

**PROPOSED DEVELOPMENT TO PROVIDE EIGHT SELF-CONTAINED FLATS AT
137 SWAKELEYS ROAD, UXBRIDGE, MIDDX. UB10 8DL**

DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 This Statement has been prepared in support of an Application for Planning Permission for the demolition of the existing house at 137 Swakeleys Road, Ickenham and the erection of a new two storey building with attic level accommodation to provide 8 self-contained flats with parking and landscaping.
- 1.2 The existing building on this site is a 1950's detached two storey dwelling house of masonry construction with a pitched plain tile roof. The original house has been enlarged with part single, part two storey side and rear extensions and the existing accommodation comprises of four bedrooms, two bathrooms, kitchen, lounge, dining room, family room, with separate Utility room, double garage and stores. The forecourt area is gravelled and can accommodate up to four cars.
- 1.3 The proposed block would include 6 No.1 bedroom flats and 2 No. 2 bedroom flats with associated living and kitchen areas together with shared bathrooms and ensuites.
- 1.4 A total of 8 parking spaces would be provided with each flat allocated 1 parking space.

2.0 RELEVANT PLANNING HISTORY

- 2.1 This property has a reasonably active planning history with five applications shown on record for similar redevelopment schemes – four of which have been approved but none implemented to date.
- 2.2 In March 2018, Planning Permission was refused for the demolition of the existing dwelling house and the construction of a new two storey building with habitable roof space to provide five self-contained flats with associated parking, Ref; 993/PRC/2017/4664
- 2.3 In July 2018, Planning Permission was granted for the demolition of the existing dwelling house and the construction of a new two storey building with habitable roof space to provide five self-contained flats with associated parking, Ref; 993/APP/2018/1707
- 2.4 In June 2019, Planning Permission was granted for the demolition of the existing dwelling house and the construction of a new two storey building with habitable roof space to provide six self-contained flats (4 x 2-bed & 2 x 1-bed) with associated parking, Ref; 993/PRC/2019/770
- 2.5 In March 2020, a submission was lodged to seek Pre-Application Advice in respect of a proposed development scheme involving the demolition of the existing dwelling house and the construction of a new two storey building with habitable roof space to provide eight self-contained flats (2 x 2-bed & 6 x 1-bed) with associated parking, Ref; 993/PRC/2019/770
- 2.6 The Written Response received on this dated 22 May 2020, Ref; 993/PRC/2020/69 confirmed that there were no objection in principal to this proposal and highlighted some aspects of the design that needed to be considered in detail. This new application is based on this design scheme with additional supporting information provided.

3.0 CONTEXT

- 3.1 The application site is located on the Southern side of Swakeleys Road and lies within a developed residential area comprising large semi-detached and detached houses with a number of small scale flat developments. Most buildings in the area are two storeys, with a considerable amount of them having a third floor of living accommodation introduced at roof level.



No 137 Swakeleys Road – Aerial view

- 3.2 Planning Permission was granted in 2013 for the demolition of the adjoining dwelling house at No. 135 Swakeleys Road and the construction of a new two storey building with habitable roof space to provide 5 self-contained flats with associated parking and landscaping, Ref;11246/APP/2013/827. This development has since been implemented.



View from Swakeleys Road towards No.s 135 & 137



View from Swakeleys Road towards No.s 137 & 139



Development of 8 flats at 179 Swakeleys Road

4.0 USE

- 4.1 The existing building at No. 137 in use as a detached private dwelling house.
- 4.2 By demolishing the existing large dwelling house and constructing the proposed block of flats the land use would therefore remain unchanged.
- 4.3 The replacement building seeks to make use of the substantial plot by providing attainable residential accommodation in the area.

5.0 DESIGN PROPOSAL

- 5.1 The proposed design scheme for the redevelopment of this site is substantially similar to the scheme approved in 2019 under Application reference 993/PRC/2019/770. The proposed scheme retains the siting and footprint of the approved building and also incorporates a two storey extension to the rear together with a revised accommodation mix of 2 No. 2-bed and 6 No. 1-bed self contained flats.

