

DESIGN AND ACCESS STATEMENT IN SUPPORT OF AN AMENDED PROPOSAL
TO ERECT A TWO-BEDROOM REPLACEMENT BUNGALOW AND TO REMOVE
AN EXISTING SINGLE DETACHED GARAGE at 28a PARK LANE, HAREFIELD,
MIDDLESEX. UB9 6BJ.

1. THE SITE Is sustainable next to a bus stop providing local services, near shops, within easy level walking distance of a hospital, doctors' surgery, library and nursery.
The property is not listed, but it is located within a designated Conservation Area.
2. AMOUNT Internal floor area 115m Please see Drawing ground floor plan which has been amended to reduce the bulk and visual impact of the proposal.
3. LAYOUT The dwelling is set back from the road frontage and set back from Numbers 30/32, and is designed to follow the existing stepped building line to Numbers 28/26. Privacy is maintained to adjoining properties, as there is no overlooking.
4. SCALE The ridge height is lower than both adjoining properties, the plot is larger than others typical of the locality. The dwelling is relatively small, allowing it to sit comfortably within its cartilage. In addition the orientation is favorable.
5. LANDSCAPING New evergreen hedge planting to the front wall, to further define the boundary, screen the road view and ensure some additional privacy. Adequate amenity space (in excess of 40m².) has been provided to the rear.

6. APPEARANCE

Traditional vernacular architectural elements viz entrance door below a canopy roof, and half hipped end to the front pitched roof. External materials comprising quality bricks and plain clay roof tiles to match those to Numbers 28/26.

7. USE

The accommodation provided is flexible, being suitable for the elderly to downsize, for the disabled and as a starter home, so the proposal will meet an unmet demand, and provide a useful addition to the housing stock.

8. ACCESS

Easy access via a level site and ground floor, with adequate sight lines at the road entrance. Parking provision for two cars able to enter and leave the site in a forward gear.

9. CONSULTATION

At the outset, with John Allum and Sarah Harper, and then two subsequent meetings with the Case Officer, Liz Arnold, to discuss, agree and resolve the reason for the previous planning refusal.

AIS DESIGN LTD

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