

DESIGN & ACCESS STATEMENT

Dated 05th April 2019

69 Harvey Road, Uxbridge, Greater London UB10 0HS

1.0 INTRODUCTION



The application site is a storey semi-detached property in use as a single family dwelling house and located on the southern side of Harvey Road and the Western side of Glisson road. The site has a total area of approximately 267m². The property does not lie within a conservation area nor is it in the vicinity of a listed building

2.0 PROPOSAL

The current proposal seeks planning permission for the construction of an attached two storey dwellinghouse (1x2 bed) with associated car parking, amenity space, and cycle storage and refuse storage provision on land adjacent 69 Harvey Road. In addition, a single and part double storey rear extension is proposed for No. 69 Harvey Road;

It is considered that residential development in this location is a positive and encouraged form of development. Also, the proposed works would provide a good standard of living accommodation and cause no harm to neighbours' living conditions. The conversion would also cause no harm the appearance of the site and that of the wider area, thereby integrating well into the street scene and the character of the area whilst not unduly affecting the residential amenity of the adjoining dwellinghouse to the north. This proposal is therefore in accordance with relevant policies and guidelines.

3.0 SCALE

The proposed house is to be 2 storey with lowered eaves. This scale will compare favorably with the existing dwellings neighbor properties.

The position and front building line of the proposed development has been carefully considered to ensure that it is harmonious with the surrounding area. In addition to the 25/45-degree rule also applies to the proposed development at ground and first floor level.

The proposal includes the construction of a two storey side extension to the existing dwellinghouse that would accommodate an attached dwellinghouse. It is considered that the proposed dwelling would be set back by 1m from the front building line of the existing No. 69 Harvey Road. The northern corner of the dwelling is 1m from the boundary line on Harvey Road; this will aid in alleviating the impact of the building on the streetscene. The site currently contains a single family dwellinghouse within a designated residential area. The dwelling would be in keeping with the character and appearance of the existing dwelling onsite and the residential spaces in the surrounding area. There is ample space onsite for the creation of another self-contained dwelling without the site appearing cramped. In addition, the surrounding property at No 79 Misbourne road has a part two storey, part double storey rear extension.

4.0 LAYOUT

The houses are located on the site in a manner designed to comply with the Councils guidelines for separation of dwellings both between new dwellings and to existing surrounding houses. The proposed development will have a minimal impact upon the neighbouring properties in respect of overlooking, privacy, right of light and amenities. Distances between the new houses and existing surrounding properties are marked on the site layout drawing.

Area schedule

The proposed new accommodation would be as follows:

- Ground floor- Living/Kitchen/Dining area, W.C, Storage
- First Floor plan –Bedroom 1, Bedroom 2, Bathroom

Total GIA is 75sqm

Lifetime homes

(Lifetime homes standards, as published by the Joseph Rowntree foundation 1999)

The scheme is designed to conform to lifetime home standards weather practical and conforms as follows:

- Approach to dwelling
 - Level access to entrance with appropriate gradient flats
 - Entrance surface to be different from internal surface.
- Entrances:
 - Covered entrance to be fully illuminated.
 - The scheme has easy access to the house
 - Entrance doors to dwellings and communal areas to have a clear width of 800mm;
 - Maintain a clear space of 300mm beside door opening on latch side
 - Ironmongery: all keyholes, locks handles etc. to be no higher than 1200mm high including a tonal contrast between all access controls etc.
 - Entrance to dwellings have a landing of 1200X1200

- Entrance to communal doors have landing of 1500X1500
- Canopy over main entrance to have a cover of 900X1200 depth.

•Hallway and Stairs:

- Width of hallways and stairs will be 900mm
- Maximum riser to be 170mm and going to be 250mm on the communal stairs.
- Handrails to be 900mm above each nosing and will extend by 300mm.

•Bathrooms

- Bathrooms to be designed to Part M with a provision for a floor drain.
- Wall construction for all bathrooms to include 18mm WBP ply to take adaptations for handrails
- The scheme is designed to allow the future installation of a 'wet room' shower facility.
- The house have a WC at entrance level

•Living Rooms/Dining rooms

- A 1500mm turning circle or 1700X1400mm turning ellipse is provided in dining and living areas for adequate wheelchair circulation (shown on all floor plans).

