



42 The Larches

DESIGN AND ACCESS STATEMENT

JAN 2025

REV: P01

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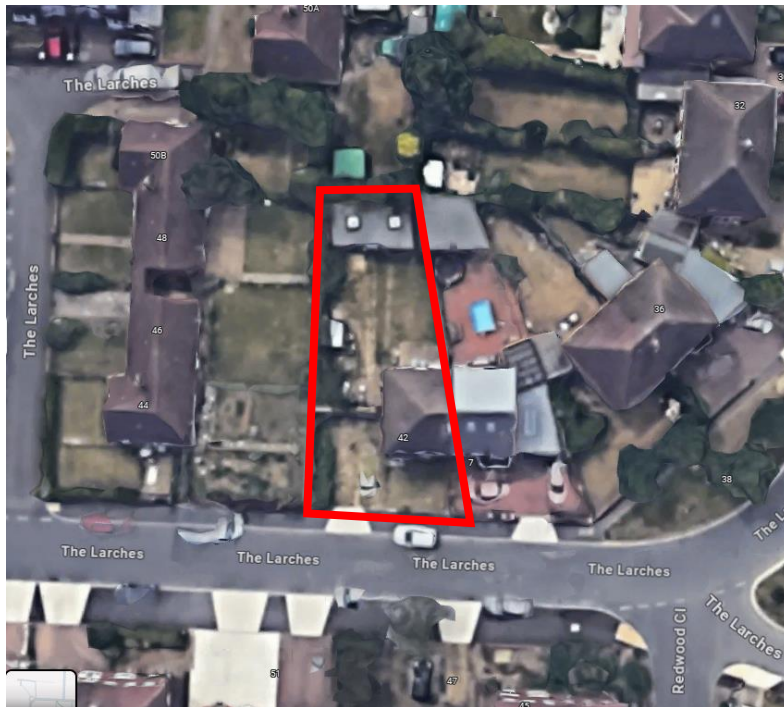
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1.0 Introduction

The Design and Access Statement is in support of a planning application for the *'Demolition of rear outbuilding and erection of a double storey side extension to create a new house with associated bin and cycle stores and separation of rear garden to private amenity space.'*

- The site address is 42 The Larches, Hillingdon. The site area is 382sqm.
- Both pedestrian and vehicular access is provided from The Larches. There is informal off-street car parking, albeit no formal cycle parking. The site has a PTAL rating of 1b.
- The site is situated within Flood Zone 1 'low probability of flooding' (with reference to the Environment Agency Flood Map for Planning as held online). The site does not contain any listed buildings, nor is the site located within a designated Conservation Area.
- The surrounding area is residential in character comprising a mix of property types. To the east are bungalow properties and to the north and west are two storey terraces and semi-detached properties.



The proposed scheme has been developed using a context based design process, taking into account aspects such as site characteristics, prevalent uses in the area, local transport links, Tree and ecological constraints and current and future occupiers requirements.

2.0 Use

The application site comprises a two-storey semi-detached property and its garden located on the southern side of The Larches.

To the rear garden of the property is a large single storey outbuilding. To the front of the property is an area of soft landscaping and vehicle crossover to provide off-street parking.



Rear garden view facing side of house showing the tired brick work



Rear garden view facing back of house



Front view of the house and off street drive way.

3.0 Amount

It is proposed to retain the current residential use of the site by way of the following:

- The erection of a new two storey house on the side of the existing dwelling.
- The 'side house' will be subservient to the host dwelling and will appear as a 'side extension'.
- The ridge of the side house is significant lower and sub-ordinate to the host dwelling roof.



