



**CONSTRUCTION OF A
REPLACEMENT DWELLING FOLLOWING
DEMOLITION OF EXISTING DWELLING**

**29 THE AVENUE, ICKENHAM
UXBRIDGE UB10 8NR**

**DESIGN, ACCESS
AND PLANNING STATEMENT
JULY 2025**

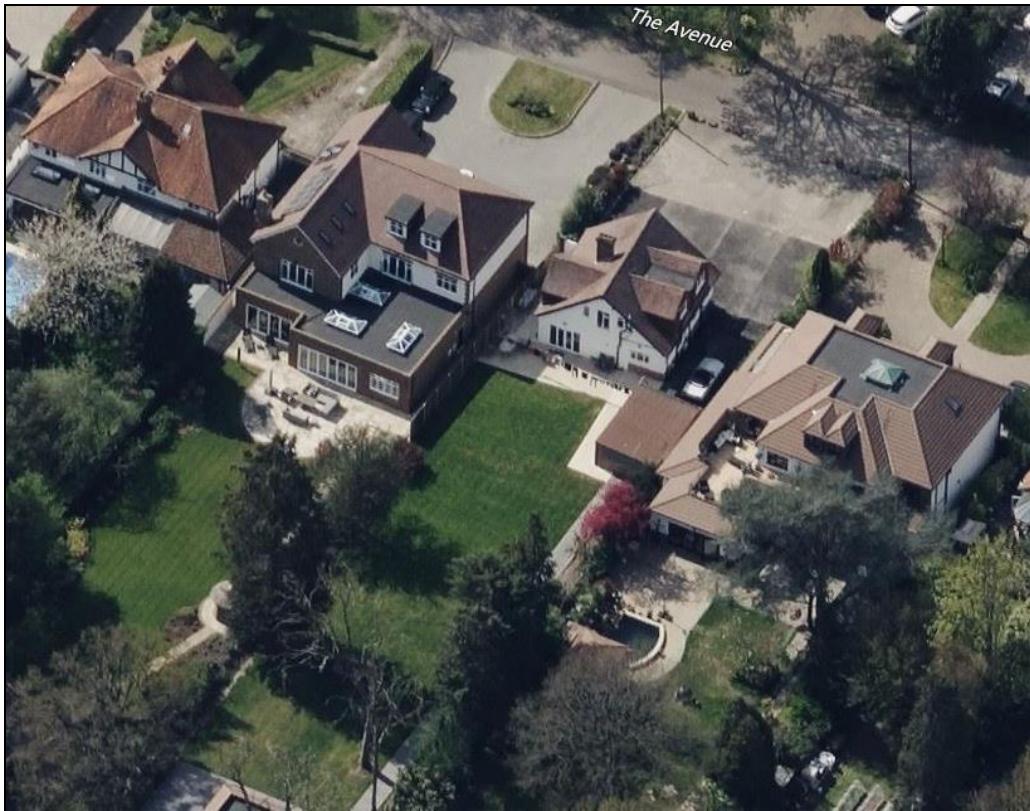
1.0 INTRODUCTION

- 1.1 This Statement has been prepared in support of a full planning application for the construction of a one-for-one replacement dwelling following the demolition of the existing dwelling and detached garage at 29 The Avenue, Ickenham, Uxbridge UB10 8NP. The application is submitted on behalf of Mr and Mrs V S Bowler, the landowners.
- 1.2 The Statement demonstrates how the proposal complies with relevant national policy and development plan policies.
- 1.3 The application is a resubmission of a revised proposal following the refusal of a previous planning application 996/APP/2022/3649 by a Decision Notice dated 2 February 2023. The application was refused on heritage and design grounds, and because of concerns relating to the effect of the proposal on the existing solar panels on the existing dwelling at No. 27 The Avenue, ecology and flood risk matters.
- 1.4 The current application addresses each of these issues and incorporates the following changes and additional information:
 - (1) The scale, form and design of the proposed replacement dwelling has been substantially revised to address the Council's concerns. The application is supported by a Heritage Statement prepared by Shaun Moger BA (Hons) MSc Historic Building Conservation, Senior Heritage Consultant, Heritage Unlimited.
 - (2) A solar shading assessment is submitted with the application. The proposal includes additional solar panels to be installed at No. 27 The Avenue to ensure that the overall solar performance for the neighbouring property would not be adversely affected by the proposals. No. 27 The Avenue is included within the red line application boundary so that these works can be secured by a planning condition.

