



DESIGN AND ACCESS STATEMENT

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Project address

4 Press Road,
London, Uxbridge
UB8 1AT

The Design & Access Statement has been prepared to support a Full Planning Application for a new-build development at the above-mentioned property. The Design & Access Statement covers the following topics:

- 1.0 Summary
- 2.0 Use & Context
- 3.0 Layout
- 4.0 Mass & Scale
- 5.0 Landscape
- 6.0 Appearance
- 7.0 Refuse
- 8.0 Access & Parking
- 9.0 Response to Context
- 10.0 Appendices

1. Summary

- 1.1 We are seeking planning approval for the proposal of an attached new-build that consists of a two-storey one-bedrooms dwelling house with an associated front/side amenity space. This statement explains the key principles that have been used to design and develop details of the application and should be read in combination with the drawings submitted as part of the application.



2. Use & Context

- 2.1 The application site is located along Press Road on the corner of Lancaster Road and consists of a semidetached three-bedrooms family home with a main entrance on the side of the dwelling, with a front to side and rear garden.
- 2.2 For those seeking green spaces and recreational opportunities, there are several parks in the vicinity of Press Road. Fassnidge Park, located just a short distance away, provides a tranquil setting with open green spaces, play areas, and sports facilities. The Grand Union Canal, a popular waterway, also runs close to Press Road, offering opportunities for leisurely walks or cycling along its picturesque towpaths.
- 2.3 One of the notable features of Press Road is its proximity to the town center of Uxbridge. Residents of Press Road enjoy easy access to a range of amenities, including shopping centers, supermarkets, restaurants, cafes, and entertainment options. The intu Uxbridge shopping center, located nearby, offers a variety of high street brands and a multiplex cinema.
- 2.4 Press Road itself is a relatively quiet and residential street characterized by its row of houses. The houses on Press Road consist of various architectural styles, including terraced houses and semi-detached properties. The road is lined with well-maintained sidewalks, providing a pedestrian-friendly environment for residents and visitors.
- 2.5 Transportation options in the area are convenient for residents of Press Road. Uxbridge Underground Station, served by the Metropolitan and Piccadilly lines, is within walking distance, providing excellent connectivity to central London and other parts of the city. The A40 road, a major arterial route, is easily accessible, offering convenient road links to neighboring towns and beyond.
- 2.6 The site is not within a conservation area, nor does it have any conditions on it.
- 2.7 The application site is not within a Flood Zone.



- 2.8 The proposal seeks to provide a one-bedrooms dwelling house adjoining to the host property to form an end of terrace. The design will be similar and proportional to the existing house.
- 2.9 The plot of land to the side is unusually wider than the typical corner plots predominant in the area. Which presents an excellent opportunity for the proposed development.

3. Layout

- 3.1 The layout of the proposal takes precedence to the existing adjoining property and is primarily detailed on the accompanying drawings.
- 3.2 The dwelling will be dual-aspect that has a bedroom and study on the first floor – one double room, situated towards the front; and a bathroom located at the first-floor rear side of the property.
- 3.3 On the ground floor, an open-plan living room will be situated towards the front and to the rear, a kitchen/dining area.
- 3.4 The existing garden is fenced, which is a predominant method in the local area of creating private amenity space as gardens are situated alongside Press Road and not perpendicular to.
- 3.5 The existing garden will be subdivided to create two proportionally sized private amenity space for the occupants.



4. Mass & Scale

- 4.1 The proposal has been designed to be similar and replicate the neighboring properties, incorporating well-proportioned spaces, similarly sized windows/doors with a corresponding hipped roof and forecourt treatment to suit the immediate context.
- 4.2 The proposal meets the GIA for a two storey one-bedrooms dwelling to reach a high-quality standard of accommodation.
- 4.3 It is noted that from the first pre-application advice [47044/PRC/2023/63], with James wells that the main concern the council had was the size of the amenities, the trees on-site and the distance to no. 6 press road.
- 4.4 The width from the proposed side elevation of the new build to the boundary line with no. 6 Press road is 4.3m, this and the added buffer of no. 6 press roads side extension flush to the shared boundary creates a 8.35m buffer zone, and therefore does not affect the rear amenities of no.6.
- 4.5 No.6 press road does not have any windows facing the side flank, no privacy issues would occur for the proposed development.
- 4.6 The new-build measures 5.2 wide and is marginally narrower than the average property along the road (approximately between 5.6-6.0m wide). The proposed development is therefore conservative and not overly dominant.
- 4.7 The majority of the properties within the same cluster of 4 Press Road have fenced private front or side/to rear amenities, no. 2 press road, no. 13 Press road, 18 Mead road, 9 Lancaster road, 15 Lancaster road.
- 4.8 The double bedroom has a width of 4950 and a floor area of 15.6sqm. The study has a width of 2480 and a floor area of 6.4sqm. The open plan living area has a width of 4950 and a floor area of 31.5sqm.
- 4.9 The proposed flank elevation wall follows the original front and rear



