

# Design Spec

## Design & Access Statement

Rose Marie, Peggotty Way, Uxbridge, London UB8 3DP  
25 June 2024



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## Design & Access Statement

Proposed demolition of existing bungalow and allow for a new-build 4-bedroom dwellinghouse

Rose Marie, Peggotty Way, Uxbridge, London UB8 3DP

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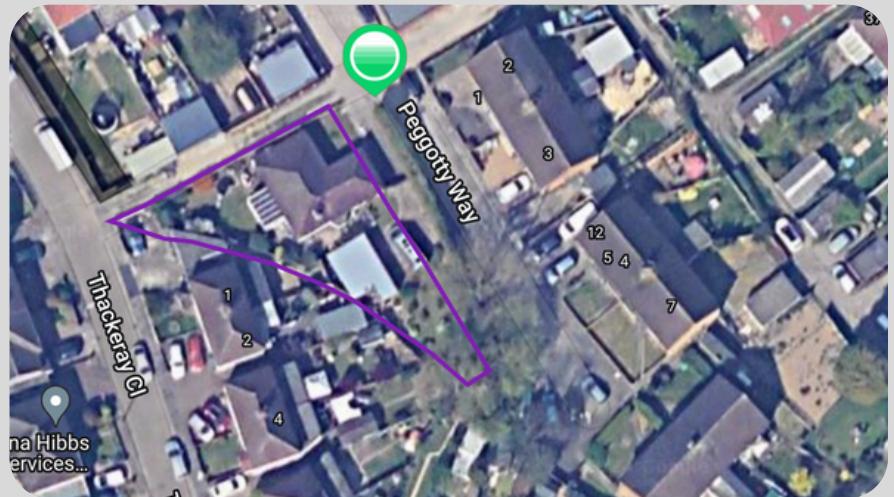
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## Local Area

### Location Map



The local area within which the site is located is in Uxbridge in the borough of London.

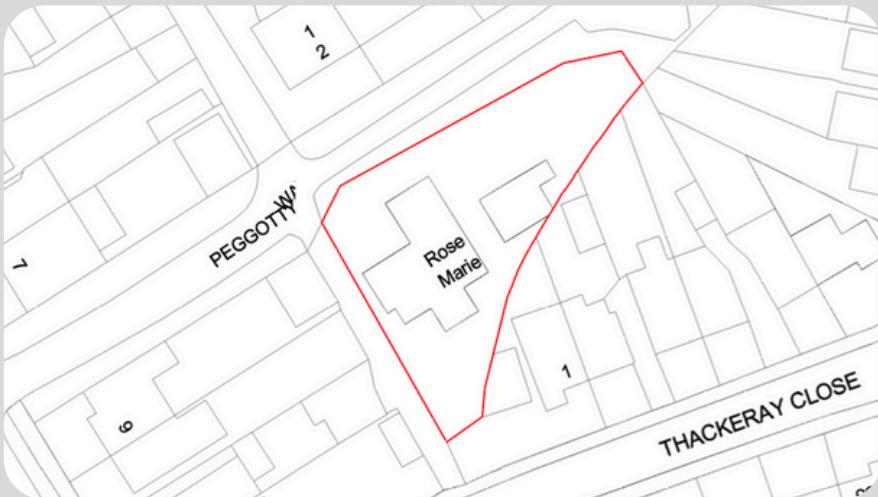
The application site is situated at Rose Marie, Peggotty Way, Uxbridge, London UB8 3DP. The home is typical of dwellings within the immediate vicinity, we have specifically chosen our proposal in order to stay in keeping with the street scene.

As with many properties within the area, the dwelling benefits from a large rear garden with parking to the front and side.

## Site Photographs



# Site Analysis



## Introduction

The proposed development at Rose Marie, Peggotty Way, Uxbridge seeks permission for the construction of a new two-storey dwelling following the demolition of the existing bungalow and garage. This submission has been carefully revised to address the concerns raised in the previous application (Ref: 38305/APP/2022/2062). The design aligns with local planning policies and enhances the character of the area while ensuring minimal impact on neighboring properties.

## Detailed Response to Previous Planning Refusal

### 1. Dominant and Overbearing Design

**Issue:** The previous design was considered dominant, excessive, and visually intrusive. **Response:**

- **Reductions in Scale and Mass:** The new design has been reduced in height, width, and depth to align more closely with the neighbouring properties. This ensures the building does not dominate the streetscape.
- **Harmonious Design:** The architectural style and materials have been selected to complement the existing character of Peggotty Way and Thackeray Close.
- **Council Agreement:** In a pre-application discussion with the local council, the principle of a first-floor addition was agreed upon, which guided the redesign to ensure it meets council expectations while maintaining a respectful scale.

