause minimal impact to the landscaping to the site.

Each unit is provided with two designated spaces in accordance with The London Borough of Hillingdon's Development Management Policies.



EXISTING SITE PLAN

GARAGES OWNED BY NO. 40

BUNGALOW TO BE DEMOLISHED



PROPOSED SITE PLAN

3.3 Impact on Surrounding Area

The proposals have been carefully considered to ensure they do not have an adverse impact on the neighbouring properties.

The form of the proposal has been designed to mirror the building line of the neighbouring No.38, reducing the overall footprint of the existing bungalow. Plot B has been tucked behind Plot A, optimising the large rear garden, and ensuring it is not overbearing to the existing vista of South Park Way.

The boundary between Field View and No.40 are currently separated by a timber fence and a line of mature trees. There are no windows on the side elevation of No. 40 and therefore there will be no issues of an adverse effect to the neighbouring amenity of issues of overlooking.

3.4 Massing

The existing massing of the site is composed of a single-storey pitched-roof bungalow and a poor-quality, single storey garage which bounds the neighbouring site, all of which are to be demolished.

The proposed unit A sits entirely within the curtilage of the exiting bungalow, aligning with the existing rear elevation of No.38 to prevent any issues of overshadowing. Unit B is set back slightly to the western aspect of the site and will accordingly have minimal impact to No.38, nor the blank elevation to No. 40.

The proposals mirror the eaves height of the neighboring dwellings and follow the pattern of separation present along South Park Way.

3.5 Amenity Provision

Due to the generous proportions of the existing site, the proposed amenity provisions far exceed the requirements of both The London Plan, as well as the provisions outlined in The London Borough of Hillingdon's development management policies.

Each unit benefits from a generously side rear garden incorporating areas of verdancy as well as high quality hardstanding for the enjoyment of its residents.

The amenity space provided for each of the units is as follows:

- Unit 1 (4b7p) - 191 sqm
- Unit 2 (4b7p) - 226 sqm

In addition the site is in close proximity to both Stonefield Park and Islip Manor Meadows which would provide substantial outdoor public 'communal' amenity space for sport or recreation activities, and is easily available for the residents to the proposed site.