building lines of the existing properties along the road and as a result, reduces the bulkiness of the property – much more in comparison other recent developments in the area.

- 4.10 The trees on no.4 press road do not have A Tree Preservation Order (TPO) however we are intending to keep the main trees as they are outside the proposed footprint, and can be contained with a root barrier.
- 4.11 No 18 Press Road and several other dwellings have undergone similar development, i.e changing the front door, from Press road to Mead Road and removal of trees/ changes to the biodiversity. No. 9 Press Road has built a double side story extension flush against the shared boundary.



5. Landscape

- 5.1 The new dwelling would be built to the side of the existing dwelling house with the aim to preserve most of the rear garden.
- 5.2 The new dwelling will also replace the existing fence which is in disrepair to match the fences of no 2. Press road.
- 5.3 The existing rear garden will be subdivided into two proportional sizes by high-quality timber panels to provide private amenity space.
- 5.4 The proposed vegetation and planting around borders will help enhance/preserve the immediate site and positively contribute to the site's biodiversity.
- 5.5 It is believed that whilst the proposed amenity space is slightly under 60sqm, the scheme demonstrates suitable and practical use for private amenity space for family use.
- 5.6 The application site is within walking distance from several parks in the vicinity of Press Road. One being Fasnidge Park, located just a short 9 minutes walking distance, provides a tranquil setting with open green spaces, play areas, and sports facilities.

6. Appearance

6.1 Architecture

The proposed development has been designed to follow the pattern of development by merging with surrounding context and principally replicating features of properties along press road. One feature being the repetition in the fenestration and the continuation of the fenced frontage.

6.2 Features

Whilst also following building line, the existing typology of being semi-detached dwelling will be retained. A corresponding hipped roof with hip end will be similarly designed to help keep the proposed development integrated to its context.



6.3 *Material*

The external facing materials of most of the houses consist of brickwork and render. Implementing materials to match the existing will assist in allowing the proposal to be aesthetically connected with the host and reduce its impact upon the immediate context; matching roof tiles and a continuation of the Flemish brick bond stack.

6.4 *Lighting*

There will be new front entrance door lights for both the host property and the proposal to enable ease of access, a sense of arrival and safety.

6.5 *Fenestration*

The proposed windows and doors will be of a high-quality uPVC frames in white finish similarly to the existing property.

7. Refuse

- 7.1 The general and recycled waste will be housed in 360l bins to the provided space at the front, ready for collection through the council's rubbish collection service on Tuesday's.

8. Access & Parking

- 8.1 The application site has a PTAL value of 5 bordering to 6a, is within 3 minutes of walking distance from a bus stop and 5 minutes to the Tube/Train public transportation, by car 8 minutes to large mayor highways.
- 8.2 The existing dwelling uses one off-street parking, the proposed development will also use off-street parking. This was discussed during the pre-application consult and approved by highways due to the excellent PTAL rating.
- 8.3 The proposed dwelling house will include provisions for external cycle storage.



- 8.4 The development will encourage cycling through the provision or through the local parks i.e Fasnidge park, Uxbridge common, or Rockingham Recreation grounds.
- 8.5 Tube/Train: Uxbridge is the western terminus of the Metropolitan and Piccadilly lines on the London Underground. Uxbridge Station is located in the town center, approximately 0.3 miles southwest of Press Road. From Uxbridge Station, you can access central London and other parts of the city. Additionally, there are train services from Uxbridge Station to destinations outside of London. You can check the TfL website or National Rail Enquiries for train and tube schedules.