6.0 PLANNING & DESIGN PRINCIPLES

- 6.1 The Planning Design principles contained within London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2012) relating to design criteria for residential new build projects have been observed in the design for this proposal. The principal Policies applicable to this development scheme and how they have been considered in the proposed design can be summarised as follows:

6.1.1 **Policy BE13 New development must harmonise with the existing street scene.**

The form and materials of the proposed development are influenced by the traditional look of the surrounding properties, which deliberately gives the proposal a house like appearance. The street elevation of the proposed scheme is as previously with a mix of facing brick and render to the external walls and plain concrete tiling to all pitched roofs. It is therefore considered that the proposal satisfies the aims of this Policy in this regard.

The Pre-Application response highlights the inclusion of a crown roof element as being “not characteristic of this part of the street”. However, it should be noted that there is a reasonably large crown roof on the adjoining development property at No. 135 and it is clear from Google images that other properties in the immediate areas now have crown roofs as the result of side or rear extension works. It should also be noted that the crown roof element to the main part of the proposed building is as previously approved and the new crown roof area to the rear extension element is both set down from the main roof line and is not visible to the street scene.

6.1.2 **Policy BE19 New development must improve or compliment the amenity and character of the area.**

The landscaping to the fenestration of the proposed development would enhance the surrounding area. Improving on an existing front driveway consisting of extensive parking areas and very limited and poor quality planting, the proposal seeks to compliment the protected trees on the site and soften the hard surfacing with the introduction of a broad range of planting. The hardstanding area is to be resurfaced with permeable brick paving with the existing vehicular access from Swakeleys Road retained all as per the previously approved scheme. It is therefore assumed that the aims of this Planning Policy have been satisfied.

6.1.3 **Policy BE20 Daylight and Sunlight considerations.**

All habitable rooms and living areas are designed to either have a front or rear outlook and are, therefore, provided with adequate levels of day lighting. In respect of impact on adjoining buildings, the relationship between the proposed building and the adjoining building at No. 135 is as previously approved.

The adjoining building at No. 139 is a detached two storey dwelling house with a single storey extension to the rear, which was approved under Permitted Development in September 2010, Ref:15787/APP/2010/1787. The Pre-Application Response highlighted some concerns as to the possible impact of the proposed deeper building at No. 137 on windows in the flank wall of No. 139. However, plans on file with Hillingdon Planning with reference to the above application for No. 139 indicate that there are three openings towards the front of the building, a wc window, a side access door and a secondary window to the kitchen area. The existing Planning Permission for No.

139 is as follows: There are no windows to the rear of the flank wall that would be adversely impacted by the proposed extension to the new building at No. 137. and constructed . Which with the addition, the form and position of the proposed building seeks to respect the 45 degree splays from the windows of neighbouring properties. Policy requirements regarding daylight is therefore deemed to be met by the proposal.

6.1.4 Policy BE21 Siting, Bulk and Proximity to other buildings.

The development maintains adequate space around the proposed building and the slope of the roof form sensitively responds to surrounding buildings and protected trees. These aspects of the proposed building design are therefore considered to meet this planning policy.

6.1.5 Policy BE22 Distance to side boundaries.

The proposed will maintain a minimum 1.5m clearance to both site boundaries with the adjoining properties, meeting the guidelines set out within this policy.

6.1.6 Policy BE23 Provision of adequate amenity space.

The proposed amenity garden area would be 290 sq.m. which is considered to be more than sufficient for this size of development, in excess of the Council's required standards of 170 sq.m. and therefore is in line with this Planning Policy.

6.1.7 Policy BE24 Ensure adequate levels of privacy to occupiers and neighbours.

All windows to habitable rooms are directly facing to the front and rear of the property. All side facing windows serving bathrooms and kitchen areas are to be obscure glazed with high level openers only to first floor windows, thereby protecting the privacy of occupiers and avoiding any overlooking of the adjoining properties. Rooflights to side elevations at second floor level are to be high level with cills at a minimum 1.7m above internal floor levels.

6.1.8 Policy BE38 Provision of hard and soft landscaping.

The site will be comprehensively re-landscaped to both the front and rear of the new building as part of the proposal, with all existing trees and planting retained wherever possible. New planting to the front of the property has been selected to enhance biodiversity around the new building and the wider environment. Hard landscaped areas will be kept to a minimum required for the practical use and enjoyment of the property with permeable paving used for re-surfacing the front forecourt parking and turning areas.