PROPOSED ELEVATIONS

3.6 Density

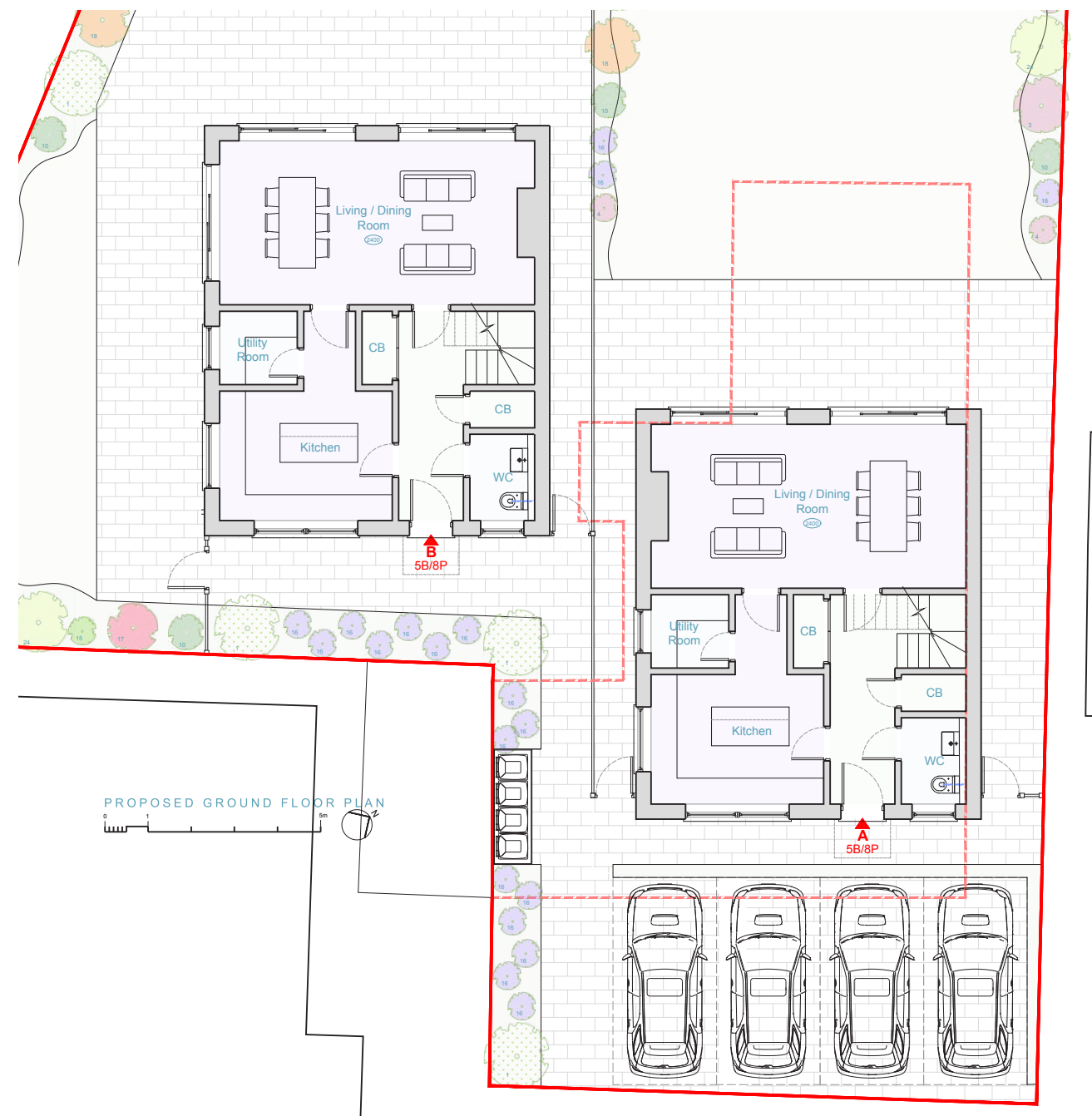
For the density calculation, we have allowed for the site to be classed as 'suburban' (other town centres). Each unit has six habitable rooms:

$$(\text{Habitable Rooms} = 12) / (\text{Units} = 2) = 6\text{Hr/u}$$

PTAL rating of 2, 12 Habitable Rooms / 0.06537 Hectares
= 183.5Hr/Ha - This is within the density bracket for the site and therefore should be considered acceptable.

$$(\text{Units} = 2) / 0.06537 \text{ Hectares}$$

= 30.6u/ha - This is under the density bracket for the site and therefore not over developed.



PROPOSED APPLICATION



PROPOSED SITE SECTION AA

4.1 Layouts

The proposed scheme sees the demolition of the poor quality existing bungalow and associated garage to be replaced with two new build contemporary dwellings and associated landscaping.

The site has been reconfigured to maximise the potential for enjoyment by its occupants. A boundary of meaningful landscaping is proposed to the communal front entrance of both units, to create the sense of a picturesque streetscape. Further amenity space is proposed to the rear of each unit for private use.

Each unit is designed to be fully accessible and compliant with Part M of the Building Regulations. The kitchen, living and dining spaces are designed to be 'open plan'

encouraging integration between the building users. Large sliding doors provide access to the rear gardens, diffusing the boundary between interior and exterior.

