

Design and Access Statement

Project: Proposed New Dwelling at 67 Otterfield Road, West Drayton, UB7 8PE

1.0 Introduction

This statement has been prepared to support a full planning application for the construction of one new, two-storey residential dwelling on land at 67 Otterfield Road.

This document provides a detailed assessment of the site and its context, followed by a full description of the design proposal. It explains the design principles and justifications for the development, demonstrating how a high-quality home can be delivered on the site in a manner that is sympathetic to the local character and respectful of neighbouring amenity.

2.0 Site, Context, and Character

2.1 Site Location and Context The application site is located within the existing residential curtilage of 67 Otterfield Road, West Drayton. The "Site Location" plan shows the property is situated in an established suburban residential area, characterized primarily by two-storey semi-detached and terraced properties.

2.2 Existing Site The existing property, No. 67, is a two-storey dwelling with a loft conversion. The proposal involves the subdivision of the existing plot to create a new, separate parcel of land for the new dwelling, which will be known as No. 69. The existing site plan shows this land is currently part of the side and rear garden of No. 67.

3.0 Design Proposal and Justification

The proposal is for the construction of a new, two-storey, dwelling. The design has been carefully developed to ensure it integrates successfully with its surroundings.

3.1 Use and Amount The proposed use is residential (Class C3), creating one new dwelling. The scale of the new home is modest and appropriate for the plot size.

- **Proposed Building Footprint:** 56.41 m²
- **Total Proposed Net Internal Area (NIFA):** 81.43 m²
 - **Ground Floor NIFA:** 49.03 m²
 - **First Floor NIFA:** 32.40 m²

3.2 Layout The internal layout is designed to be modern, functional, and flexible:

- **Ground Floor:** The "Proposed Ground Floor Plan" features a welcoming HALLWAY leading to a spacious, open-plan KITCHEN, DINING, and LIVINGROOM area. This space is well-lit by rear bi-

fold doors. Crucially, this floor also provides a **ground-floor BEDROOM** and a STORE room, offering flexibility for future occupants, including those with mobility needs.

- **First Floor:** The "Proposed First Floor Plan" is accessed via staircase. This floor contains a second double BEDROOM, a separate SHOWER room, and a dedicated home OFFICE, along with WARDROBE/STORAGE space.
- **Impact on No. 67:** The layout of the existing dwelling at No. 67 appears to be retained without alteration.

3.3 Scale, Massing, and Appearance This is a critical element of the design. The proposal has been carefully massed to appear as a subordinate, yet complementary, addition to the street scene.

- **Relationship to Host Dwelling:** As shown in the "Proposed Elevations", the new dwelling (No. 69) is designed to be subservient to the existing house (No. 67). The front elevation clearly shows the **roofline of No. 69 is set down** from the main ridge height of No. 67, which is a key design feature to ensure it does not dominate the original property.
- **Street Scene:** The two-storey scale is consistent with the prevailing character of Otterfield Road. It "fills" the gap appropriately while respecting the established building line.
- **Materials:** The external material palette is intended to be harmonious and high-quality, explicitly specifying a "**Match to Existing**" for all key materials. This includes:
 - **Brickwork:** To match existing
 - **Roof tiles:** To match existing
 - **uPVC Windows:** To match existing
- **Rear Elevation:** To the rear, the design incorporates modern **uPVC Bi-Fold Doors**, creating an excellent connection between the indoor living space and the private garden. This is a contemporary touch that is not visible from the public street scene.

4.0 Landscaping and Amenity Space

The "Proposed Site Plan" demonstrates a well-considered subdivision of the garden.

- The existing dwelling (No. 67) will retain a substantial private rear garden of **191.66 sq/m**.
- The new dwelling (No. 69) will be served by its own generous private rear garden of **173.48 sq/m**.

Both properties will benefit from large, functional amenity spaces that are well in excess of typical local authority standards, ensuring a high quality of life for occupants of both homes.

5.0 Access and Parking

5.1 Vehicular Access and Parking Vehicular access to the new property will be from Otterfield Road. The "Proposed Site Plan" clearly indicates the provision of "**1 Nos. Off street Car Parking Space**" for the new dwelling, located at the front of the property. This provision is considered appropriate for a two-bedroom dwelling in this accessible urban location.

5.2 Pedestrian and Inclusive Access Pedestrian access is provided via a new path from the public footway on Otterfield Road. The design promotes inclusive access by incorporating a **ground-floor bedroom**, which ensures the home is "life-time" ready and can be used by occupants with limited mobility.

6.0 Conclusion

The proposal represents a high-quality, modest, and sympathetic addition to Otterfield Road. It makes efficient use of under-utilized garden land to provide a new, much-needed family home.

The design is subservient in scale and massing to the host dwelling, and the use of matching materials ensures it will integrate seamlessly into the existing street scene. The proposal provides high-quality internal and external amenity space for both the new and existing dwellings and delivers a new off-street parking space.