

Design and Access Statement

Rose marie - peggotty way

Uxbridge

UB8 3DP

The Application Site

Proposal - New replacement 4 bedroom dwelling house, in place of the existing 3 bedroom bungalow

The property is a detached bungalow set within a good size plot which lies within the built-up area of the borough. The application site is located on the south-west side of Peggotty Way, a cul-de-sac.

There is an existing outbuilding/garage to the side of the host property. The application property is setback from the adjacent highway network with a front garden laid in hardstanding and vehicular access off Peggotty Way, with a low brick fence along the front boundary. To the rear is an enclosed garden area.

The street scene is residential in character and appearance comprising predominantly detached and semi-detached dwellings.

Design and Appearance

The proposal looks to replace the existing bungalow, with a new build 4 bedroom detached house. The new build property will keep the large front driveway and frontal footprint and shape as per the existing property, is set back from both side boundaries, retaining side access to the rear gardens from both sides of the new build property, with the rear garden remaining the same, with a large lawn area, patio space and the fruit trees. The scale and appearance of the property will match the surrounding properties and many of the other new build properties around the area.

The property will be in line with the London plan for size of property, it will be a 4-bedroom 6 person house, which requires a floor area of 107 sqm, our proposed property is 260sqm.

The design incorporates modern technologies, like electric charging points for cars, it will be a passive house, made with triple glazed glazing, there is potential to introduce a air source heat pump, so the property would be more energy efficient.

Photo below shows the look of the proposed new dwelling



Access

Access to the property remain the same, through the existing cross overs, and existing services.

Impact on neighbours

The property proposed will be set in from both neighbouring boundaries either side, the position of the property is relatively the same as the existing bungalow. The new dwelling proposed will look to match the scale and heights of the neighbouring developments, to ensure a continuation of the street scene, and scale. The materials used are similar to neighbouring developments. The side facing windows will be obscure glazed, to prevent over looking issues. The front and rear windows are overlooking our own personal land.

Conclusion

The replacement dwelling would be innkeeping of the local development pattern, it would be set onto a large plot, which would retain the front, side and rear gardens, gaps, it will look to enhance the site by providing a large family home. The design and character would reflect its surrounding developments, the materials used would be locally sourced and would make use of natural materials, the new development would be perfectly in place with the site, and its surrounding.

Statement prepared by

ASB ARCHITECTURE