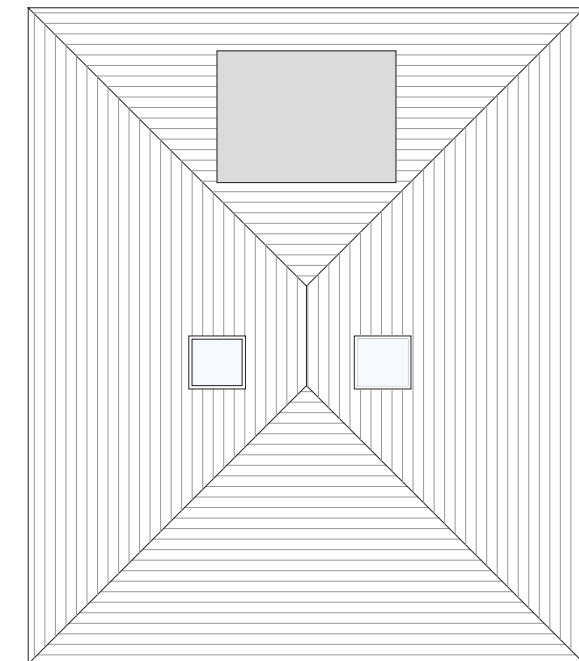
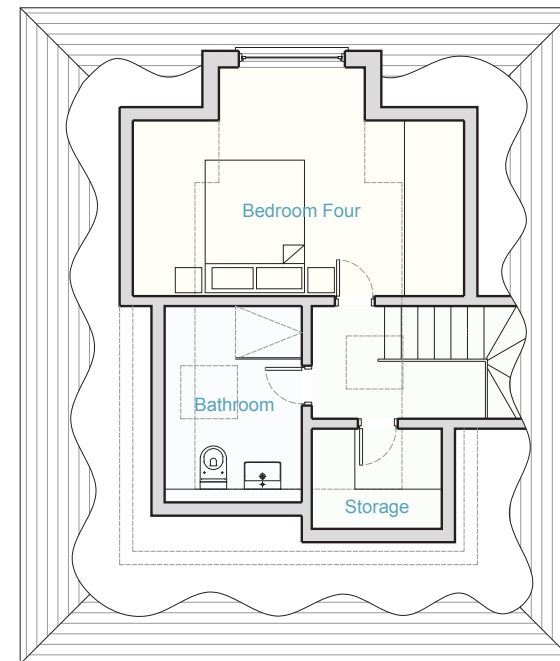
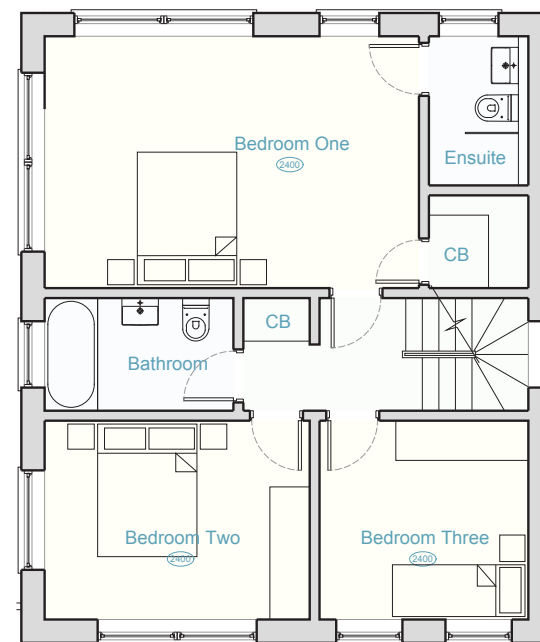
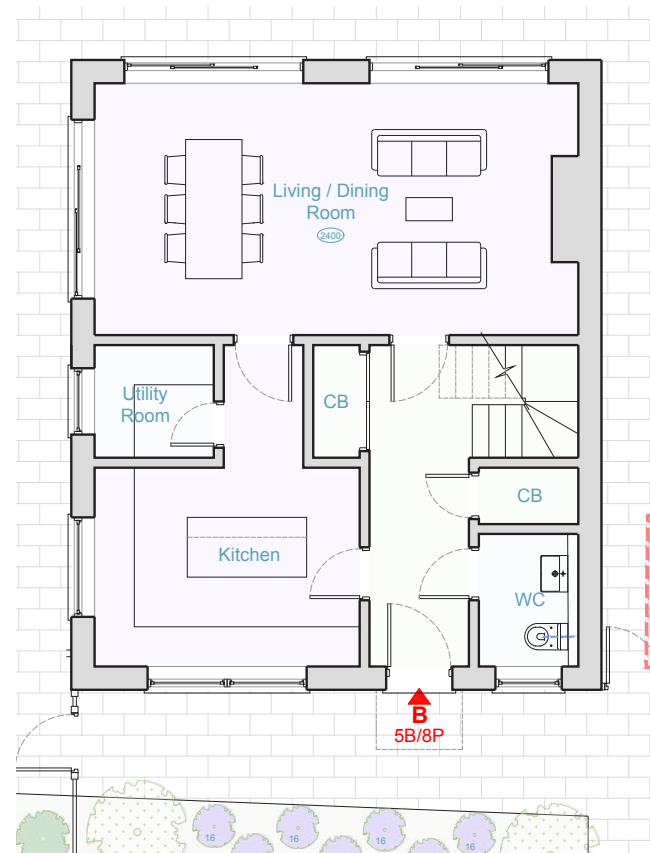
Each unit accommodates 3 double bedrooms and one single 'guest' bedroom, in accordance with the space standards outlined in The London Plan.