9. Response to context

- 9.1 We have considered the wider context carefully and have taken the necessary steps and effort to refer to the previous planning officer's report/pre-application advice and effort to work with Hillingdon planning officers during a recent pre-application advice service to help achieve a design that aims to meet all the criteria set out in NPPF, Hillingdon Supplementary Planning Guidance and the Technical Housing Standards – Nationally Described Space Standard.
- 9.2 It is thought that the principal of development for bringing forward a new dwelling to this predominantly residential area would be supported subject to a high quality, neighbourly design.
- 9.3 It is noted that there are approved developments of a similar scale within the Vicinity of the area.
- 9.4 The London Plan recognizes the significance of small plots in housing delivery and supports proposals which deliver a range of unit types and sizes which optimize housing potential.
- 9.5 It is noted that there are corner plot developments along the road which includes proposals designed flush along the building line which longer flank elevation walls.
- 9.6 While such development is not considered to be subordinate to the

Design and Access Statement

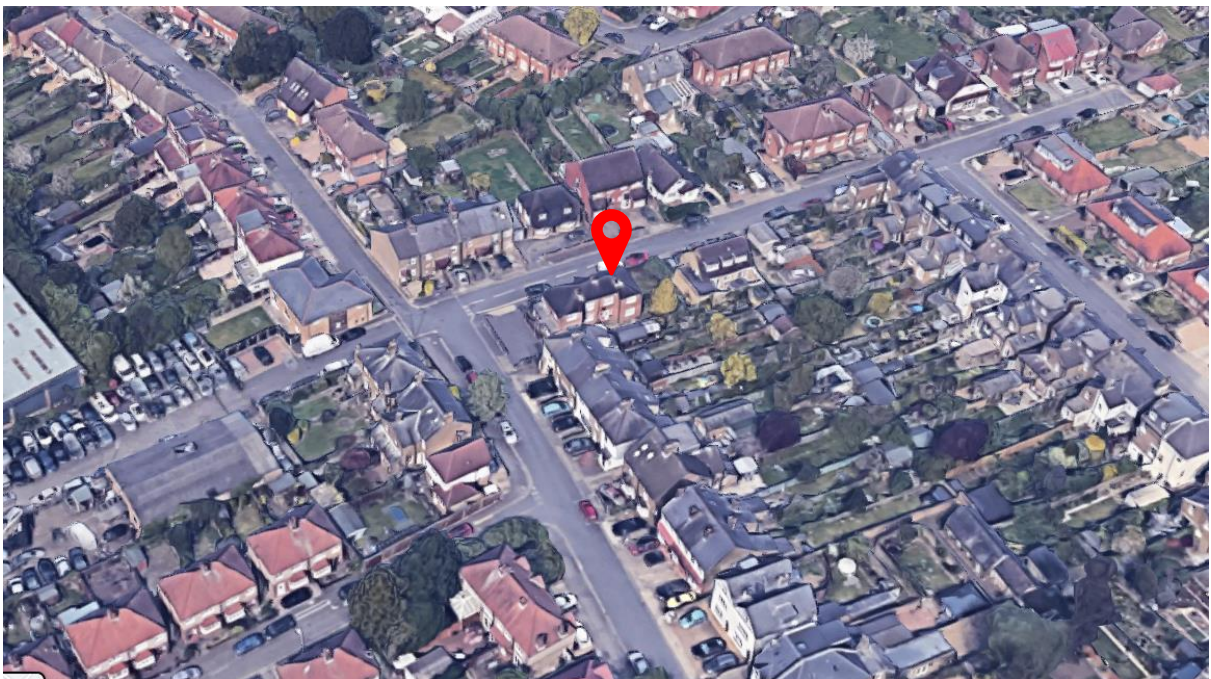
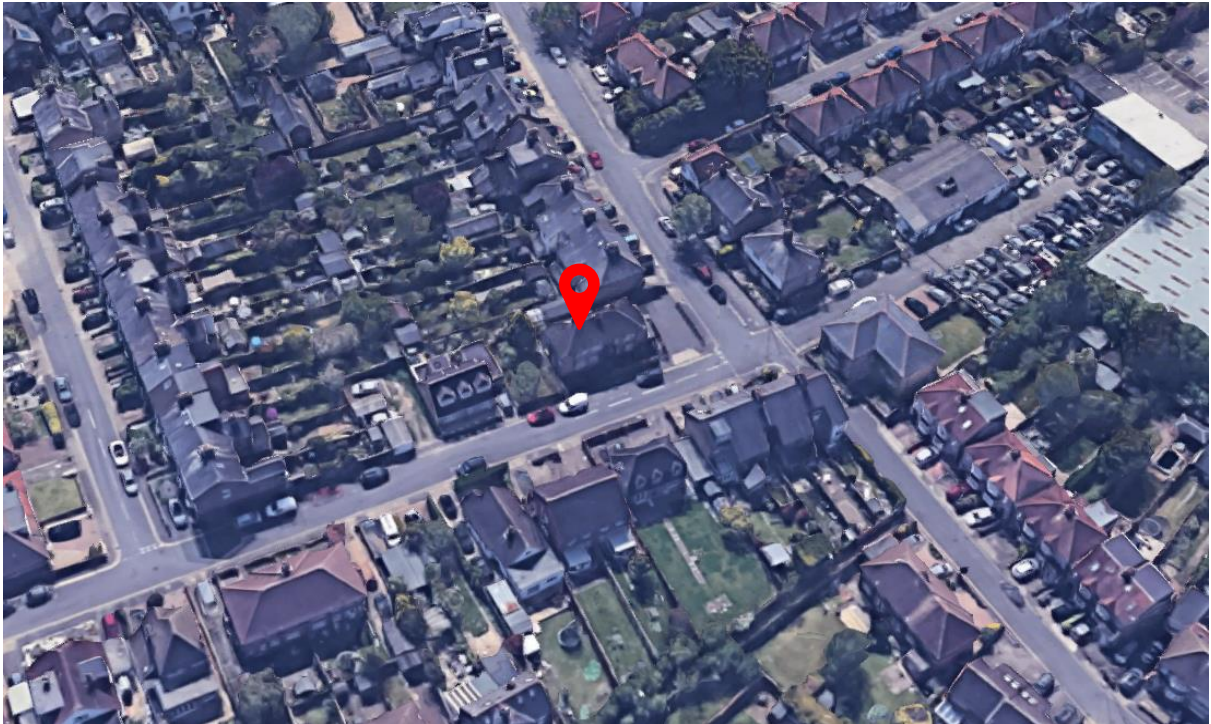
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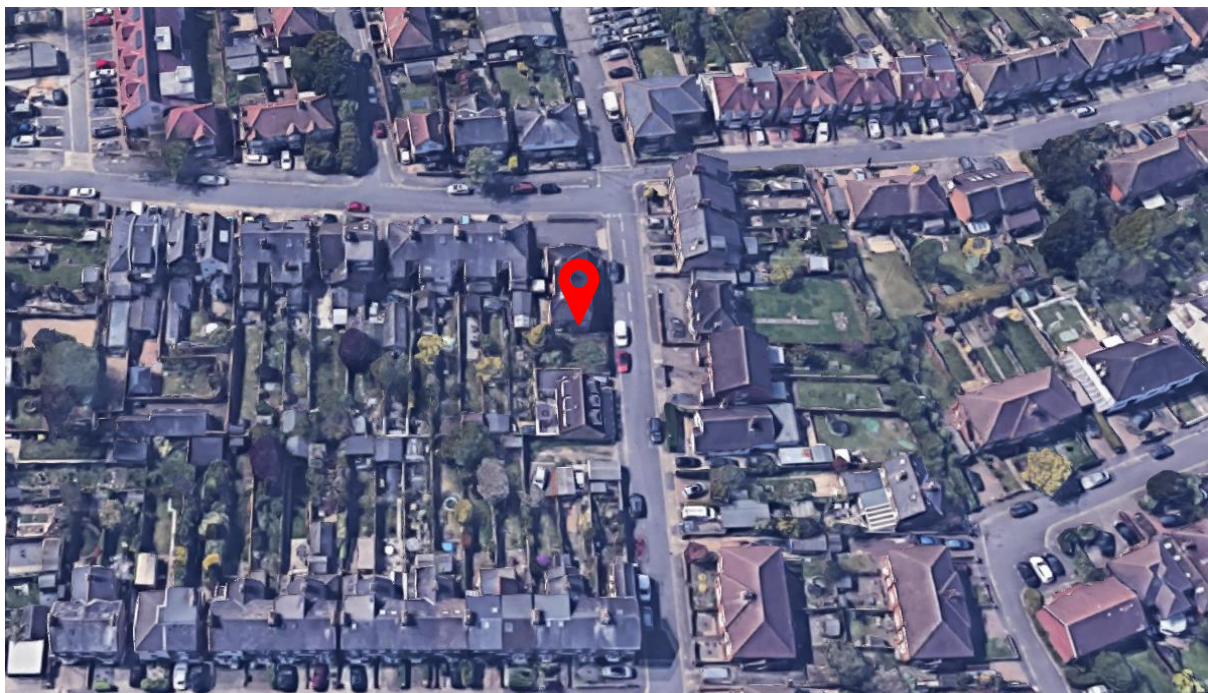
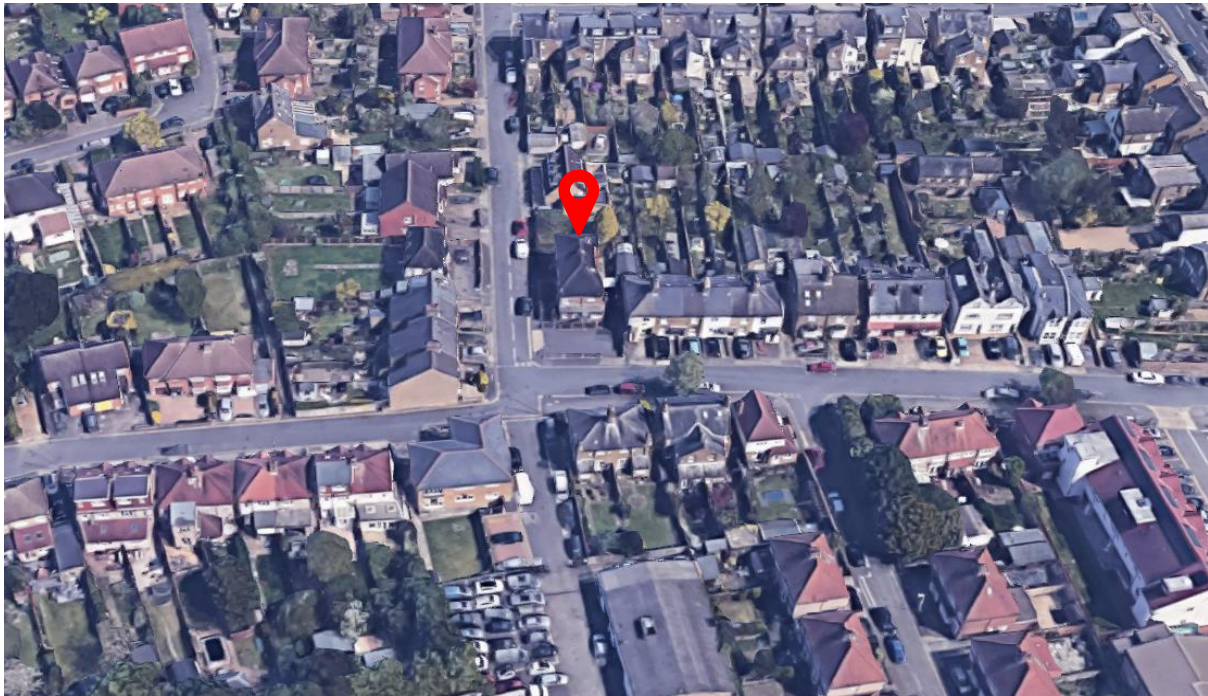


