

DESIGN AND ACCESS STATEMENT



APPLICATION SITE:

28A PARK LANE, UXBRIDGE, UB9 6BJ

PROPOSAL:

THE PROPOSAL INVOLVES THE ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION, NEW RAISED ROOF AND LOFT CONVERSION WITH A REAR DORMER.

LOCAL AUTHORITY:

HILLINGDON COUNCIL

PREPARED BY:

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DOCUMENT REGISTER

- PARL28A - PL- 01 - Existing floor plans, elevations and site plan
- PARL28A - PL- 02 - Proposed floor plans and elevations
- PARL28A - PL- 03 – Existing and Proposed block plans

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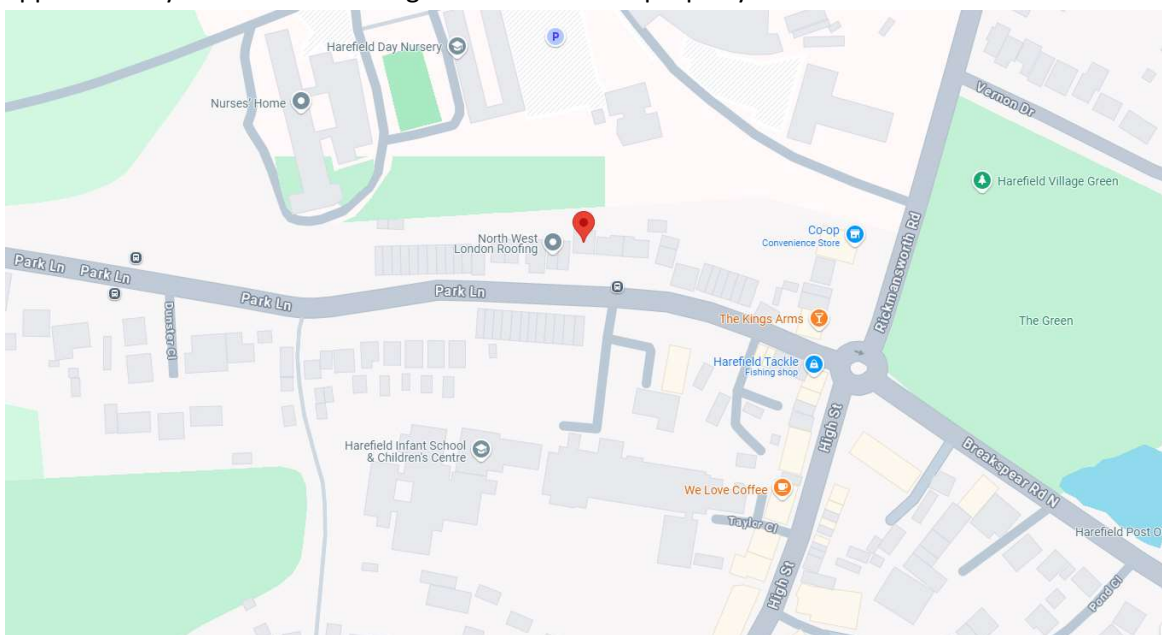
1.0 THE EXISTING SITE

The application site is located on Park Lane, in Uxbridge, UB9 6BJ in the London Borough of Hillingdon. The site currently consists of a detached bungalow consisting of 2 bedrooms and a family bathroom. The property benefits from a garage at the rear of the property. There is a rear garden and moderate front forecourt, as the bungalow is set back approximately 12m from the public footpath.



Application Site – 28A Park Lane

The application site has an area of 316 sqm (0.0316 hectare). Park Lane is located within a primarily residential community, within the Harefield Village Conservation Area. The site has a Public Accessibility Level (PTAL) of 1b on a scale of 0 to 6b, where a score of 0 is very poor access to public transport. The nearest London underground station is West Ruislip tube station, which is approximately over 1 hour walking distance from the property.



2.0 THE PROPOSAL

The proposal involves the demolition of the existing rear garage, the erection of a single storey front and side extension, new raised roof and loft conversion with a rear dormer.

The single storey front extension extends towards the road to make use of the space and extends towards the side leaving a 1m gap to allow access from the front to the back.

The roof is raised, still being much lower than the neighbouring properties as it will still remain a bungalow. The roof will be converted into a room with the formation of a rear dormer.

The property overall will be a 3 bedroom, 2 shower room property, with a kitchen, living room and W/C.

We have proposed 2 off street parking spots in the front drive, with soft landscaping around. The garage at the rear will be demolished and a fence with a gate is proposed, to provide adequate security and privacy for the residents.

All proposed windows on the flank walls to be obscurely glazed and fixed closed below a height of 1.7m above finished floor level.

3.0 ARCHITECTURAL & DESIGN

All efforts have been made to ensure the bulk, scale and proximity to adjacent and neighbouring residential dwelling houses has a minimum negative effects on outlook, access to daylight and to fit into the established street scene.

The building will have a South facing frontage, and North facing rear elevation.

All habitable room (bedrooms and living rooms) have front or rear facing windows with suitably sized windows to allow adequate daylight and ventilation.

The existing property is of a brick finish. The proposed bricks are to match the existing property.

Proposed roof tiles to be 'Sandtoft clay plain tile' - Old weathered to match the existing roof.

The proposed windows will be White Aluminium windows, double glazed to match the existing.

The main access to the site will be from Park Lane and access into the property will be via the main door from the front forecourt.

4.0 TRANSPORTATIONS ASSESSMENT

The site has a Public Accessibility Level (PTAL) of 1b on a scale of 0 to 6b, where a score of 0 is very poor access to public transport. The nearest London underground station is West Ruislip tube station, but is far from the property. The nearby roads are served by bus routes.

The proposal consists of 2 car parking space to the front of the building. On street parking is available on Park Lane

5.0 FLOOD RISK ASSESSMENT

The site is not located within a Flood Risk Zone according to the Environment Agency and Government website.

6.0 REFUSE & RECYCLING

All the bins for refuse, recycling, green garden and food/compost waste will be stored and kept in the front garden, with easy access via the front door as existing.

7.0 LANDSCAPING

The front forecourt will be amended to accommodate 2 parking spaces, and new soft and hard standing. and rear garden will remain as existing.

8.0 SECURED BY DESIGN

Reasonable provision will be made to resist unauthorised access to the dwelling.

9.0 CONCLUSION

The design is of a modern contemporary style, which can now be found throughout the borough with the scale of redevelopment taking place. The clients are seeking to build something of quality which will endure time

Architecturally the proposed dwelling will enhance the street scape, and provide a fresh new outlook to the local residents.

We look forward to working closely with Brent Planning department to realise the potential of this site, and would welcome any feedback to progress matters.

10.0 PHOTOGRAPHS OF EXISTING SITE