Schedule of accommodation

- The existing dwelling size will be retained whilst the new ‘side house’ will comply with the requirements of the National Planning Policy Framework, Technical housing standards – nationally described space standard and Local Plan

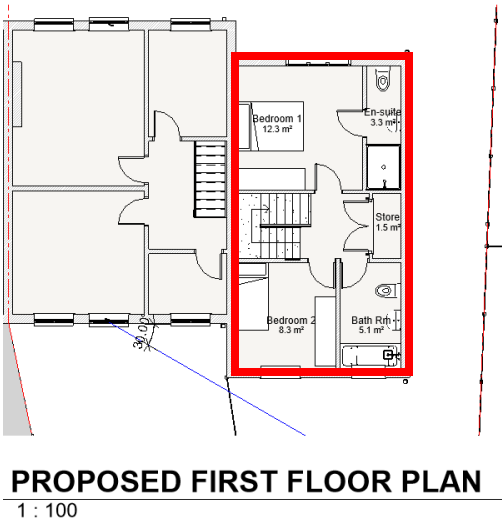
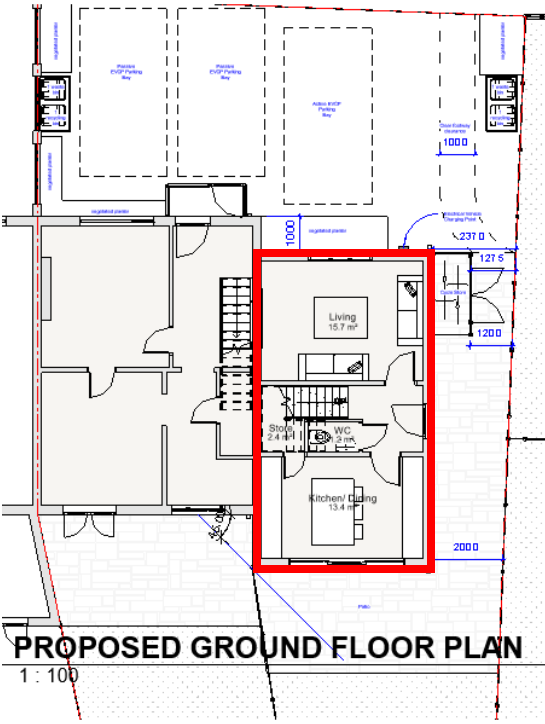
Unit no	No bedrooms and persons	GIA (sqm)	Private amenity space (sqm)
1	2B3P	72	85

3.1 SUSTAINABLE DESIGN

The proposed scheme aims to protect, restore and enhance the development site by using sustainable methods of construction and environmentally friendly design features.

Externally we aim to improve the ecological value of the site by increasing the amount of native, wildlife-friendly planting of trees & shrubs within the gardens and along the site boundaries.

In line with current Local Authority guidelines, the new house will be designed to meet Code for Sustainable Homes Level 4 as a minimum, and will also integrate Lifetime Homes Standards into the designs. The whole development will benefit from good fabric insulation and energy efficient measures to reduce the energy consumption and CO₂ emissions over and above those required to comply with Building Regulations Part L.