- (3) An up-to-date Preliminary Ecological Appraisal (March 2025) has been undertaken by Crossman Associates and is submitted with the application.
- (4) An up-to-date site-specific Flood Risk Assessment (18 July 2025) has been undertaken by AEGAEA, Civil Engineers, and is submitted with the application.

2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 2.1 The property is situated on the eastern side of The Avenue roughly midway between Swakeleys Road (B467) to the north and the end of The Avenue where it meets Milton Road to the south.



Aerial photograph of No. 29 The Avenue (and extended and replacement neighbouring properties) Source: Bing 2024

- 2.2 The Avenue comprises mainly large detached two-storey houses (some with additional accommodation in the roof) dating from post WW2. Properties are typically in large plots although these tend to be deep rather than wide plots so that the overall impression from the street is fairly dense development of large houses with limited gaps between buildings.
- 2.3 The existing house appears to be constructed during the early 1930s (it appears for the first time on the 1934 OS plan). It has a pitched roof which runs front to back resulting in a wide gable front facing the road with mock Tudor elevations (timber beams with white render panels). The front elevation also includes red brick up to ground floor cill heights with two rendered modern bay windows. Fenestration is mainly modern uPVC casements with lead detail panes. There is a detached double garage with a large flat roof on the left-hand side of the house with hardstanding parking area occupying the whole of the area to the front (west) and side (north) of the house.
- 2.4 The proposal is to demolish the existing two-storey house and the adjacent detached double garage and replace it with a new two-storey house with accommodation in the roof. The proposal would include a living/dining/kitchen area, reception room, utility and home study/office together with an integral double garage on the ground floor, four bedrooms on the first floor and a further bedroom and playroom/media room in the loft space within the roof. The existing site access, to the left-hand side of the site frontage, would remain unchanged.

3.0 RELEVANT NATIONAL AND LOCAL PLANNING POLICIES

National policy

- 3.1 National Planning Policy Framework, December 2024 (NPPF) reinforces a pro-growth agenda with the aim of rapidly driving up planning consents to deliver new housing and supporting towns and cities to grow providing the homes people want near to business and employment opportunities. The Framework

includes an ambitious set of reforms relating to housing delivery and the provision of wider economic, energy and public services infrastructure.

3.2 Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and land with permission is developed without unnecessary delay.

3.3 Paragraph 135 states that planning policies and decisions should ensure that developments: (a) will function well and add to the overall quality of the area; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate maintain a strong sense of place; (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and (f) create places that are safe, inclusive and accessible.

3.4 The application site lies within the Ickenham Village Conservation Area. Section 72 of the LBCA Act 1990 require that when considering any planning application that affects a conservation area, the LPA must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Paragraph 212 of the Framework states that when considering the impact of proposed development on the significance of a designed heritage asset (such as the conservation area in this case) great weight should be given to the asset's conservation. Paragraphs 214 and 215 of the Framework set out tests where a proposed development would lead to substantial and less than substantial harm to the significance of a designated heritage asset. As explained above, a Heritage Statement has been commissioned and undertaken by Shaun Moger BA (Hons) MSc Historic Building Conservation, Senior Heritage Consultant, Heritage Unlimited and is submitted with the application.

3.5 Paragraph 170 of the Framework states that inappropriate development in areas at risk of flooding (flood zones 2 and 3) should be avoided by directing development away from areas at highest risk and where development is necessary in such areas it should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 181 of the Framework states that development should only be allowed in areas at risk of flooding where it can be demonstrated that: the most vulnerable development is located in areas of lowest flood risk within the site; the development is appropriately flood resistant and resilient; it incorporates sustainable drainage systems unless inappropriate; any residential risk can be safely managed; and safe access and escape routes are included as part of an emergency plan. As explained above, an up-to-date site-specific Flood Risk Assessment (4 April 2025) undertaken by AEGAEA, Civil Engineers, is submitted with the application.

