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Design & Access Statement

47 Sweetcroft Lane, Uxbridge, UB10 9LE
202608/47SL/VAR/DAS

Removal/Variation of a condition

Site

47 Sweetcroft Lane, Uxbridge, UB10 9LE. Located in a residential area. The application property is a detached single family dwellinghouse. The property is not located in a conservation area nor is it a listed building.

Proposal

Demolition of existing house and erection of a two storey, new build house consisting of 6no. bedrooms with a basement (Amended plans and description)
Variation of Condition 2 to allow for a different design while keeping the core elements of the proposal as approved.

Summary

- A householder application for the demolition of the existing property and the erection of a new 6 bedroom single family dwellinghouse, with basement, was approved in 2024: **15756/APP/2024/3112**

- This Section 73 application for the **variation of Condition 2** has been submitted in order to vary the design of the approved development, to improve quality of life for the Applicant's family and the design of the new property.

- An S73 application was submitted rather than a householder application because this is considered to be a minor amendment of the approved development:

    - The number of proposed bedrooms remains the same (6 bedrooms).
    - The shape of the proposed new building is the same as the approved design.
    - The scale and size of the property is broadly similar to the approved.
    - The basement design is different compared to the approved, but similar in scale
    - The internal layout of the ground and upper floors is to remain the same as approved.
    - In summary, this alternative design would fit under the same proposed description as the approved design.

- The changes are minor but important for the Applicant and their quality of life in the future. Important changes include:

    - Internal and external layout of the basement floor, including more natural light
    - Materials used for the external walls of the property
    - Additional windows, and changes to the design of proposed materials and doors

These changes will be explained in more detail on the next page

1. Basement Changes

It is proposed to change the basement such that a **small patio is added** adjacent to the proposed Entertainment Room and Gym. This change will importantly allow **natural light** into the basement compared to the approved design. The 1.5m depth of the patio (2m including planters) is a small addition compared to the size of the proposed building, and this addition remains subordinate in scale to the host property.

Importantly, while it is an external change, it is **not considered to affect the character** of the property and this basement-level patio would not be visible from the gardens of neighbouring properties. While the change would not have any negative impact to the host property or the surrounding area, it would bring natural light to the basement creating a material improvement in design.

2. External Material Changes

It is proposed to use **grey and cream render** for the external walls, rather than exposed brickwork as approved. This is a clearly visible change compared to the approved design, but it is argued that the external render design (shown in the submitted proposed elevations) would fit well in the local area and would be **in-keeping with the character of the area**.

Indeed as the following satellite image shows, the proposed render would be more in-keeping with the character of the area than the approved facing brickwork. The image (Fig 1) shows the site boundaries outlined in red, and red circles around neighbouring properties that make use of a similar external render on their properties. It can be seen that **many neighbouring properties make use of white or cream -coloured external render or paint.**



Fig 1. A satellite image showing the Application Property, and neighbouring properties that use similar external render to the proposed design.

3. Additional Windows and Window/Door Design Changes

The final proposed change is to the windows and doors. The Applicant prefers to have larger windows than was approved, with larger, clean panes of glass constituting the windows. The proposed windows in the submitted design are to have dark grey aluminium frames, rather than the white window frames as approved. The proposed front door complements this design, with the dark grey matching the frames of the windows. On the first floor, Juliet Balconies have been included to increase the sense of letting the outside in. The large distance from the habitable windows of surrounding properties (due to the large gardens surrounding these detached properties) means that there is no risk of negative impact to neighbouring amenity from these changes. Although No. 43

Sweetcroft Lane is physically close to the proposed building, its habitable room windows would not face the habitable room windows in No. 47.

New triangular windows to the outriggers at the second floor level complement the design of the roof and help to make that level of the property even brighter. Overall, this proposed design is considered to produce a significant improvement in the natural light coming into the home while still retaining the character of the surrounding area.

We trust this statement provides the necessary information to enable you to register the application and recommend it for approval. If you require further information please do not hesitate to contact us using the details provided above.