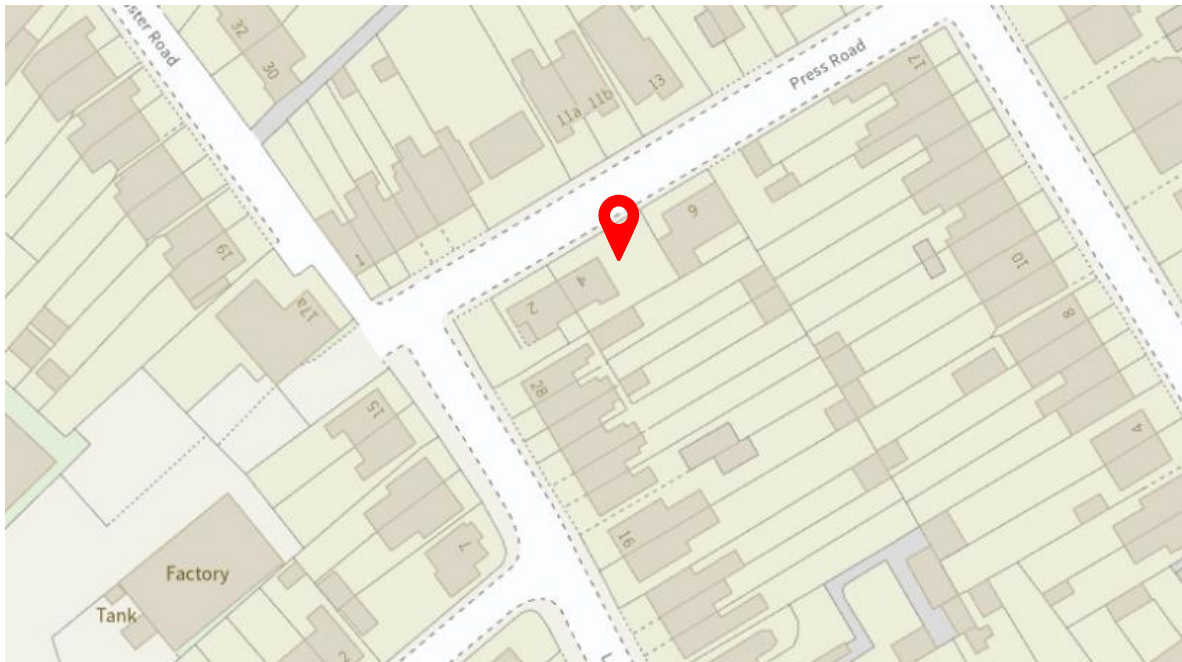
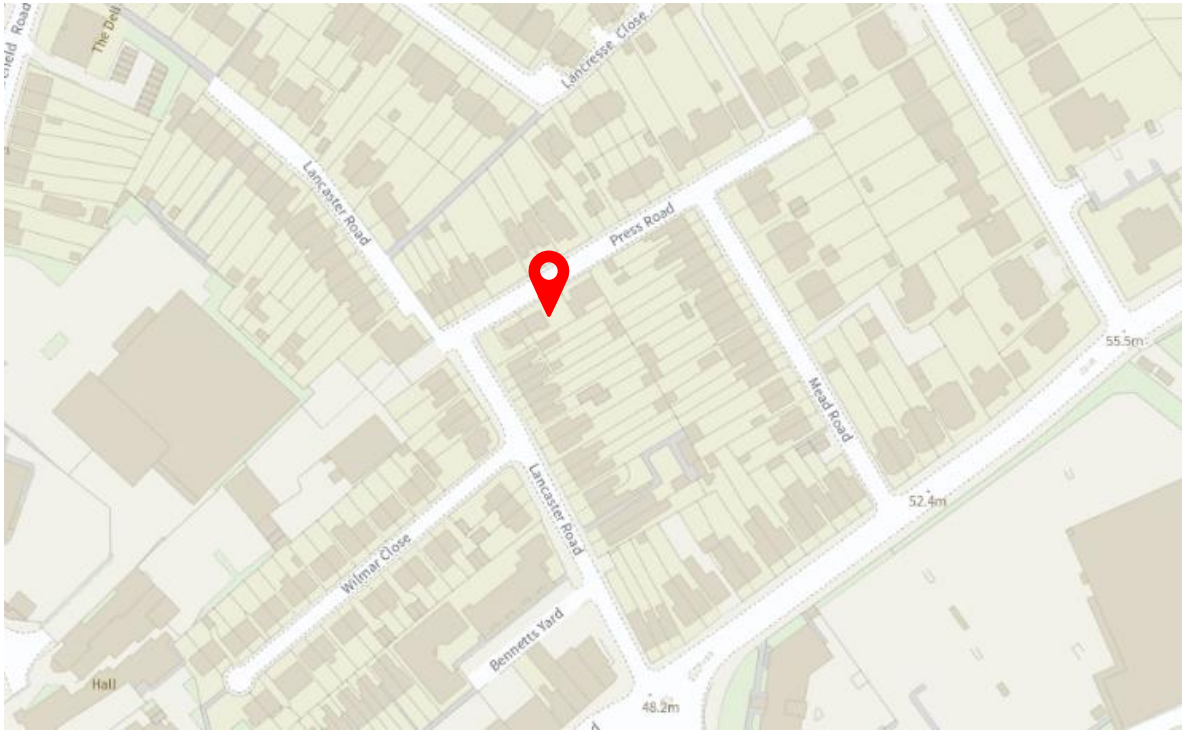
host property, the immediate location has witnessed extensive double storey developments at the side on corner plots and along the wider terrace.