•Kitchens

- Clear zone of 1200mm between fronts of units is provided in kitchen

•Bedrooms

- Clear space of 750mm wide space on sides and foot of a double sized bed
- Clear space of 750mm to one side of bed in a single or second bedroom
- All switches, sockets and ventilation & service controls will be between 450mm & 1200mm from the floor.
- Provision for a tracking hoist

5.0 AMENITY / LANDSCAPING

5.1 Amenity

With regards to urban grain, proposals largely occupy the existing land with the storey height being sympathetic with the surrounding buildings. The courtyard to the rear of the site provides valuable communal amenity and green space. Also, ground floor amenity space has been provided for private use by residents.

- Rear and side amenity - 75sqm
- Front Garden and Parking - 27sqm
- Guest parking – 18sqm

5.2 Landscaping

Hard Landscape:

All hard landscaping will be level with the access from Harvey Road. The hard standing will be semi permeable to allow natural drainage of surface water. All access doors will be level with the external surfacing.

Soft Landscape:

The trees have been carefully selected to flower at different times of year, so that the courtyard provides a continually changing vista. Lower level planning is used to soften the transition in between hard materials. The planting is located at the borders of the site for screening purposes.

Lighting:

All external space will be secure and well illuminated. Recess floor lights are proposed to the garden and along the vehicular access.

Land and building use:

The planning application proposal involves the demolition of the existing but there is no loss of any existing Greenfield space. The scheme increases density and use through minimum damage to natural resources. The current building is predominately brick construction, which can potentially be cleaned and recycled, thus reducing the demolished spoil to be removed from the site.

6.0 ACCESS**Vehicle access/ Transport**

The access to the property will Harvey Road as it is, from the main road to existing site.

Public transport is well provided for in the locality. In addition, the site is well served with abundance of shops, entertainment and sports facilities and other local amenities.

Doorways / Hallways

The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

Wheelchair accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere. Both units at ground level are fully wheelchair accessible.

7.0 Parking

The proposal incorporates 2 parking spaces to serve the proposed house and this is considered sufficient for the development site

8.0 IMPACT ON TRAFFIC AND PARKING

Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3 width. The proposed development provides 2 parking places (1 car communal/Guest); therefore the proposal will have no impact on local traffic.

9.0 SERVICING

9.1 Refuse and Recycling

The residential refuse store is located next to the parking area. The site share access to the waste management and recycling facilities, located immediately to the side of the site.

- 3 No. X 240 litre wheeled bin for residual waste and recycling.

9.2 Bike Storage

In order to encourage further sustainable transport there will be cycle storage at the outbuilding, which will be large enough to provide accommodation for 2 or 3 bicycle per unit. The facility will be secure to encourage use by the residents. It is envisaged that there will be both floor mounted and wall hung racks for cycles within the store.

9.3 Mail & Meters

Post boxes and Meters will be located in the ground floor.

11.0 SUSTAINABILITY

11.1 Renewable Energy and Resource Efficient Design

To achieve a 'Best practice' standard in energy performance the following measures will be committed at the building design stage:

- Commitment to meet proposed Building Regulation 2006 standards
- Enhanced insulation to reduce heat loss in building fabric.
- High performance glazing to reduce heat through the glazed areas.
- 50% low energy light fitting in each apartment and 100% in communal areas to reduce energy in use.
- High efficiency condensing boilers to serve all apartments.
- Energy efficient appliances and services to reduce energy consumption and cost.
- Natural ventilation for the residential accommodation.
- Design for air-tightness.
- Private balconies.

New developments Toolkit.2 (London Energy Partnership, Integrating Renewable Energy) states that the appropriate renewable energy technologies to be considered for this site are photovoltaics, solar hot water, ground source heating/cooling, biomass and also urban wind.

Due to location and size of the proposed development and the cost of the PV technology this makes the scheme financially non-viable and therefore there is no proposals to provide this technology.

11.2 Air quality

It is not anticipated that the proposal will have any negative impact on air quality other than the usual kitchen / bathroom extracts, which are standard to any residential development. Combination reduced CO2 emitting boilers are likely to be utilised within the units, which alongside other measures are working towards the Government's target of cutting CO2 emissions by 60% by 2050. It is therefore not considered necessary for an air quality assessment to be undertaken.