3.0 Scale

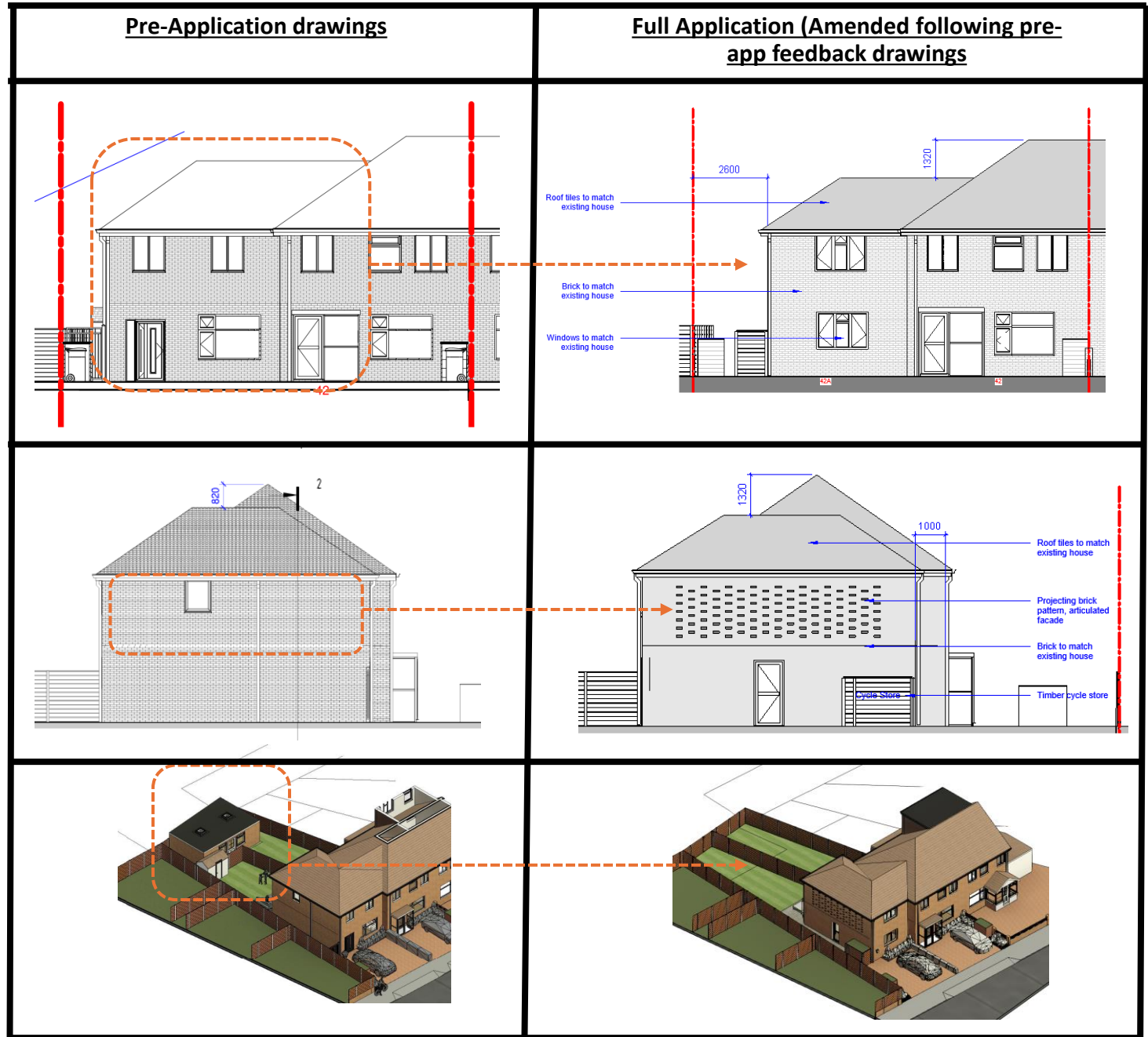
4.1 SITE

Three key principles informed the proposed site layout:

- To ensure the proposed side house is subordinate to the host dwelling
- Safeguard privacy of neighbouring properties.
- Ensure sunlight and daylight levels are not impacted to neighbouring properties

Following receipt of the written pre-application feedback from Officers, the scheme has been comprehensively amended with the following:

- 1 Overall width of side extension has been reduced, thus increasing the boundary separation. The roof height has also been reduced to ensure sub-ordination. Main entrance to side house moved to the side to allow new house to appear as 'side extension'.
- 2 Articulation to side elevation facing the bungalows
- 3 Demolition of existing rear outbuilding to create additional garden space