Development plan policies

3.6 The development plan for the purposes of S70(2) of the TCPA 1990 and S38(6) of the PCPA 2004 is the Hillingdon Local Plan Part 1 Strategic Policies (2012), Part 2 Development Management Policies (2020) and Site Allocations and Designations (2020), and the London Plan 2021.

3.7 Development plan policies most relevant to the application include:

PT1.BE1 – Built Environment

PT1.HE1 – Heritage

PT1.EM6 – Flood Risk Management

DMEI 7 – Biodiversity Protection and Enhancement

DMEI 9 – Management of Flood Risk

DMHB 1 – Heritage Assets

DMHB 4 – Conservation Areas

DMHB 11 – Design of New Development

DMHB 12 – Streets and Public Realm
DMHB 14 - Trees and Landscaping
DMHB 16 - Housing Standards
DMHB 18 - Private Outdoor Amenity Space
LPP D4 – Delivering good design
LPP D6 – Housing quality and standards
LPP D8 – Public realm
LPP G6 – Biodiversity and access to nature
LPP HC1 – Heritage conservation and growth
LPP SI12 – Flood risk management

3.8 The proposals have also taken account of guidance in the '*Hillingdon Design and Accessibility Statement SPD – Residential Extensions*', December 2008.

4.0 PLANNING ASSESSMENT

The principle of development

4.1 The application site lies within the 'Developed Area' as identified in the policies map to the LP Part 1 (November 2012). There is a presumption in favour of development within the settlement limits of an established residential area subject to meeting normal development management policies. The proposal is for a one-for-one replacement of the existing dwelling. The principle of development is therefore acceptable and accords with general policies.

4.2 The property lies within the Ickenham Village Conservation Area. There are other precedent examples of replacement dwellings being permitted in The Avenue in recent years. Of particular relevance to the application is the adjacent site of No. 31 The Avenue where the Council granted planning permission 23916/APP/2015/2771 for a new two-storey 6 bedroom detached

house with accommodation in the roof in September 2015. No. 27 The Avenue on the opposite side has also been substantially remodelled and extended under planning permission 991/APP/2017/802 for a part two storey and part single storey side/rear extension which has resulted in a significantly larger dwelling much changed from the original dwelling. Examples of other replacements of original houses have been approved recently at 21 The Avenue and 23 The Avenue.

Heritage and design considerations

- 4.3 A Heritage Statement prepared by Shaun Moger BA (Hons) MSc Historic Building Conservation, Senior Heritage Consultant, Heritage Unlimited is submitted with the application to address the previous reason for refusal. The Heritage Statement notes that the property is not identified as a heritage asset but is located within the Ickenham Village Conservation Area (CA) which is a designated heritage asset. National and development plan policies required new developments to preserve or enhance the character or appearance of the CA.
- 4.4 The Heritage Statement notes that no conservation area appraisal has been adopted by the Council.¹
- 4.5 The Heritage Statement identifies two main character areas to the CA – north of Swakeleys Road and south of Swakeleys Road. The area to the north is characterised by post-medieval to 19th century development around the historic village centre. The area to the south, where the application property is located,

¹ The Ickenham Heritage and Character Assessment (November 2018) was prepared by AECOM for the Ickenham Neighbourhood Forum as part of the evidence base for the Ickenham Neighbourhood Plan. This document has not been the subject of public consultation and the decision has been taken not to progress the neighbourhood plan. In any event, the assessment does not identify or refer specifically to The Avenue. The Hillingdon Townscape Character Study (November 2013) was prepared by Allies and Morrison Urban Practitioners for the Council but this is a fairly higher level assessment and does not provide any detailed assessment of Ickenham or The Avenue area.

is separated from the village core by 1950s and 1960s development at the northern approach to The Avenue around the junction of Swakeleys Road and Eleanor Grove and Copthall Road East. It was redeveloped in the early 20th century in the suburban 'Metroland' style although the majority of houses in the Avenue now appear to be from the post-war period and many houses in the street were added in the 1960s. The Statement notes that the area is typically of a much closer grain of development than historic phases within the village.

