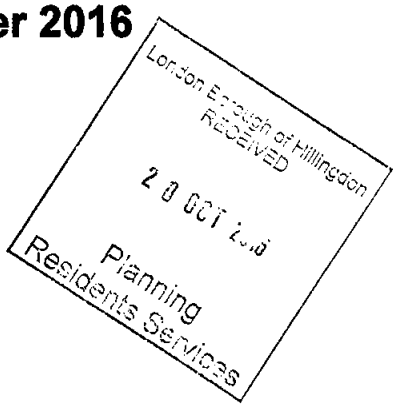
DESIGN AND ACCESS STATEMENT

FOR

New 4 no 2-bed flats
at
1 Alpha Road,
Hillingdon,
Middlesex U10 0QP

October 2016



Revision A – 17th October 2016

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1.0 INTRODUCTION

1.1 The Statement

This Design and Access Statement has been prepared in support of a full Planning Application for the demolition of an existing bungalow at no 1 Alpha Road and the construction of new 4 no 2-bed flats, incorporating parking for 6 no cars and rear gardens.

As the project develops further, the Design and Access Statement will have to be updated to reflect the detailed design for detailed planning application and Building Regulations requirements.

1.2 Drawings list

This access statement should be read in conjunction with the following drawing numbers:

Drawing no 1 AR / P / 01A – Site location plan 1:1250
1 AR / P / 02A - Existing site plan 1:500
1 AR / P / 03A – Proposed site plan 1:500
1 AR / P / 04A – Existing Ground & loft floor plans 1:100
1 AR / P / 05A – Existing Elevations 1:100
1 AR / P / 06C – Proposed Ground floor plan 1:100
1 AR / P / 07B – Proposed First floor & roof plans 1:100
1 AR / P / 08C – Proposed Elevations 1:100

2.0 PHYSICAL ASSESSMENT

2.1 Site Location

The site is located at 1 Alpha Road, Hillingdon. It is enclosed on three sides by existing residential buildings of various styles.

2.2 Surrounding Land Uses

The adjoining site uses consist of: on one side 3 no double storey terraced houses, on the other corner side a double storey block of flats and at the back a double storey block of flats. The rest of the surrounding area consists of various styles of housing.

2.3 Movement (Transport and access)

Vehicular access to the site is via Alpha Road. The site is within walking distance from Uxbridge Road and main bus routes to Uxbridge and Ealing. There is a good public transport network in the area and shopping facilities.

Parking on site will be on 6 no parking bays provided within the cartilage of the site. This parking provision complies with the current London Borough of Hillingdon Car Parking standards.

3.0 DESIGN

3.1 Use

Existing:
The existing building has currently the following accommodation:
Ground floor including the annexe – 2 bedrooms, lounge, dining area, kitchen, utility room, study, 3 bathrooms.
Roof space – 2 bedrooms, bathroom.
Parking for 3 cars on the front drive.

New:
Each of the proposed flats will have 2 no bedrooms, lounge, kitchen/dining and a bathroom.
Each flat will have its own garden at the rear with an area of minimum 25 m^2 each, 1.5 allocated parking spaces per flat, a bin store at the front of the properties and a cycle store in each of the rear gardens.

3.2 Amount

Existing:
The existing 4 bed bungalow due to be demolished has a gross internal area of 183m^2 with some of the accommodation contained in the roof space.

New:
The gross internal area for the proposed development will be 294 m^2.
The Ground Floor flats will have an internal floor area of 67.9 m^2 each and the First Floor flats an area of 72.2 m^2 each.

3.3 Layout

The proposed floor layout is as shown on drawings number 1AR / P / 06C & 07B.
Each flat has its own separate entrance. The accommodation consists of two bedrooms, a lounge, kitchen/dining, bathroom and storage. All the areas comply with the LBH Local Plan Part 2 (October 2015).

3.4 Scale

The height of the building will be of similar height to the block of flats adjacent to the site.
The overall height for the building will be 7.5 m high.

3.5 Appearance:

The flats will be constructed in a cavity wall construction with the outer leaf in brickwork (colour to be confirmed) and feature brickwork bands in contrasting colour and with a dual pitched roof in profile tiles (type and colour to be confirmed).
The houses in the surrounding area have either brick finish, painted brick finish or render finish.

4.0 ACCESS

Access to the two ground floor flats will be through the side elevations. The two first floor flats will be accessed through the front of the building each with their own separate access.

5.0 STATUS OF THIS STATEMENT:

The owners of the premises will be responsible for the safe keeping of this statement to demonstrate that all reasonable care has been taken in procuring the proposed works.

This Design and Access Statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the proposal. This include throughout the life of the property specifically to ensure the development remains fit for purpose and that all relevant best practice accessibility guidelines and statutory regulations are observed and implemented within the detailed design.

6.0 APPENDIX

Photographs of the existing site



View of the existing bungalow from Alpha Road



View towards no 32 Pole Hill Road flats adjacent to the site



View of no 3 -7 Alpha Road terraced houses



Rear view of no 32A Pole Hill Road block of flats



Rear view of no 1 Alpha Road bungalow / no 3 Alpha Road house



Rear view of no 32 Pole Hill Road flats