

DESIGN AND ACCESS STATEMENT

Proposed detached house
with associated parking & amenities

At

1A West Drayton park Avenue
West Drayton , UB7 7QA

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PREPARED BY

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1. Introduction

The proposal is to erect a detached 3 bedroom two-storey new dwelling house on land adjacent to existing house at 1 West Drayton Park Avenue.

This Design & access statement is prepared to present an appropriate proposal for the application site. Site analysis, existing structure, neighbouring structures, planning policies and design objectives have been studied in support of set design principles which ensure that the proposed development delivers an appropriate standard of design, which will be in harmony to the host property and to surroundings as a whole.

The Statement fully justify the proposals in planning terms and highlights the key benefits of the proposals which will provide much needed additional housing within the Borough to support a significant housing shortfall.

Pre-application planning advice was submitted on 29.12.20 and various issues were highlighted. The proposal has been revised and all the issues have been addressed.

2. Site & Surroundings

The Site

The site is located on West Drayton park Avenue, West Drayton UB7 7QA. The site is set at an angle to the road addressing its location at the junction of Church Road and West Drayton Park Avenue.

The site is irregular shape and is part of the existing garden to No. 1 West Drayton park Avenue. Towards the East the site forms part of a 1930s development on land formerly associated to the Grade II Listed, Drayton Hall estate. The northern boundary of the site is well vegetated.

Access

Vehicular and pedestrian access to the site is directly from West Drayton park Avenue via existing dropped kerb.

Location of site is in walking distance of good transport links to London, Heathrow & Surroundings through West Drayton Station.



Bird's eye view of the existing site

Photographs of the site & surrounding buildings



Front view of site



Side view of site



Row of Detached & Semi-detached houses on West Drayton Park Avenue



Row of Detached houses bungalow on West Drayton Park Avenue

Scale

There are a mix of detached and semi-detached houses along West Drayton Park Avenue. The properties have been designed and built in a similar manner defining the character and appearance of the street scene within this part of the conservation area.

Existing site comprises of a semi-detached dwelling characterised by a double heightened projecting square bay topped by a small gable end roof with mock Tudor timber detailing. The property is pebble dashed at first floor with an exposed red brick at ground floor and a hipped plain tiled roof form.

Proposed new house is exactly similar to detached house at 5, 15 & 31 West Drayton Park Avenue.

Private Amenity Space

Neighbouring homes on West Drayton Park Avenue have a traditional arrangement of relatively small front gardens and larger, private rear gardens.

3. Proposed Development

The proposal will be supporting London Plan Policy 3.3 (Increasing London's Housing Supply).

The proposal would preserve the character and appearance within this part of the conservation area and would not harm neighbours living conditions.

The proposal would achieve a high quality of design and it incorporates principles of good design. Design factors such as height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping are all considered carefully.

The proposal would not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposal will not result in an undue loss of light, outlook or privacy to occupants of adjacent Number 1 West Drayton Park Avenue.

The proposal would comply with private Outdoor Amenity Space area requirement.

Secure bicycle storage is proposed. Refuse and recycling bins will be stored and collected from front of the property similar to 1 West Drayton Park Avenue. Development proposal comply with the parking standards and two no. of car parking spaces are proposed for both 1A & 1 West Drayton park Avenue.

