

Design and Access Statement

ATTN: Planning Department

RE: 29 Bosanquet Close, Uxbridge, UB8 3PE

01 Introduction

02 Context

03 Opportunities

04 Design, Layout and Amenity

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01 Introduction

The proposal is to convert an existing 4 bedroom dwelling into a one 3 bed dwelling and one 1 bed dwelling.

This Design and Access statement is to be read in conjunction with the following documents:

1. Full set of drawings
2. Location Map
3. CIL Form

The following policies and legislation have been considered:

- National Planning Policy Framework 2019
- Local Plan - Development Management Policies 2020: DMP1 Development Management General Policy Housing Standards and DMP2.

02 Context



Figure 1

The site is situated in Uxbridge within a large residential area. There are many green spaces nearby. Walking distance away is Cowley Hall Recreation Ground 0.6 miles, Philpots farm Open Space 0.6 miles. Cowley Saint Laurence C.E Primary School is a nine minute walk away.

The local amenities are within easy reach of the area. The site offers easy access to transport links with buses taking you to Hounslow, Heathrow Airport as well as Uxbridge Town Centre, where you can get the London Underground.

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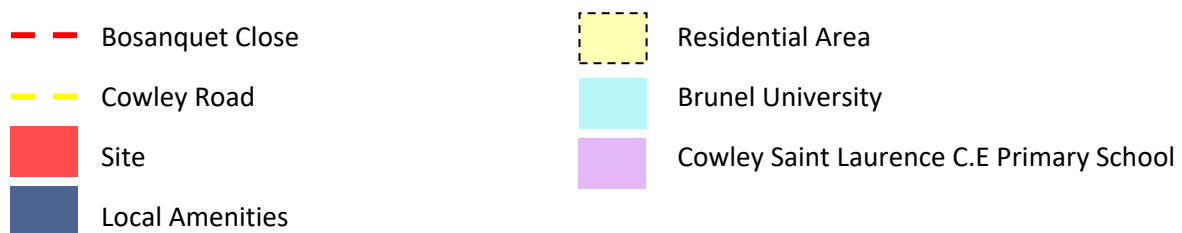
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The existing dwelling is an end of terrace 4 bedroom house. It is constructed from brick and rendered. There is an existing two storey side addition to the dwelling. It was built with similar materials to match the existing dwelling.

Parking is available as shown in figure 1. The existing dwelling currently enjoys 3 parking facilities plus a garage i.e. parking space in front of garage and 2 parking spaces valid on-street parking permits for the existing dwelling. Apart from some existing garage parking, most properties rely on on-street parking via permits and as always benefits from far in excess of that needed. Access is via Bosanquet Close. This would still be sufficient parking for the proposal.



Figure 2



03 Opportunities

The proposed development is converting this existing 4 bed house into one 3 bed house and one 1 bed house. This would allow room for more people in the area. The one bed could be occupied by a working professional or a couple whilst the 3 bed could be occupied by a family. The proposal's construction will be of a high standard which meets the local and

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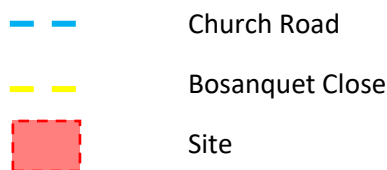
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national standards. The development is close to a few green spaces. This will provide a positive and engaging environment for future occupiers of the site. There is no loss of light or amenity to adjoining properties.



Figure 3



04 Design, layout and amenity

The proposal allows for a more sensible balance of dwellings for the neighbourhood. The existing dwellings in the area are of a similar size to the proposal. The proposal allows for generous amenity space which complies with planning policy of 60m² for a 3 bed dwelling and 40m² for a 1 bed dwelling. Each unit complies with a minimum area of housing living standards. The proposed 3 bed dwelling is a total of 96m² and the proposed 1 bed dwelling is a total of 58m². The proposal enjoys a rear garden and parking facilities are available to the front of the house. There is ample amount of allocated parking spaces around the site which is pretty much empty.

