

DESIGN & ACCESS STATEMENT

Site Address:

190 Swakeleys Road
Uxbridge
UB10 8AZ

Provided by:

KG Plan & Design Ltd
4 Herald Way
Bricket Wood
St Albans
AL2 3FJ

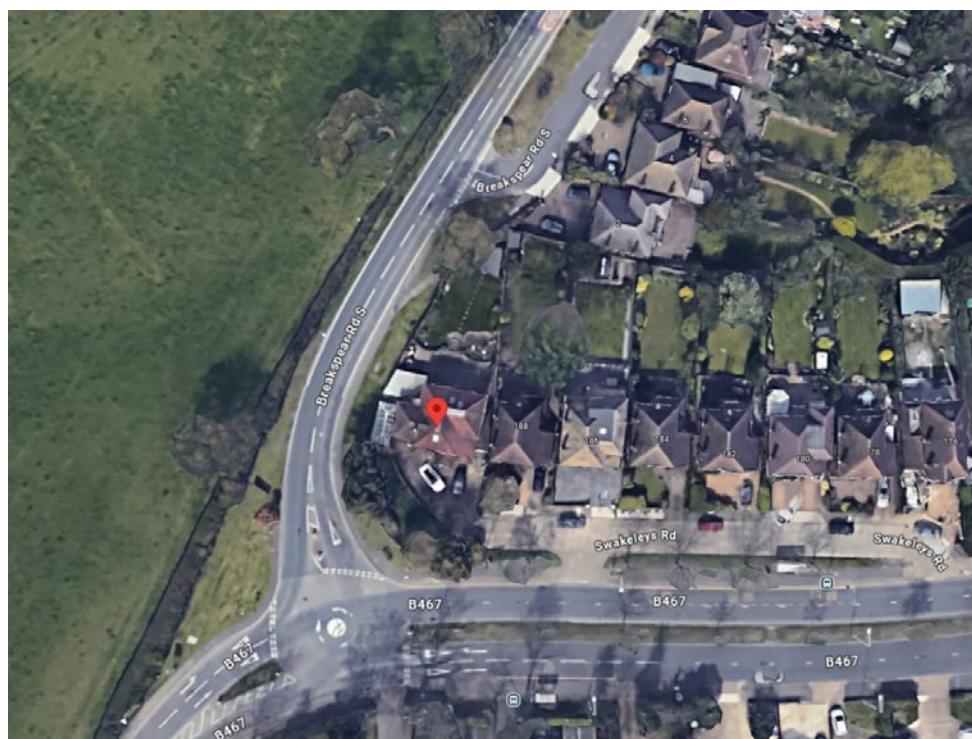
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The Application:

Creation of a Two Bedroom attached Dwelling along with Two Storey Side Extension, Conversion of Garage to Habitable Room with Front facing Window and Single Storey Rear Conservatory with associated Bin Storage, Parking and Private Amenity Space, following demolition of existing Side Conservatory.

The Site:



Location & Background:

The application site is located along Swakeleys Road along the junction with Breakspear Road South and within close proximity to the A40.

It is noted that the property at no.190 is currently used as a Single Family Dwelling. The proposal looks to create an additional Dwelling within the Boundary whilst still maintaining the existing Single Family Dwelling. The development will not be out of character. There are extensions within the immediate area.

An existing Front Entrance provides access to the Single Family Dwelling and this will remain the same. The new Dwelling will be accessible separately from a new Front Entrance, ensuring the same pattern of development.

There is multiple Off-street car parking available, however, on-street parking is also available along nearby roads. Bus Services and Trains are widely available for the convenience of residence.

There are good public transport facilities located close to the proposed site, as well as, Local Community centres, Government School and Sports Centres. West Ruislip Train Station, as well as Bus service Links to other train stations are also in accessible distance from the property.

Design:

The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours or to the local street scene.

Physical building works include the following:-

- Creation of a Two Bedroom Dwelling (Single Family unit)
- Conversion of Garage to Habitable Room with Front facing Window
- Alterations to existing Dwelling
- Living Facilities to meet Planning Guidelines
- External fenestration to match existing

This proposal, to create a new Two Family Dwellings on this site, is considered to be an appropriate and sustainable use of the property site. This location is ideally suited to residential use. It is considered that the proposal, to provide good sized residential units, represents a far better and more appropriate use of this space.

It is noted that Hillingdon Council, like most boroughs, is experiencing an increasing demand for more residential units for families and this represents an opportunity to contribute to the stock of quality units to help address that demand. The UK Government has recently indicated a shortfall in smaller residential units. This proposal looks to address the demand within an ideal location.

The proposed residential unit would be of good size and layout, some 72m². This has been designed to meet room spaces in accordance with Lifetime Homes. Although these exceed the minimum requirements for Floor Areas, the development looks to attract professionals with the benefit of good floor areas.

It is considered that the proposed residential unit would provide suitable space including Kitchen/Living Room, Bedrooms and Shower Room with the addition of good public transport access to Central London or to other centres.

Bin Storage is located to the Front for easy access and collection. Bicycle parking is also located to the Front.

Access to the Rear Gardens will be directly accessible from the Ground Floor areas.

It should be noted, there are a number of public Recreational Grounds within walking distance from the Site. This demonstrates outdoor spaces are easily available for current and future occupants. We feel the proposal would therefore not have a detrimental impact on their living.

The existing and proposed dwellings will be provided with private amenity space to ensure the development is compliant with Residential developments.

Access:

As noted above, the application site is situated along Swakeleys Road and to the main line railway station, which provides excellent transport links to other centres, including Hanwell, Harrow, Central London and to many other locations.

Additional bus services at the nearby town centre link to many other locations within the borough.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

Conclusions:

This application, which have been carefully designed so that is causes no harm to neighbours or to the street scene, would enable the property to provide good space for residential use.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

The provision of two residential units on this site, which has excellent public transport links and is well located in terms of its access to shops and other local services, is a common arrangement to have and an appropriate use of the site.

Please do not hesitate to contact us if you require any further information.

De-minius exemption on the BNG Statement:

The Site is considered to be a 'small scale development' as effectively we are proposing a two-Storey Side Extension and Single Storey Rear Conservatory Extension. There is no loss to habit space due to the side space being currently occupied by a Conservatory and garden area only.

The proposal to create only a single additional dwelling is well below the threshold of recommended 9 dwellings to be considered as de-minius compliant. We feel the proposal is therefore exempt.

The Site is also much less than the suggested 0.5 Hectares (0.073 Hectares or 733m²) for consideration.

Having considered the above criteria obtained from gov.uk Environment section, we believe the site should be exempt from de-minius in relation to Biodiversity Net Gain.