

Design and Access Statement

Project: Proposed New Dwelling at 124, Harlington Road, Uxbridge, UB8 3EY

1.0 Introduction

This statement supports a full planning application for the demolition of an existing attached garage and the construction of a new, two-storey, two-bedroom attached dwelling at **124, Harlington Road, Uxbridge, UB8 3EY**.

The proposal involves the sub-division of the existing plot to create two distinct residential units. The existing host dwelling will be re-designated as **124**, and the new property will be **124 A**.

This document details the design rationale, site context, and access arrangements, demonstrating how the proposal constitutes a high-quality, sustainable development that respects the local character and provides a valuable addition to the area's housing stock.

2.0 Site and Context

2.1 Site Location

The application site is the residential property at 124, Harlington Road, Uxbridge. It is located in an established residential area characterized by a mix of housing types, including two-storey dwellings and multi-storey apartment blocks such as Sycamore Court and Thorney Court nearby.

2.2 Existing Site

The site currently consists of a two-storey, semi-detached dwelling with a loft conversion and an attached single-storey garage to the side. The total site area is **350.61 m²**. The existing building has a footprint of 80.92 m². The land proposed for development is currently occupied by the garage and its associated driveway.

2.3 Site Constraints and Opportunities

The primary **opportunity** is the under-utilised nature of the side plot currently occupied by the garage. This space is wide enough to accommodate a new dwelling without compromising the amenity of the host property or neighbouring dwellings. The **constraint** is the need to integrate the new dwelling harmoniously with the existing house and the wider street scene.

3.0 Design Proposal

3.1 Use and Amount

The proposal is to change the use of the site from a single C3 dwelling to two C3 dwellings. This makes efficient use of land in a sustainable urban location.

- **Existing Dwelling (124):** Will be retained as a 4-bedroom dwelling, comprising a kitchen, dining room, living room, store, and WC on the ground floor, with a Master Bedroom, a second bedroom, and a shower room on the first floor with one kids room in the loft with an ensuite.
- **New Dwelling (124A):** Will be a new 2-bedroom dwelling. It will have a proposed Net Internal Area of **80.80 m²**, split between the ground floor (52.04 m²) and the first floor (28.76 m²).

3.2 Layout

The proposed site plan has been carefully considered to provide high-quality living standards for both properties:

- **Site Layout:** The plot is clearly subdivided. Both 124 and 124A will have distinct, separate front access and private, enclosed rear gardens.
- **Amenity Space:** The proposal provides generous private garden space for both units: **48.95 m²** for the Existing dwelling (124) and **56.77 m²** for the new dwelling (124A). This exceeds typical minimum standards and ensures good residential amenity. The existing dwelling (124) also benefits from a proposed outbuilding.
- **Internal Layout (New Dwelling 124A):** The ground floor is designed for modern living, featuring a porch, hallway, a front-facing Kitchen, a separate lounge, and a large, open-plan living/dining area overlooking the rear garden. Crucially, it also includes a ground-floor **Toilet**, enhancing accessibility. The first floor provides two well-proportioned bedrooms and a family shower room.

3.3 Scale and Massing

The proposal has been designed to appear as a subordinate yet complementary addition to the host dwelling.

- **Height:** The new dwelling is two storeys, respecting the predominant height of the street scene.
- **Massing:** The new dwelling's main roof ridge is matched to the main ridge of the original house. This ensures the original dwelling remains the dominant element and the new dwelling reads as a subservient addition.
- **Footprint:** The new dwelling has a modest footprint of **61.94 m²**, replacing the existing garage.

3.4 Appearance and Materials

The aesthetic objective is to create a seamless and harmonious addition that blends with the existing property.

- **Design:** The front elevation continues the architectural language of the existing house, with similar window proportions and placement.
- **Materials:** All new external materials are specified to match the existing house, ensuring a high-quality, integrated finish. This includes:
 - **Brickwork match to existing**

- **Roof tiles match to existing**
- **uPVC door/windows match to existing**

3.5 Landscaping

The proposal includes a comprehensive landscaping and boundary treatment plan:

- **Frontage:** The front area will be reconfigured to provide parking for both dwellings, using **permeable pavement** to manage surface water runoff sustainably. **Plant bays** are also proposed to maintain greenery at the front of the site.
- **Rear:** The rear gardens will be laid to lawn. Boundaries will be clearly defined to ensure privacy.

4.0 Access

4.1 Vehicular and Pedestrian Access

The proposal improves the existing access and parking situation:

- **Vehicular Access:** Access remains from Harlington Road via the existing dropped kerb, which will be modified to serve both properties.
- **Parking:** The scheme provides separate, off-street parking for **both** the existing dwelling (124) and the new dwelling (124A). This ensures the development is self-sufficient in parking and does not add pressure to on-street parking in the locality.
- **Pedestrian Access:** Each dwelling has its own clear and separate pedestrian path from the public footway to its front door, which will be well-lit and safe.

4.2 Inclusive Access

The design promotes accessibility and meets the principles of inclusive design:

- **Level Access:** The front entrances of both properties are designed to provide level access from the driveway.
- **Ground Floor Facilities:** The new dwelling (124A) has been thoughtfully designed with a **ground-floor toilet** adjacent to a "Kitchen". This creates a flexible living arrangement suitable for an occupant with mobility impairments or for future adaptability, in line with Lifetime Homes principles.

5.0 Conclusion

This proposal represents a high-quality, context-driven design that makes efficient use of under-utilised residential land to deliver a new family home.

The design is respectful of the local character, matching the materials and scale of the existing property to create a harmonious addition to the street scene. The scheme provides excellent residential amenity for both the new and existing dwellings, including generous private gardens and sufficient off-street parking.

The development is sustainable, accessible, and complies with local and national planning policies.