The master bedroom benefits from a spacious ensuite as well as the dedicated family bathroom on the first and second floors. In addition to this, storage space has been provided across multiple floors.

4.2 Space Standard Compliance

The layouts of each dwelling house have been designed so that all space standards are exceeded as per the London Plan design standard, the National Described Technical standards, the NPPF and the London Borough of Hillingdon Development Management Policies.

The proposed layouts exceed the both the spatial requirements and amenity space designation and as a result, the proposal provides generous and comfortable family dwellings, with ample amenity area set within a considered landscape.





PROPOSED SECTION AA



4.3 Appearance & Quality of Materials

The materiality for the two proposed units has been carefully selected to ensure the proposal contributes positively to the local aesthetic. Vernacular materials are proposed, utilised in a contemporary manner to ensure that the scheme compliments and enhances the surroundings.

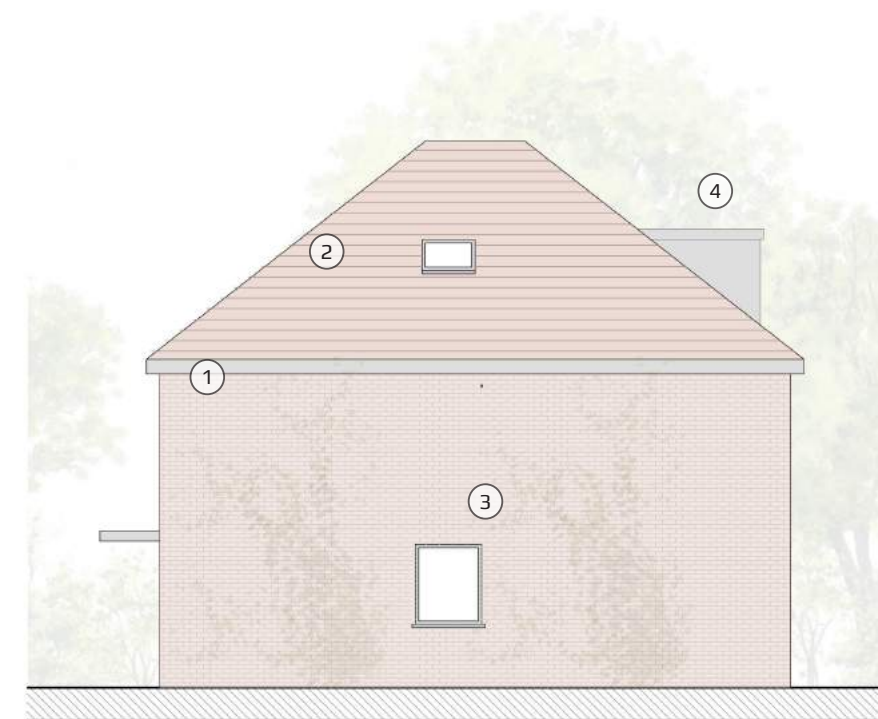
The main body of the proposal is to be built in multi stock brick, a high quality material that has numerous precedence in the local area .

All new windows to the proposal as well as the rear sliding doors will be contemporary PPC aluminium finished in RAL 7016. The profile of the frames of these windows is proposed to be minimal to emphasis the contemporary nature of the design.

The proposed drainage will be finished in anthracite grey to match the glazing frames and dormer windows.

A contemporary trellis system is to be incorporated on the flank elevations of each unit encouraging vertical planting to beak up the depth of the elevation.

Externally, a detailed landscaping study has been undertaken to ensure the proposal positively contributes to the existing sylvan setting. This study can be found to the end of this document.



