

**Hartleys Projects Ltd
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DESIGN AND ACCESS STATEMENT

In respect of a

Proposed Full Planning

For

Single storey ground floor side extension
New front entrance gates

At

Blandford House, 66 The Greenway, Uxbridge UB8 2PL

This document has been provided
In support of a Detailed Planning Application
submitted to
London Borough of Hillingdon
By Hartleys Projects Ltd

Introduction

This Design and Access Statement should be considered together with the drawings prepared by Hartleys Projects Ltd. This statement deals purely with the principles of design of this development.

Site

The site is currently occupied by a large detached 2 storey dwelling which was previously extended to the rear with a single storey and 2 storey extension.

The application site is not location in a conservation area nor is it listed.

The site is currently used as a Specialist children's home supporting children aged 8-17 with social, emotional challenges including withdrawal, isolation and/or challenging behaviours.

Such behaviours may indicate underlying mental health issues, including anxiety, clinical depression, self-harm, eating disorders, or medically unexplained physical symptoms. Additionally, some children and young people may have diagnoses such as attention deficit hyperactivity disorder (ADHD) or attachment disorder.

The proposal allows for the residential placement of 3 children and young people ages 8 – 17 with the provision of 24-hour care.

The applicant is Blandford House UK Ltd. Blandford House UK Ltd is a specialist provider of residential children's homes that are dedicated to offering tailored support for children and young people with Adverse Childhood Experiences (ACEs) and Special Educational Needs (SEN) through psychologically informed assessment, intervention, and therapeutic care.

The Proposal

The proposals comprise a single storey side extension to increase the size of the existing kitchen and dining room.

Also, new timber front entrance gate to the front left and gates to the righthand side drive.

Policy A1.10 The size and width of a side extension should not dominate the original property and should appear subordinate to the main house. It should also reflect the architectural style of the main building. Single storey side extensions must be accommodated within the plot and not over-sail the neighbour's property

The side extension has been designed to match the existing building with materials to match existing, there will be a substantial 1500mm gap between the new extension and the neighbouring property.

The height has been kept to match the existing ground floor rear extension.

Access

Access to the property will be via a new entrance gate to the left and a new gate to the right for vehicles.

Conclusion

The proposals accord with the council's standards and will materials to match existing.

The entrance gates match similar on The Greenway.

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