7.0 LAYOUT

7.1 The design of the ground floor of the building slightly differs from the previously approved scheme in that all eight flats will be accessed via a central communal entrance hall with the main entrance to the front of the building and stairs and lift access provided to the flats on the First and Second floors.

7.2 The proposed flats will offer open plan living areas accessed from access corridors with bedrooms and bathrooms also accessed from this circulation space within the flats.

7.3 All accommodation has been designed to comply with Lifetime Homes Standards in terms of layout and sizes of rooms and circulation.

8.0 APPEARANCE

- 8.1 The proposed replacement building seeks to compliment this design and appearance of surrounding buildings by borrowing from a number of forms and motifs found in the area. The lowered eaves of the section of roof to the front elevation with dormers and feature bays echo the character of buildings in both the immediate and wider vicinity.
- 8.2 The materials used in the proposed development are also of traditional appearance, chosen to blend well into the surroundings.

9.0 SCALE

- 9.1 The scale of the proposed building takes reference from that of its immediate neighbours, the previously approved scheme at No. 135 and a similar development at 179 Swakeleys Road. It is designed as a simple two storey structure with accommodation in the roof and made up of traditional building components that are evident on the majority of the adjoining properties. The building is covered with a roof at a 40° pitch in keeping with the scale and proportion of the adjoining buildings and will therefore sit comfortably within the existing street scene.
- 9.2 The footprint area of the proposed building is 234m².
- 9.3 The roof line of the new building is set in-between roof lines of the adjoining buildings at No. 224 and the approved scheme for 228. The sites of each of the properties steps up with the natural ground level. The building ridge line is set at 9.9m at the highest point and slopes down to a general eaves height of 5.5m.

10.0 SUSTAINABILITY

- 10.1 Sustainability, energy and water efficiency are very important design considerations today and are the principal driving force behind this redevelopment proposal. The proposed dwellings will be designed to achieve Level 4 of the Code for Sustainable Homes by incorporating various design and energy saving features.
- 10.2 The heating and ventilation design for the new dwelling will take into account the potential use of an exhaust air heat pumps, which combined with a highly insulated building envelope will produce high efficiency building and minimise its carbon emissions.
- 10.3 The general construction of the new building will incorporate high levels of insulation to floors, walls and roofs within an air tight structural envelope.
- 10.4 The design for the new building will incorporate rainwater harvesting to make use of the area of sloping roof on the proposed building.
- 10.5 The use of permeable paving to the parking area will ensure that rainwater does not flow off the land and the selective use of drought tolerant plants will be incorporated into new planted areas.
- 10.6 The efficiency of lighting systems will be optimised using low energy light fittings to all areas of the dwellings and dimmer controls fitted where appropriate.
- 9.6 All new window frames within the dwelling will be factory manufactured with an integral thermal break and fitted with sealed double glazing and argon gas fill to minimise heat loss.

- 10.7 The new dwelling will be constructed using as many locally sourced materials as possible and due consideration will be given to the use of recycled materials wherever possible.

11.0 LANDSCAPING

- 11.1 The front forecourt area is to be enclosed with the existing brick wall and entrance which will be retained as existing.
- 11.2 The forecourt area is to be completely landscaped with permeable paving and planting beds introduced. All hard standing will not encroach on protected trees any more than exists at present and all landscaping works in the vicinity of the Protected Tree will be carried out in accordance with the previously Approved Tree Protection Report..
- 11.3 Paving slabs are to be used for the front entrance and side pathways, as well as immediately outside rear doors.
- 11.4 A bin storage area is to be provided within the front forecourt area, as per the previously approved plan. The store will feature a lockable gate and will be designed to accommodate refuse and recycling storage containers.

12.0 ACCESSIBILITY

- 12.1 Pedestrian and vehicular access to the property will be direct from Swakeleys Road as is existing.
- 12.2 Rear access will be from a gated side access that will run along the length of the proposed building on each side.
- 12.4 Disabled access would be provided to the proposed building in accordance with Part M of the Building Regulations in the form of a level threshold to the front entrance. The relandscaping works to the front driveway will incorporate ramped pathways leading to the main entrance.

13.0 PARKING

- 13.1 Parking will be provided at a ratio of 1 space per dwelling. The Pre- Application Response provided confirmed that this was acceptable for this development.
- 13.2 A secure cycle store is to be provided to the front of the site to accommodate 8 No. cycles for use by the occupiers of the building.