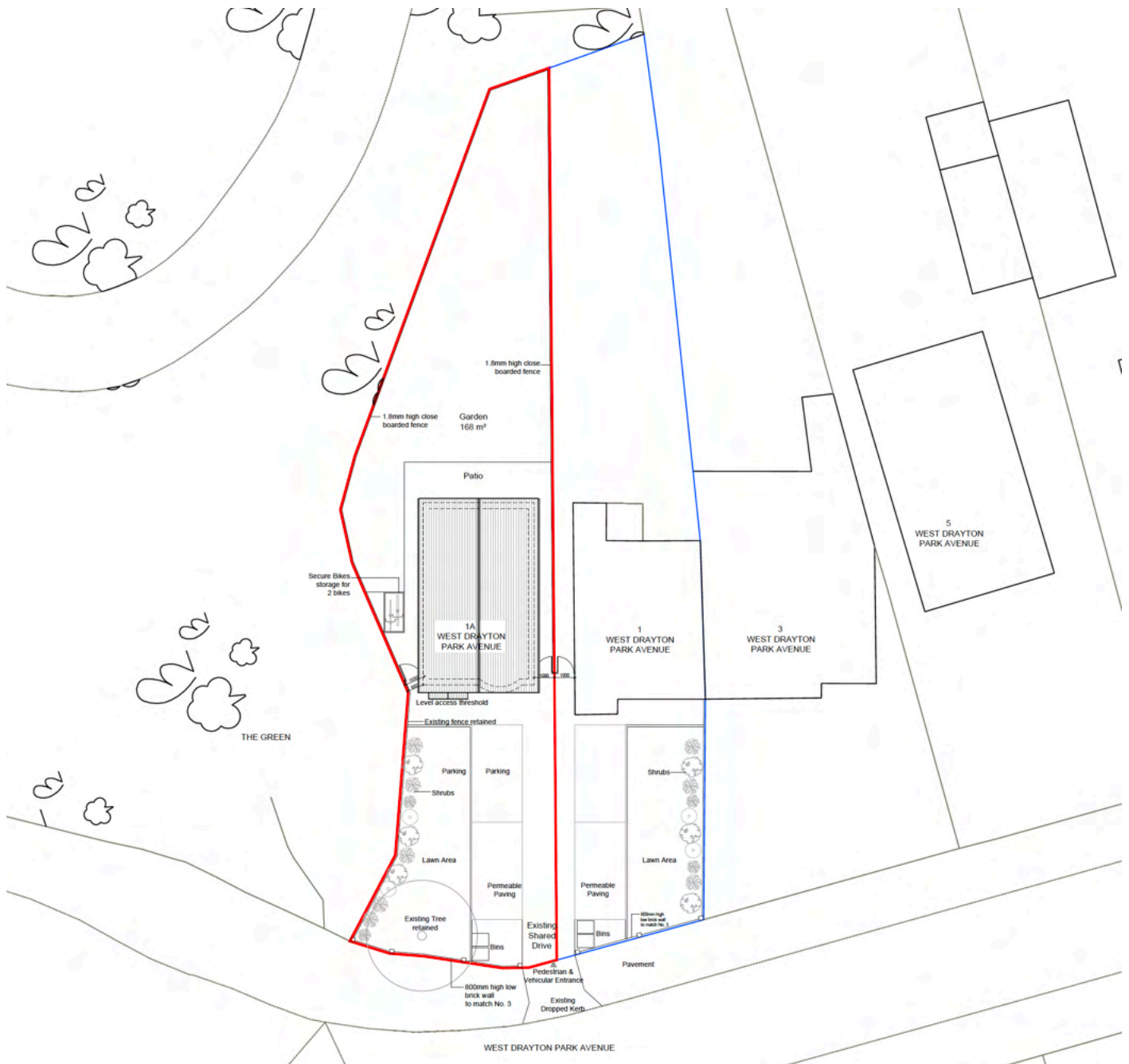
See **Appendix A**

4. Conclusion

This Planning Design and Access Statement has been prepared to support a full planning application for **“PROPOSAL FOR A DETACHED 3 BEDROOM HOUSE WITH ASSOCIATED PARKING & AMENITIES”** at **1 WEST DRAYTON PARK AVENUE WEST DRAYTON UB7 7QA.**

In conclusion, it is considered that the application proposal fully accords with the latest national planning policy objectives within the NPPF, as well as policies of the local plan which support the delivery of housing and the proposal will make efficient and positive use of an under-utilised site within the Borough.

Taking the above into account, this application should be granted permission.



Appendix A (Site Layout Plan)