### 2. Impact on Neighboring Properties

**Issue:** The previous design caused loss of outlook, daylight, and created a sense of enclosure for neighbours. **Response:**

- **Increased Separation Distances:** The new proposal increases the distances from the boundaries with 1 and 2 Thackeray Close, ensuring no significant impact on outlook or daylight.
- **Strategic Landscaping:** New landscaping features provide natural screening, preserving privacy and enhancing the visual appeal for neighbouring properties.

### 3. Arboricultural Concerns

Issue: Lack of an arboricultural assessment to protect mature trees.

Response:

- Arboricultural Assessment to be Conditioned: A comprehensive arboricultural assessment can be conducted and included in a follow-up conditions application, ensuring the protection of existing mature trees.
- Protective Measures: Root protection zones and careful site planning can be implemented to safeguard these natural assets throughout the construction process.

### 4. Accessibility

Issue: The previous design lacked compliance with London Plan Policy D7 for accessibility. Response:

- Step-Free Access: The new design includes step-free access at all entry points and between floors where necessary.
- Accessible Features: The dwelling now features accessible WC facilities and spacious hallways, meeting the M4(2) standards for adaptable and accessible homes.

### 5. Parking and Highway Safety

Issue: Overprovision of parking spaces and potential highway safety concerns. Response:

- Compliant Parking Provision: The number of parking spaces has been reduced to comply with the London Plan standards, providing one dedicated parking space along with cycle storage facilities.
- Sustainable Transportation: An electric vehicle charging point (EVCP) is included to promote the use of sustainable transportation options.

### 6. Quality of Living Environment

Issue: Concerns regarding the quality of the living environment for future occupants. Response:

- Optimized Layout: The internal layout has been redesigned to ensure all habitable rooms receive adequate natural light and ventilation.
- Spacious Living Areas: The new design exceeds the minimum space standards set by the London Plan, providing a high-quality living environment.
- Enhanced Outdoor Space: The outdoor amenity space has been enhanced with landscaped gardens, offering a pleasant and functional area for residents.

#### Compliance with Local Policies

- London Plan (2021): The design aligns with policies D1, D3, D4, D6, D7, and T6.1, ensuring a high-quality, accessible, and sustainable development.
- Hillingdon Local Plan: The proposal complies with policies BE1, H1, DMHB 11, DMHB 12, DMHB 14, and DMHB 18, contributing positively to the local character and providing necessary amenities.
- National Planning Policy Framework (2021): The development supports the creation of high-quality, sustainable living environments and enhances the local community's housing supply.

## Access

Issue: Previous concerns may have included access and driveway design, though not explicitly highlighted. Response:

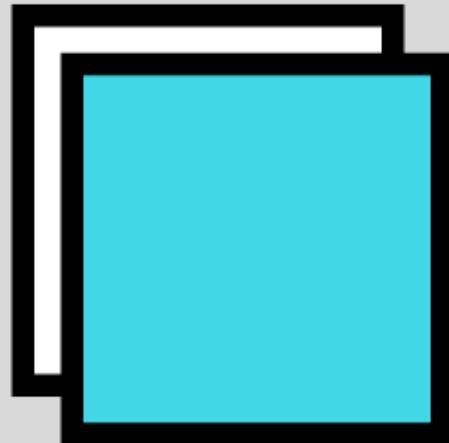
- Improved Driveway Design: The new design includes a well-planned driveway that provides safe and efficient access to the property. The driveway is designed with permeable block paving to manage surface water runoff, reducing flood risk and enhancing sustainability.
- Enhanced Access: The access to the property has been improved to ensure it is safe and convenient for vehicles and pedestrians. The design incorporates clear sightlines and appropriate signage to ensure safe entry and exit from the property.
- Compliance with Standards: The driveway and access design comply with local highway safety standards, ensuring it does not negatively impact the local traffic flow or pedestrian safety.



## Conclusion

The revised proposal for Rose Marie, Peggotty Way comprehensively addresses the issues raised in the previous refusal. The design now integrates harmoniously with the local context, ensures minimal impact on neighbouring properties, includes measures to protect mature trees, and provides a high-quality, accessible, and sustainable living environment. The positive feedback from the pre-application discussion further supports the viability of the proposed first-floor addition. We respectfully request approval of this application, confident that it represents a thoughtful and positive development for the community.

This detailed and clear response provides a robust argument that addresses the council's previous concerns and highlights the improvements and agreements reached during the pre-application discussion.



# Design Spec

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