- 4.6 The Heritage Statement assesses the Ickenham Village CA as a heritage asset of medium to high significance. It explains that higher levels are typically found in areas of historic, listed buildings and medium levels in modern 'Metroland' areas, typically unlisted and more prone to post-construction alteration and redevelopment. The application site is located within an example of the latter. There are no statutory listed buildings located in The Avenue.
- 4.7 The Avenue comprises a diversity of house types and styles from the 1930s to date. I consider this is particularly true of the area surrounding the application site. There is no uniform character or dominant house design or style to The Avenue and any original 'Metroland' theme has been lost by post-construction alterations or replacement dwellings. The main characteristic is that typically properties are large detached family houses set in substantial (deep but not necessarily wide) plots and set back from the street often with trees and hedges to the front and side boundaries which contribute to the sylvan quality to the street scene.
- 4.8 Policy DMHB4 expects new development in conservation areas to preserve or enhance those features which contribute to the special architectural and visual qualities. Policy DMHB1 expects new developments in conservation areas should be designed in sympathy without detracting from or competing with the heritage asset and should be appropriate in terms of siting, style, scale, massing, height, design and materials.

- 4.9 As indicated above, the site is situated within an established residential area where there have been a large number of replacement houses and substantial extensions to existing houses. In the light of the other examples of replacement dwellings allowed in the vicinity in recent years we do not consider this proposal would set an undesirable precedent. There is no uniform character, age or design to the houses in the surrounding area. The existing dwelling on the site has been the subject of post-construction alterations and additions and is of average architectural design and has little heritage value and does not make a strong or prominent contribution to the overall street scene.
- 4.10 The Heritage Statement notes that the design of the replacement house has been informed by an understanding of the style and scale of neighbouring development and the general Arts and Crafts architectural style as a whole. It assesses that the proposed design successfully conveys elements and the character of the existing building in the design of the replacement, such as the prominent timber framed gable. It comments that whilst the rear of the property is well screened from views from the public realm, it is also of appropriate character.
- 4.11 The main characteristic of this part of the Conservation Area is that properties are typically large detached family houses set in substantial (deep but not necessarily wide) plots and set back from the street often with trees and hedges to the front and side boundaries which contribute to the sylvan quality to the street scene. There is no uniform character, age or design of houses. The overall scale and massing of the proposal would be larger than the existing house to be demolished but would be in keeping with, and in various respects smaller than, other new and replacement houses in the street including No. 31 The Avenue and the substantially remodelled dwelling at No. 27 The Avenue.
- 4.12 The Heritage Statement therefore concludes that the proposed building is of a high quality and harmonious design which will contribute positively to the character and appearance of the streetscape character and the conservation area as a whole. On this basis, the redevelopment would result in neutral/no

impact and would preserve the character and appearance of the Ickenham Village CA.

4.13 The proposals would be acceptable and would not result in any harm to the character or appearance of the CA and as such would comply with relevant heritage policies HE1, BE1, DMHB1, DMHB4 and HC1 and the statutory duty in S72 of the Act. In terms of NPPF paragraphs 212-215, as no harm will be caused to the designated asset these paragraphs are not triggered.

Neighbour amenity

4.14 The scale and massing of the replacement house has been designed to incorporate a setback to the first floor at the rear to ensure the two-storey element does not encroach within the BRE 45 degree rule measured from the nearest windows in neighbouring properties. See drawing 137 P2. There are no first floor habitable room windows in the flank elevations. The only flank windows serve en-suites to bedrooms and these can be obscure glazed and fixed shut. There would be no material increase in the degree of indirect overlooking from rear facing bedroom windows to adjacent properties compared to the existing house.

4.15 The Council in assessing the previous application concluded that the original proposals would not have any detrimental impact on the amenities of neighbouring properties. Specifically, it considered the proposals would not have any adverse impact on amenities of occupiers at Nos 27 and 31 The Avenue on each side of the application site, nor to No 54 Ivy House Road to the rear or No 30 The Avenue to the west on the opposite side of the street.

4.16 The Council raised concerns about the possible impact of the proposals on the amount of sunlight reaching the existing solar panels in the south facing roof slope of the house and garage at 27 The Avenue. A solar shading assessment undertaken by Elementum Renewables Limited is submitted with this application. This is based on the BRE recommended guidelines for assessing

the impact of development on solar performance. It confirms that whilst the revised proposals may marginally affect the neighbour's solar yield, this can be compensated for by the installation of 4 no. additional solar panels on the neighbouring property as shown on the plans included in the report. No. 27 The Avenue is included within the red line application boundary so that these works can be secured by a planning condition.

