

# MICHAEL OAKES ARCHITECTS LTD.

Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

To the Planning Department,  
Hillingdon Council,  
Civic Centre, High Street,  
Uxbridge, UB8 1UW

September 2024

Dear Sir/Madam,

## DESIGN AND ACCESS STATEMENT

FOR;

Replacement of the existing building here at this address, and erection of 1 x 3 bedroom house and 2 x 1 bedroom houses, all at 1 Alpha Road, Hillingdon U10 0QP

(based on a previous Statement for a previous scheme, originally prepared by GGC Design Limited, with their permission)

## CONTENTS

### 1.0 INTRODUCTION

- 1.1 The Statement
- 1.2 Drawings list

### 2.0 PHYSICAL ASSESSMENT

- 2.1 Site Location
- 2.2 Surrounding Land Uses
- 2.3 Movement (Transport and access)

### 3.0 DESIGN

- 3.1 Use
- 3.2 Amount
- 3.3 Layout
- 3.4 Scale
- 3.5 Appearance

### 4.0 ACCESS

### 5.0 STATUS OF THIS STATEMENT

### 6.0 APPENDIX Photographs of existing site

## 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 to create 3 x new terraced houses, with parking for 4 no cars and 3 x private 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 & documents list

This access statement should be read in conjunction with the deposited set of planning drawings and associated correspondence.

## 2.0 PHYSICAL ASSESSMENT

### 2.1 Site Location

The site is located close to the junction of Alpha Road and Pole Hill Road, Hillingdon. The existing site is currently occupied by a bungalow which will be demolished to allow for the new development. It is located in a residential area with houses and flats of various styles.

### 2.2 Surrounding Land Uses

The adjoining site uses consist of: on one side there are 3 no double storey terraced houses and on the other side there is a double storey pair of flats. The rest of the surrounding area consists of various styles of housing (predominantly terraced and semi-detached homes).

It is noted that the character of the area is of tight terraces of houses and flats

### 4.2.3 Movement (Transport and access)

Vehicular access to the site is either via Alpha Road or Pole Hill 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. The site has a PTAL rating of 2.

4 no parking bays are provided within the cartilage of the site including 3 no spaces which can be adapted for wheelchair users if required,

3 no active electric car charging points and provision for 3 no passive electric car charging points are shown. This parking provision complies with the current London Borough of Hillingdon Car Parking standards.

## 3.0 DESIGN

3.1 Use Existing bungalow at 1 Alpha Road: The existing building has currently the following accommodation: Ground floor including the annexe – 2 bedrooms, 2 living rooms, a dining area, kitchen and spice kitchen/ utility room, 3 bathrooms. Roof space – 2 bedrooms, a study and bathroom. Parking for 3 cars on the front drive and two dropped kerb

access points from the road (the whole front is hardstanding currently).

New proposed houses; the 3 -bed proposed house will have 1 no double bedrooms and 2 no single bedrooms, lounge, kitchen/dining and a bathroom and ensuite and downstairs wc. It will comply with Part M4(2) of the Building Regulations and have a step free access.

The 2 no one- bedroom terrace houses will have a kitchen / dining / lounge area, a downstairs wc, and an upstairs master double bedroom with walk-in wardrobe and bathroom area.

Each of the houses will have a private garden at the rear, a bin store for each of the houses and a cycle store will be provided within each of the building's front porch areas (a hanging system).

There will be 3 x private lawned front gardens provided here.

### 3.2 Amount Existing bungalow – 1 Alpha Road:

The existing bungalow due to be demolished has a gross internal area of 183m<sup>2</sup> with some of the accommodation contained in the first-floor roof space.

The gross internal area for the proposed development will be 229.2m<sup>2</sup>. This includes the front porches and internal dividing walls (actual room floor area space = 222.7m<sup>2</sup>).

Large house: 3-bedroom / 5 person house, area = 101.3 m<sup>2</sup> (bed sizes 11.5m<sup>2</sup>; 8m<sup>2</sup> and 14.2m<sup>2</sup>).

