

Design and Access Statement

279 Long Lane, Hillingdon, Uxbridge UB10 9JS

By Anva

Site Address: 279 Long Lane, Hillingdon, Uxbridge, UB10 9JS

Proposal: Erection of 2 storey single dwelling house

Total Site Area: 1101.30 sq.m

Proposed Site Area: 325.00 sq.m

Proposed Gross Internal Area: 151.40 sq.m

1. SITE AND SURROUNDINGS

The application site comprises part of the rear garden of the existing residential property and is located within an established residential area characterised predominantly by detached dwellinghouses with spacious garden plots.

The site occupies a prominent corner position at the turning point of Hartshill Close. The surrounding area includes detached dwellings of varying architectural styles and forms. Nos. 1–9 (odd numbers only) Hartshill Close form part of the prevailing development pattern in the immediate locality.

The proposed development has been carefully designed having regard to the established character of Hartshill Close and the comments provided within the Council's pre-application advice.

2. DESIGN PRINCIPLES

Scale and Form:

The proposal comprises a detached two-storey single dwellinghouse with a total Gross Internal Area (GIA) of 151.40 sqm. Accommodation is arranged as follows:

Ground Floor

- Living Room
- Dining Area
- Kitchen
- Day Room
- WC

First Floor

- Four bedrooms
- Two en-suite bathrooms
- Family bathroom

The proposed dwelling has been designed to reflect the established residential character of Hartshill Close and surrounding properties through:

- Compatible scale and proportions;
- Traditional residential form;
- Appropriate roof design;
- Use of materials sympathetic to the surrounding streetscene.

The revised proposal replaces the previously proposed bungalow arrangement and introduces a built form more consistent with the surrounding residential context.

3. ORIENTATION AND STREETSCENE RESPONSE

The revised proposal has been carefully developed in response to the site's prominent corner position at the turning section of Hartshill Close, the surrounding residential context and the Council's pre-application advice.

Whilst the principal elevation remains south-facing, this approach has been intentionally adopted in order to:

- Address the corner plot relationship appropriately;
- Orientate the principal entrance towards the main pedestrian and vehicular arrival point;
- Align the dwelling with the proposed vehicle access from Hartshill Close;
- Provide a clear and legible residential frontage.

The dwelling is positioned approximately 2 metres behind the front site boundary, establishing an appropriate relationship with Hartshill Close while allowing sufficient space for the proposed driveway, parking provision, landscaping and pedestrian access.

Following the recommendations of the project arboricultural consultant, the siting of the dwelling was carefully reviewed during the design development process to increase the separation distance from the protected T1 Category A1 Oak tree. The final position of the building has been selected to minimise potential impacts on the tree's Root Protection Area (RPA) while maintaining an efficient site layout and retaining the proposed parking, cycle storage and refuse storage arrangements.

The proposed dwelling therefore responds to both the physical constraints and opportunities presented by the site configuration, balancing the requirements of good urban design with the protection of existing landscape features.

The dwelling has been designed using materials and architectural detailing reflective of surrounding residential properties to ensure visual integration within the existing streetscene.

4. INTERNAL LAYOUT

The proposed dwelling provides:

- Ground Floor GIA: 76.90 sqm
- First Floor GIA: 74.50 sqm
- Total GIA: 151.40 sqm

The accommodation has been arranged to provide functional family living space with clear separation between living and sleeping areas.

The combined Living, Dining and Kitchen area measures approximately 44.35 sqm and forms the primary family living space at ground floor level. The proposed dwelling also benefits from:

- Dual aspect arrangement;
- Appropriate outlook;
- Good levels of natural daylight and ventilation;
- Functional internal circulation and layout.

5. PRIVATE AMENITY SPACE

The proposed dwelling benefits from a dedicated and functional rear private garden area. The rear garden has been enclosed and separated through proposed boundary fencing in order to provide:

- Privacy for future occupants;
- Clear delineation between public and private space;
- Appropriate screening from surrounding streetscene views.

The outdoor amenity space has been designed to provide a usable and family-orientated environment.

6. ACCESS, PARKING AND CYCLE STORAGE

Vehicular access is proposed from Hartshill Close via a dropped kerb arrangement. The development provides:

- 1 no. off-street car parking space;
- 2 no. secure cycle parking spaces.

Cycle storage has been positioned to provide secure and convenient access for future occupants.

Refuse storage has also been incorporated within the site layout and positioned to allow convenient collection access from Hartshill Close.

7. LANDSCAPING AND CHARACTER

The proposal incorporates soft landscaping and boundary treatments designed to maintain the verdant residential character of the area. Landscaping measures include:

- Boundary planting;
- Soft landscaping areas;
- Retention and protection of existing vegetation where possible;
- Additional planting to reinforce the established residential character.

The proposed landscaping assists in softening the visual appearance of the development and integrating the dwelling within the surrounding streetscene.

8. CONCLUSION

The proposed development has been carefully designed in response to the site context and surrounding residential character. The scheme provides:

- A detached family dwelling;
- A layout appropriate to the site configuration;
- Functional internal accommodation;
- Private outdoor amenity space;
- Integrated parking, cycle and refuse storage;
- Landscaping and boundary treatment appropriate to the surrounding area.

The proposal has been developed to create a high-quality residential environment that integrates appropriately within the existing streetscene.

ANVA

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