TEXTURED FRONT ELEVATION OF UNITS A & B



PRECEDENT: FREDERIC MEWS AT CROUCH END



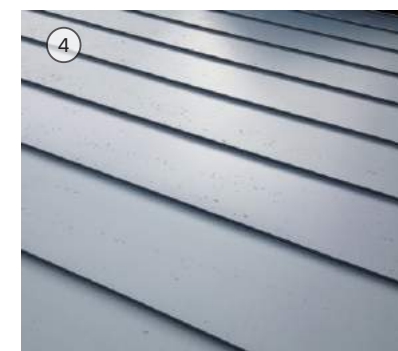
Facing brick type used for the new-build units to be multi stock in a pale red finish



Red clay tile roofing to match the existing aesthetic along the streetscape



Tinted solar control glazing proposed with anthracite grey PPC framing to be slightly recessed from facing brick.



Anthracite grey standing seam zinc cladding to the proposed read dormers



Traditional permeable multi-colour natural stone driveway paving to resemble mews cobblestones with darker cobbles to be laid along the edges of the external hard landscaping surface.

4.4 Landscaping Design

A detailed landscaping strategy has been produced to ensure the development positively contributes to the verdant nature of the site and provides meaningful landscaping to each of the proposed units.

The development has been designed to emphasise the significance of the rear gardens to each unit. A meticulous border planting strategy surrounds the back gardens of each unit, creating significant and meaningful amenity space.

This planting has been carefully considered, allowing for a variety of species which will be in bloom throughout each of the four seasons to ensure the areas of amenity will be visually pleasing throughout the year.

4.5 Public Transport & Local Amenities

Public transport facilities are easily accessible from the site, with the nearest bus stop located 10 minutes walking distance. The railway station South Ruislip is a 10-minute walk from the site due north. The site is very accessible in regards to its local public transport and this is reflected in the site being categorised as PTAL 2.

Nearby amenities include a number of supermarkets in central Ruislip to the north of the site, as well as a number of local amenities available nearby adjacent to South Ruislip Station.

4.6 Parking Arrangements & Cycle Storage

A total of four car parking spaces will be provided on site. This allows for 2no. vehicle per house-hold in accordance with The London Borough of Hillingdon's requirements.

The proposed car parking spaces include provision for electric car charging points to encourage the use of electric cars.

Each dwelling will have a provision to store two cycles within the curtilage of each property, which is in line with The London Plan 2016 Cycle Parking Standards as well as the New Draft London Plan. These cycle spaces will be secure and in covered locations.

4.7 Refuse

Refuse and recycling are stored seperately and collected weekly. As per the rest of the street, refuse storage is included in a convenient location for weekly collections. The householders on site will comply with the relevant requirements for containing waste to enable this methodology.



COMMUNAL AREA	Quantity
Aamalanchier Lamarckii (Multi Stem)	3
Lavendula Angustifolia	16
PLOT A	
Aamalanchier Lamarckii	3
Lavendula Angustifolia	3
Osmanthus Burkwoodii	2
Buddleja Davidii	2
Hebe 'Mrs Winder'	5
Arbutus Unedo	1
Nandina Domestica	1
Salvia Nemorosa	2
Laurus Nobilus (Standard)	5
Hebe Rakenesis	1
PLOT B	
Aamalanchier Lamarckii	3
Lavendula Angustifolia	3
Osmanthus Burkwoodii	2
Buddleja Davidii	2
Hebe 'Mrs Winder'	5
Arbutus Unedo	1
Magnolia Stellata	1
Nandina Domestica	4
Salvia Nemorosa	3
Laurus Nobilus (Standard)	1
Hebe Rakenesis	3



Amalanchier Lamarckii



Acer Sango Kaku



Buddleja Davidii



Hebe 'Mrs Winder'



Magnolia Stellata



Verbena Bonariensis



Viburnum Tinus



Laurus Nobilus (Bay)



Magnolia Grandiflora



Laurus Nobilus (Standard)



Acer Palmatum 'Bloodgood'



Allium 'Globemaster'



Arbutus Unedo



Euonymus Fortuneii



Hebe Rakenesis



Lavendula Angustifolia



Nandina Domestica



Osmanthus Burkwoodii



Photinia 'Red Robin'



Pittosporum Elizabeth



Pittosporum Tom's Thumb



Pittosporum Tobira



Prunus Tribola



Salvia Nemorosa