

Design & Access Statement

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New Dwelling at 84 East Road, West Drayton, Middlesex. UB7 9HA

INTRODUCTION

The existing property, known as 84 East Road, West Drayton, is an end of terrace, 3-bedroom property of a simple design – face brickwork walls, gable sided roof with interlocking tiles to finish.

The property is sited on the curvature of East Road and therefore benefits from a substantially large side / rear garden. There is a detached garage along the side flank wall of 86 East Road albeit too small to house a motor vehicle.

There is also a wrap-around outbuilding / store to the existing property together with a conservatory to the rear.

This existing property also benefits from full planning permission for part two storey / part single storey rear extension (Planning Reference 31005/APP/2020/2670).

PROPOSAL & DESIGN

Our proposal is to create a new attached dwelling on land to the side of this property. Its design, again, shall be of simple form that matches the existing terrace.

This terrace also has a feature of access to the rear garden, between properties, with first floor construction over. It is our intention to replicate this facility into this scheme. The proposal is set back from that of the existing terrace, with the first floor to create the access way under.

Its siting does not contravene visibility splays to neighbouring properties or invade privacy to the same.

A Pre-Application Advice meeting was carried out with John Allum on 25th February 2020, at the Civic Centre, to discuss these proposals and a scheme agreed in principle. This application has therefore been based on our discussions at that time.

The proposed dwelling shall have an integral garage and off-street parking in the front drive. The existing property shall also have 2 off-street parking facilities.

There is adequate space to the frontage to create 25% soft landscaping and all hard standing shall be on a porous sub base.

The rear amenity space to each dwelling is substantially over planning policy for houses of this size.

The internal design of the new dwelling is in accordance with the London Plan and invalid-friendly with level access to front, ease of access within the ground floor including WC and wider doors throughout.

All materials of construction shall match that of existing.

ACCESS

Access to the site shall be from East Road, which shall include an increased width crossover giving ease of access onto site for off-street parking to existing property. Highways department have already visited the site and marked up the increased crossover position.