- 9.7 The impact of such development has changed the character within the vicinity thus, the principal of such should be considered in this instance.

Appendix 1: Google Maps







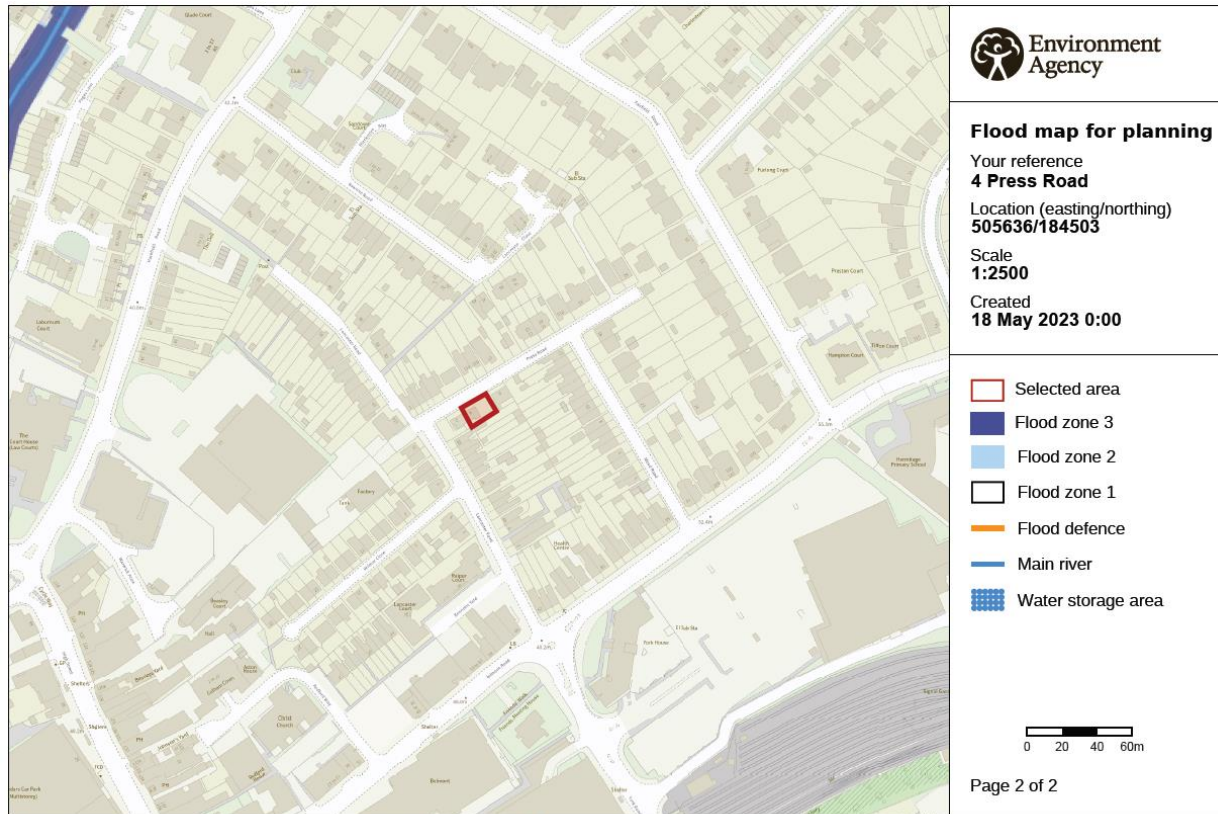
Appendix 2: Street View; Front Elevation