1

2

3



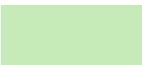

4.0 Layout

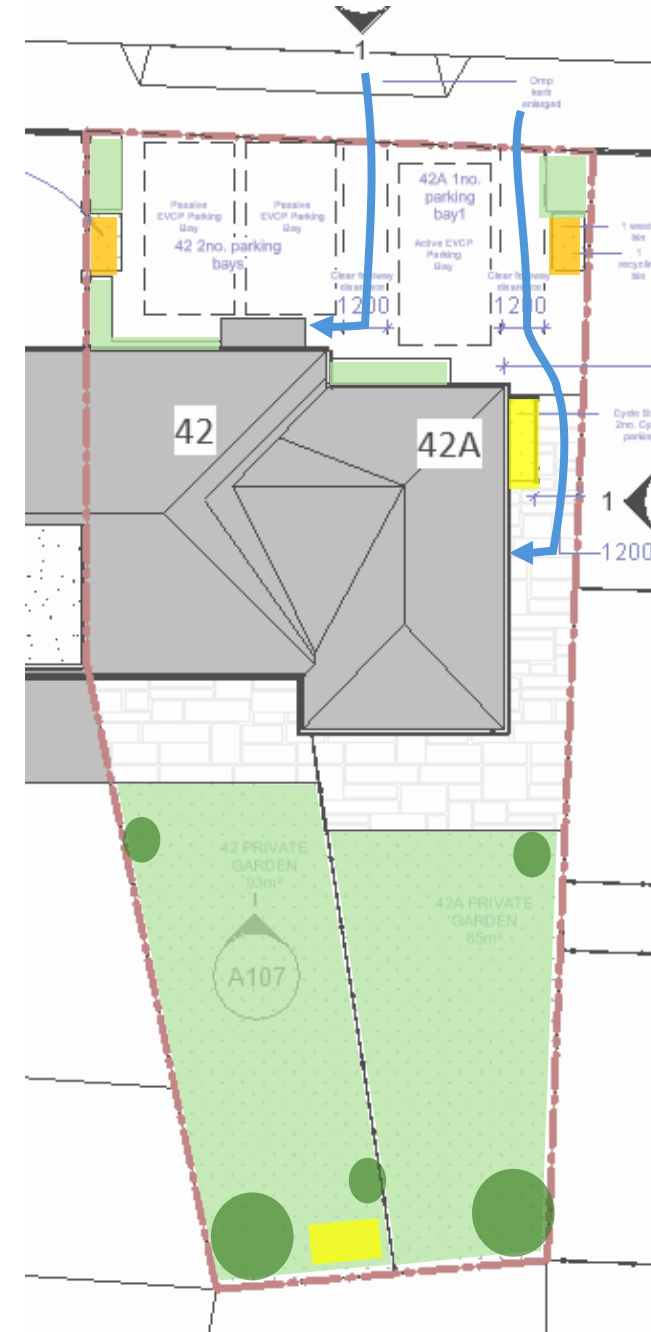
4.1 SITE

We have enhanced the amount of green space available by keeping the amount of hard landscaping to a minimum.

- Bin stores are located on the front drive and will be wheeled out to the edge of the pavement as per local council bin collection guidance
- Cycle store for new house is located on the side with easy access from the side foot way
- Existing house cycle store will be located within the rear timber shed
- Soft landscaping/ lawn is proposed for the rear garden with permeable paving.

Legend

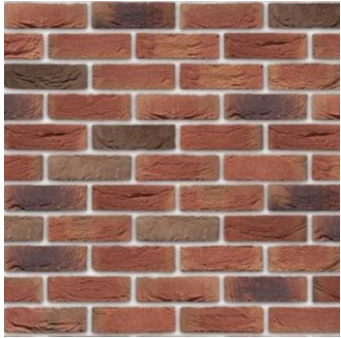
-  Cycle store / shed
-  Bin Store
-  Soft landscaping
-  Foot path access route



5.0 Appearance

The materials used will be matching to the existing house

- Red London Stock Brick to match existing house
- Red clay tiles to match existing
- Red London Stock bricks for brick articulation
- PVC Windows to match existing