2 no x One bedroom / 2 person house, area = 60.7m<sup>2</sup> each (excluding the porch)

Private rear garden space=64.4m<sup>2</sup> plus 40.7m<sup>2</sup> plus 41m<sup>2</sup>.

3.3 Layout The proposed floor layout is as shown on drawings. All the areas comply with the LBH Local Plan Part 2 (January 2020).

3.4 Scale The height of the building will be of lower height to the block of flats (no 32A Pole Hill Road) adjacent to the site, and of lower height compared to the 2 x flats adjacent (no 32 Pole Hill Road). The overall height of the proposed terrace will be 8.2 m high.

3.5 Appearance: The flats will be constructed in a cavity wall construction with ground and first-floor walls rendered in a white/ cream colour render (this finish matches the existing proposed demolished home, and the adjacent flats and adjacent house on the corner of Alpha Road and Butler Street). The roof will be blue slate appearance (helping to disguise the areas of blue photo-voltaic electricity-generating solar roof panels here).

The houses and flats in the surrounding area have either brick finish, painted brick finish or white-render finish.

The proposed terrace has a hipped roof arrangement, closest to the adjacent flats at 32 Pole Hill Road, to diminish the height and the mass of the building when viewed from this property.

The proposed terrace frontage has carefully positioned front and rear facing windows, that succeed in minimising any overlooking of any neighbour's nearby windows and private amenity spaces.

This fenestration adds to visual interest to this street-frontage.

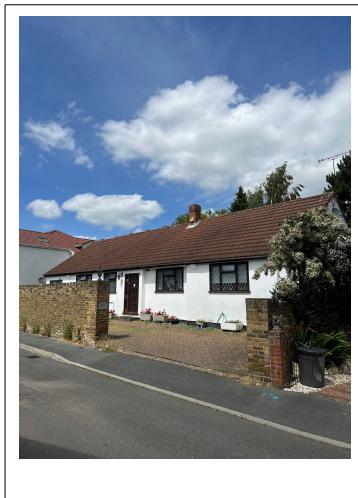
## 4.0 ACCESS

The front doors to the houses will be through the porches at the front of the properties. All the houses have a step free access and they comply with Building Regulations Part M4(2).

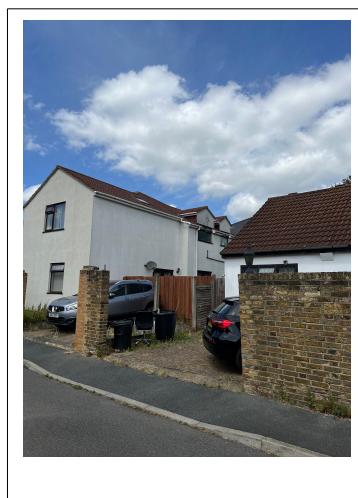
## 5.0 STATUS OF THIS STATEMENT:

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



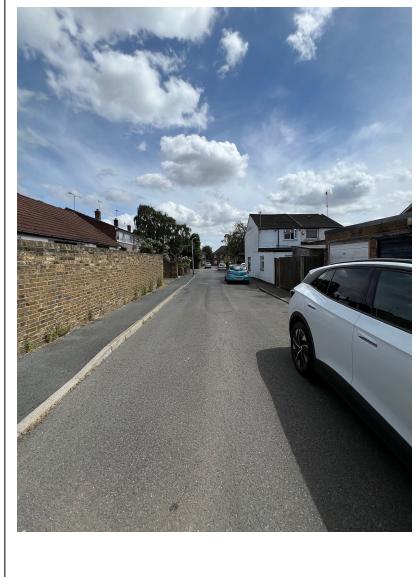
View of no 32 Pole Hill Road flats



View of street/ site, in context



View of the street brick wall (proposed removed)



View of no 1 Alpha Road bungalow / no 3 Alpha Road house 1/ corner of Butler Street



View of no 3 -7 Alpha Road terraced houses

END