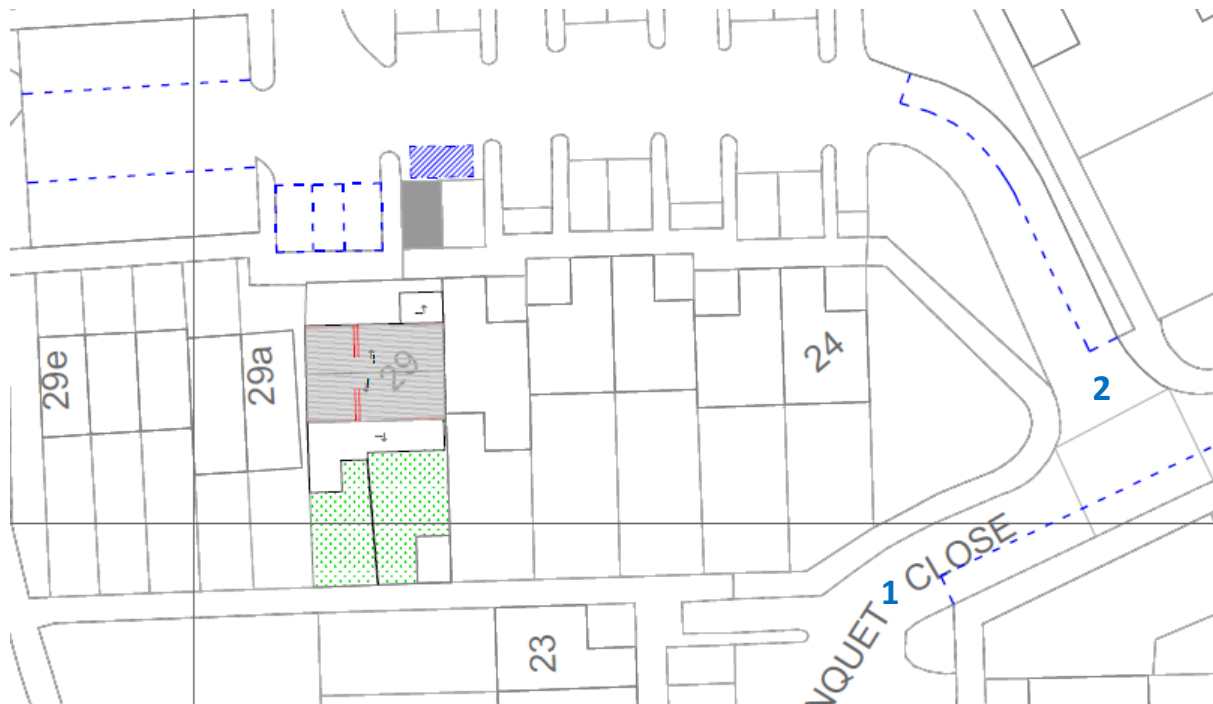


Figure 4



This image illustrates there is ample amount of parking surrounding the site as do the photos from the surrounding area marked as [1](#) and [2](#).



Image 1



Image 2

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Figure 5

Existing Front Elevation



Figure 6

Proposed Front Elevation

Figure 6 Indicates how an addition of a front door enables this dwelling to have its own private access. The materials used for the door and window will match the existing.

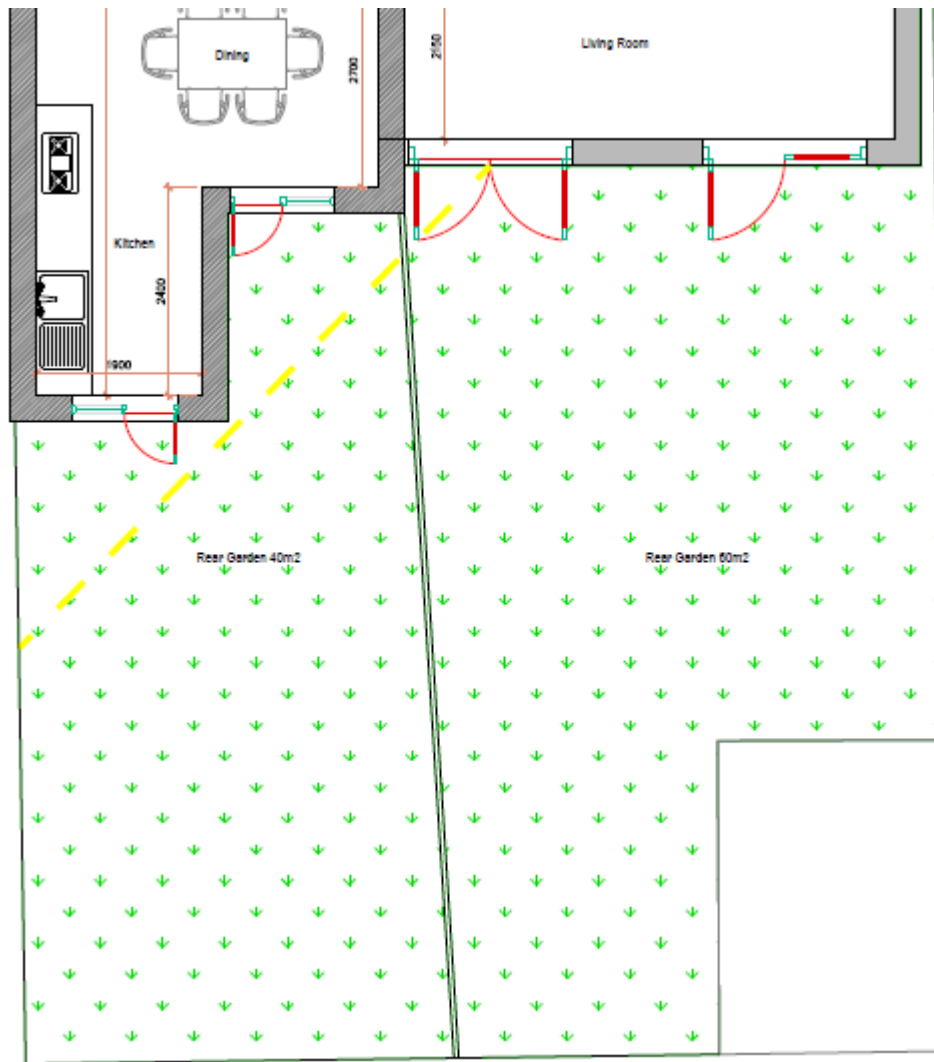


Figure 7

The proposal of the rear extension to the 1 bed dwelling will not affect the sunlight or over shadow the proposed 3 bed dwelling as shown in Figure 7. More over it indicates how both proposals each have its own private amenity spaces separated by a fence.