Amenity of future occupants

- 4.17 The proposed house meets the national space standards and London Plan standards. All individual bedrooms comply with the space standards. The proposal would retain the very deep a plot which would provide a generous and private rear amenity space.
- 4.18 The Council in assessing the previous application noted that the proposal would easily exceed both the internal and external space standards, and no objection was raised in relation to the previous application.

Trees

- 4.19 The layout plan shows that there are no existing trees that would be directly affected by the proposed replacement house. As explained in section 2, the front part of the site is dominated by existing hard surfaced areas and currently has no mature trees or vegetation. The nearest tree to the rear of the property is more than 15 metres from the proposed rear elevation and therefore more than the maximum RPA for any tree recommended by the BS5837: 2012 guidelines. The Council raised no objection in relation to trees to the previous application.

Access, parking and servicing arrangements

- 4.20 The proposal is for a one-for-one replacement house. Compared to the existing house it would not result in any material increase or change in traffic or servicing that would have any discernible effect on the local road network having regard

to paragraph 116 of the Framework. The existing crossover would be retained and the Council confirmed in assessing the previous application that this was acceptable.

4.21 Table 6.1 to the London Plan requires that new residential development should not exceed the maximum parking standards which for a 3 bed + house is 2 spaces. The proposal includes an integral double garage. There is also space within the forecourt for additional parking for visitors and tradespersons to ensure there would be no overspill parking within The Avenue. Provision is made for one 'active' EVCP space and an additional 'passive' EVCP space. The London Plan requires 2 cycle spaces. The proposed integral garage is oversized and large enough to accommodate secure and covered storage for at least 2 cycles.

4.22 Ample space is available for bin storage to the rear of the property which the Council considered acceptable in assessing the previous application. The bins would be brought forward to the kerbside for street collection as with the existing house.

Ecology

4.23 The previous application 996/APP/2022/3649 was refused because of the lack of an ecological assessment.

4.24 An up-to-date Preliminary Ecological Appraisal (PEA) dated 4 March 2025 undertaken by Crossman Associates is submitted with the application. This notes that the site is located within a residential area and the garden is dominated by lawn, areas of ornamental and introduced shrub, hedgerows and trees which have little ecological value although some of the larger trees towards the rear of the garden are likely to provide foraging and nesting opportunities for common garden and farm birds. The dwelling is occupied and remains in good condition and provides no features suitable for roosting bats or

nesting birds. The dwelling and the garage have negligible suitability for roosting bats and no further surveys are required.

4.25 The PEA includes general recommendations which would provide some biodiversity enhancements. The proposal is a self-build project and therefore exempt from the mandatory BNG requirement.

Sustainable construction and renewable energy

4.26 An Energy and Sustainability Statement prepared by Doherty Energy is submitted with the application. This demonstrates how the proposal will meet the energy policy requirements of the London Plan and Hillingdon Local Plan with regard to energy efficiency principles.

4.27 The policy target seeks a minimum 35% reduction in carbon emissions through measures relating to energy efficient fabric and renewable sources. Initial stage SAP calculations have been produced to calculate carbon dioxide emissions for the development. These demonstrate that it is possible to achieve a 52.3% reduction in carbon dioxide emissions by making fabric and energy efficiency measures and through the use of low or zero carbon technologies. It is envisaged that during detailed construction design these figures can be improved. The remaining carbon emissions (currently assessed as 2.2 tonnes carbon dioxide per year) will be met via a payment to the Council's Carbon Offset Fund.

4.28 The Council in determining the previous application 996/APP/2022/3649 concluded that the Doherty Energy report findings were acceptable and demonstrated that the development would exceed the minimum 35% reduction in carbon emissions through measures relating to water consumption, air source heat pumps and energy efficient fabric and would therefore comply with Policies BE1 and DME2.

