17 MAY 2019

# DESIGN AND ACCESS STATEMENT

**21 SWEETCROFT LANE, UXBRIDGE, HILLINGDON UB10 9LD**
**CONSTRUCTION OF A FRONT BOUDARY WALL TO PROPERTY**
**WITH ASSOCIATED RELOCATION OF VEHICLE OF ACCESS POINT.**

The existing building has no front boundary walls, and strangely, no public footpath/paving in front of the boundary. There are currently two access points into the front courtyard, however, both are not adequate for the purpose as they do not have enough visibility splay to allow for a safe exit from the property.

Our proposal involves the construction of a new boundary wall to the property to match that of the neighbouring property at no 25 Sweetcroft Lane. The walls will not only match in design, but also in materials and colouring. In constructing a new front boundary, we have also reduced the number of access points into the building from 2 to 1, the new singular access has been centrally relocated. The new central access has the walls on both sides adequately splayed to afford more safety on vehicular exits.

The new electronically controlled gates have been constructed to enhance the security of the property, the gates open inwards to afford more public safety and more fluent car entry. There is no footpath or any noticeable change in level between the public and private land to warrant any cross over work for vehicular access, as is now.

Internally, within the courtyard, the areas under the trees are grassed and the grass boundary is formed with low level brick bund wall to afford more protection to the trees. Within the hard-standing areas, for parking, adequate gullies will be introduced to address the rainwater collection.

On Sweetcroft lane most of the houses already have front boundary walls and gates similar to our proposal, on this basis, our proposal will not have any adverse effect on the conservation characteristics of the surrounding area and buildings. Like the other boundaries walls on this road, we have introduced railings between the brick piers to reduce the bulk of the wall.

All in all our proposal fits in and compliments its environment.