



DESIGN & ACCESS STATEMENT

IN SUPPORT OF
FULL PLANNING APPLICATION

FOR

**PROPOSED NEW DETACHED ONE BEDROOM (2 PERSON)
BUNGALOW ON LAND AT THE REAR OF**

12 Whitethorn Avenue West Drayton UB7 8JX

PREPARED BY
DESIGN ENDEAVOURS LTD

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1. Introduction

- 1.1 This Design and Access Statement has been prepared in support of full planning application the erection of a singles storey 1 bedroom (2 Person) bungalow with new vehicular access from the Edgar Road.
- 1.2 The statement provides a description of the site and its surroundings, the proposal, design, layout, Policy and planning considerations.
- 1.3 It outlines the design principles and concepts that have been applied to the proposed development; and how issues relating to access to the development have been dealt with.
- 1.4 This statement is written in accordance and in full conformity with the requirements set for prior approval as amended in the Town and Country Planning (general Development Procedure) Order 2016.

2. Site Analysis

- 2.1 The subject site lies within the London Borough of Hillingdon. It is located at the corner of Whitethorn Avenue and Edgar Road 1km north of the M4.
- 2.2 The area is residential in character with relatively distinct form of homes present which comprises of mainly 1940/50s homes lining each side of Edgar Road.
- 2.3 The proposed house is to be on garden land adjacent to No 63 Edgar Road. The site is lies within the London Borough of Hillingdon.
- 2.4 The site and its surroundings are level with no significant incline perceived.
- 2.5 There are some evergreens on north of the site with some shrub border planting.
- 2.6 The proposed dwelling will be situated south of the existing dwelling at No. 12. Access to the land would be via Edgar Road.

3. USE

- 3.1 This application proposes a single additional dwelling in an established residential area and in accordance with national and local planning objectives. The principle of new homes in such locations should be acceptable.

4. QUANTITY

- 4.1 The single dwelling proposed is a proportionate response to the features, context and characteristics of the area and constraints of the site. It has been specifically designed to reflect the density, form and layout of its nearest neighbours on the Edgar Road whilst at the same time displays a traditional outlook with contemporary features. The internal floor area proposed is 51Sqm which meets the minimum requirement for One bedroom 2 person bungalow.

5. LAYOUT

5.1 The layout of the site has strategically been phased to create adequate setbacks, provide for parking, provide for private amenity space at the rear and service area.

5.2 The internal layout also ensures the privacy of its intended occupiers and neighbours and offers a good standard of amenity. It is designed to Lifetime Home Standards and current London plan guidelines(2021).

5.3 The proposals have been designed with community safety in mind offering a well supervised and secure environment. It will clearly define the private from the public and will provide a safe family home.

6. APPEARANCE, DAYLIGHT & SUNLIGHT

The proposed dwelling has been design keeping in mind the end user. The aim is to provide a living accommodation of high standards in an under-utilised area.

The dwelling is designed at a slightly subservient scale to establish a respectful and sensible response to the site's context. Facing brickwork with pitched tiled roof helps retain compatibility with the surrounding adjacent dwellings.

Being the Single storey structure with pitched roof, the proposal will not affect the sunlight or daylight to any of the neighbouring properties.

7. ACCESS & REFUSE & PRIVATE AMENITY SPACE

7.1 The access is level and designed to achieve Lifetime Homes Standards. The development offers a convenient location with many local facilities within comfortable walking distance and with public transport links by bus and train close by, all accessed by utilising safe well-lit and well-used footpaths.

The one parking space with Charging facility for the new dwelling has been proposed.

The proposed private amenity space at the rear is approx 53sqm.

Secured covered bin and cycle facility (2No. cycles) has been provided at the front of the property.

8. PRE-PLANNING ADVISE: REF: 10697/PRC/2021/72

The pre-planning was submitted for 2 bedroom 3 person dwelling at two levels with Chalet bungalow design. During the pre-planning meeting and subsequent written advice, the 2 bedroom scheme is reduced to One bedroom 2 person bungalow.

The offsetting of the current scheme has been accommodated so that it will not protrude substantially from the building line along the Edgar Road.

The private amenity space of 53 Sqm has been proposed at the rear which excludes any parking or front area.

The existing one car parking space has been retained. The vehicle will be reversing on the road with effective visibility splays which is a standard practice for all the vehicles parked in the driveway in the neighbourhood.

The 2 cycle parking space and covered bin store has been proposed as per the council policy.

9. CONCLUSION

8.1 The resulting bungalow is one that will sit comfortably and very discretely on its plot with minimal impact upon any neighbouring property. It will reflect the existing pattern and density of development and respect the form and design of nearby homes.

8.2 The proposal would make full and effective use of an underutilised land whilst respecting the quality and character of the area. The proposed development will provide a high standard of living accommodation and will not adversely affect or cause harm to the amenity of neighbouring occupiers.

8.3 The proposal scheme accords with the objectives of the NPPF(2019), and also the Development Plan, by increasing residential accommodation in the urban area. The proposed dwelling which is appropriate within the context, will contribute towards meeting the Borough's current and future housing needs.