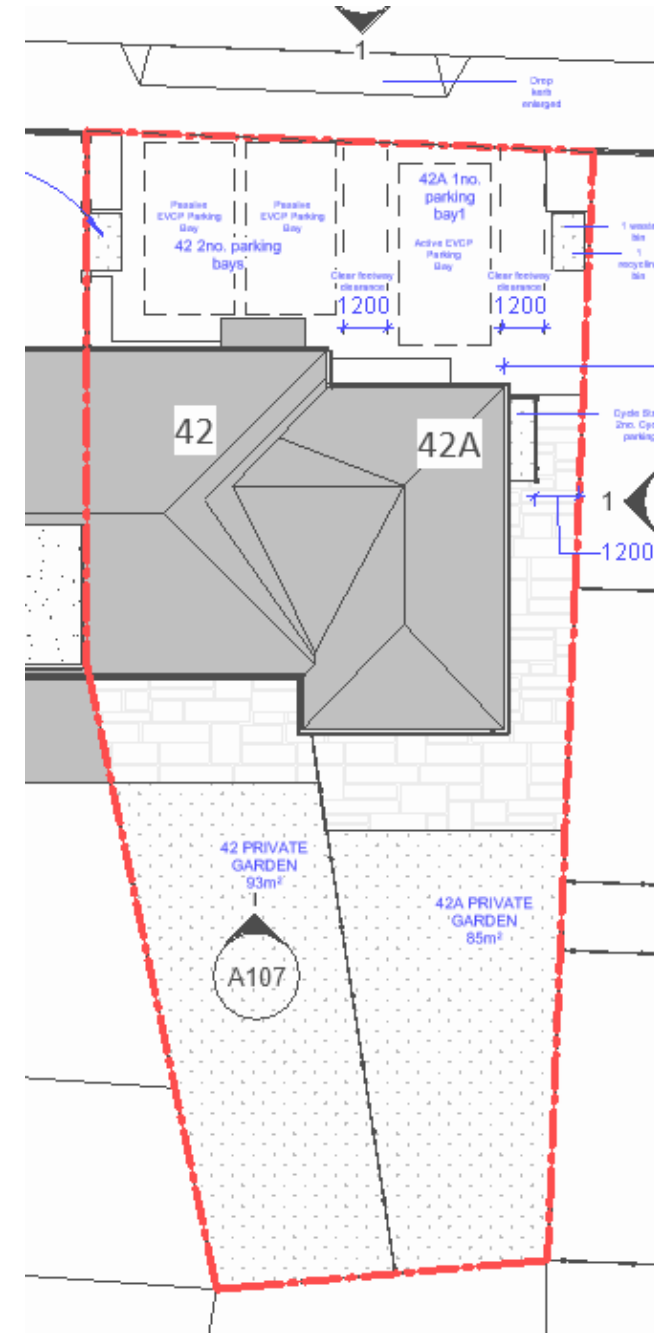


6.0 ACCESS/ PARKING

Pedestrian access will be proposed off the Larches as existing, via a 1200mm footway. A total of three parking spaces are proposed for the two properties, with two being passive EVCP spaces and one active EVCP space.

A proposed cycle store is situated to the front of the site, behind the front boundary fence.

This will have capacity for two spaces.



7.0 CONCLUSION

The proposed development complies with Section 38(6) of the Planning Compulsory Purchase Act 2004, which states that determination of planning application's must be made in accordance with the Development Plan unless material considerations indicate otherwise. This Design and Access Statement has demonstrated that the proposal is in accordance with the aims of the Development Plan, with a range of planning benefits that weigh **strongly in favour** of the scheme.

Benefits of the proposal

- Deliver new housing on a site in an accessible location in line with national and local planning policy objectives.
- Result in the creation of local employment opportunities through the construction of the development.
- Encourage new residents to use more sustainable modes of transport through the provision of easily accessible cycle storage.
- Provide for a contribution towards the Council's Community Infrastructure Levy that will enable the delivery of wider benefits to London Borough of Hillingdon.
- Provide a high standard of design which will promote high quality of living
- A considered and responsive design to the site constraints and opportunities.

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