Flood risk

4.29 A site-specific flood risk assessment (FRA) prepared by AEGAEA Civil Engineers is submitted with the application. The EA flood map indicates the property is in flood zone 2 (medium probability of flooding). The FRA shows that the modelled Flood Zone 2 extent is shown to impact the western boundary (the forecourt to the existing and replacement house) but not the existing and proposed building. The FRA also shows that the proposal is not impacted by the defended modelled 1 in 30 year and 1 in 100 year events including climate change allowances.

4.30 The FRA demonstrates that the site is not at risk of flooding now and in the future and therefore the sequential test is not required (this is a one-to-one replacement house for the applicant and their family in any event). The proposed dwelling is located on land identified as outside the modelled fluvial flood extents. The proposal would not change the vulnerability classification (more vulnerable) and Flood Zone 2 is an acceptable location for 'More Vulnerable' uses within the need for the Exception Test.

4.31 Based on the new EA risk of flooding from surface water (RoFSW) climate change mapping (January 2025) the proposed dwelling is shown to have a 'high' to 'low' likelihood of depths over 0.2m and 'Medium' to 'Low' chance of depths over 0.3m. Based on this it can be considered that the new dwelling is at moderate risk of pluvial flooding. Compensatory flood storage is proposed in the rear garden to address potential displacement of pluvial flood waters. Other compensatory measures include raising FFLs to 300-400mm above ground level (the elevation drawings show the FFL is 400mm above ground level), raised wiring and power outlets at ground floor, a SMART Airbrick or similar to be installed to ensure water ingress does not occur into the replacement dwelling, non-return valves, closed cell design to plumbing and damp-proof membranes. These are all considered to be benefits secured by the development compared to the existing dwelling being replaced and these weigh in favour of the proposals.

5.0 CONCLUSION

5.1 The proposal is to demolish the existing house and replace it with a new house. The existing site access would be retained unchanged. There are various other precedent examples of replacement dwellings in The Avenue in recent years. Of particular relevance to the application is the adjacent site of No. 31 The Avenue where the Council granted planning permission 23916/APP/2015/2771 for a new two-storey 6 bedroom detached house with accommodation in the roof. No. 27 The Avenue on the opposite side was also extensively remodelled and enlarged about 5 years ago.

5.2 The resubmission proposals have addressed the Council's previous objections:

- (1) Scale, form and design and impact on character and appearance of the Ickenham Village Conservation Area: The scale and massing of the proposed replacement dwelling and the design principles have been comprehensively reviewed. Numerous iterations of revised designs have been produced with advice and guidance from Shaun Moger BA (Hons) MSc Historic Building Conservation, Senior Heritage Consultant, Heritage Unlimited to arrive at the final proposals included in this application.
- (2) Impact of the proposals on solar panels at 27 The Avenue: A solar assessment has been undertaken which demonstrates the proposals would have a minimal impact on the performance of the existing solar panels. Notwithstanding, the two neighbours have discussed and agreed that some additional solar panels will be installed at No. 27 The Avenue to ensure no overall reduction in solar performance for the neighbouring property. No. 27 The Avenue is included within the red line application boundary so that these works can be secured by a planning condition.
- (3) Lack of an ecological assessment: An up-to-date Preliminary Ecological Appraisal (March 2025) has been undertaken by Crossman Associates

and is submitted with the application. This confirms that the garden has little ecological value. The dwelling is occupied and remains in good condition and provides no features suitable for roosting bats or nesting birds. The dwelling and the garage have negligible suitability for roosting bats and no further surveys are required.

- (4) Lack of information in the flood risk assessment: An up-to-date site-specific Flood Risk Assessment (4 April 2025) has been undertaken by AEGAEA, Civil Engineers, and is submitted with the application. This confirms that the site is not at risk of flooding now and in the future and therefore the sequential test is not required. The proposed dwelling is located on land identified as outside the modelled fluvial flood extents. The proposal would not change the vulnerability classification (more vulnerable) and Flood Zone 2 is an acceptable location for 'More Vulnerable' uses within the need for the Exception Test. The site is at some risk from pluvial flooding and the proposals include compensatory pluvial flood storage and other compensatory measures.
- 5.3 Accordingly, it is considered the proposals are sustainable development which accord with national planning policy and relevant local plan policies and therefore planning permission should be granted.

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25 July 2025