Appendix 3: Side Elevation View

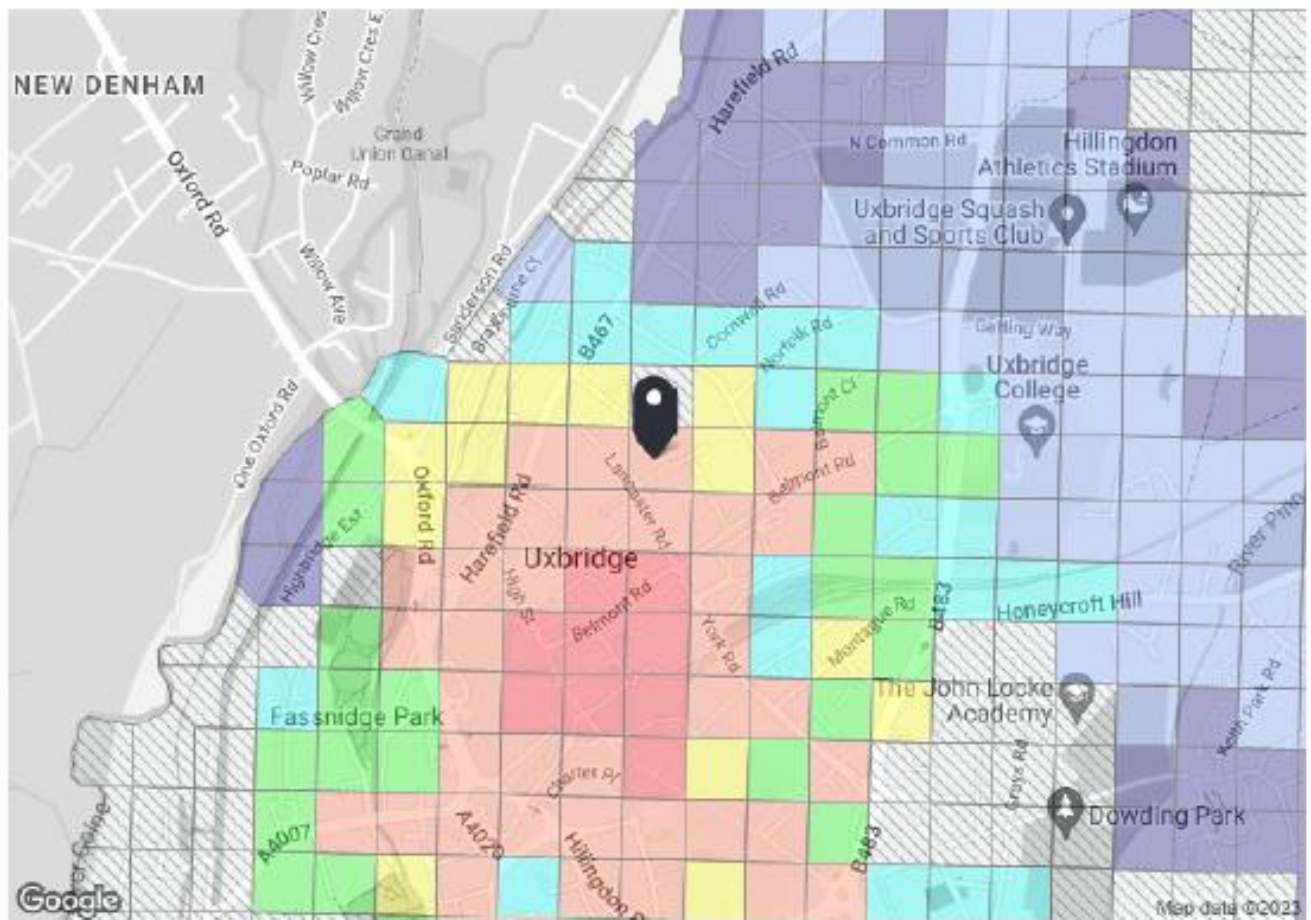


Appendix 4: Flood Map



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Appendix 5: PTAL



Appendix 6: Proposed development meets space standards

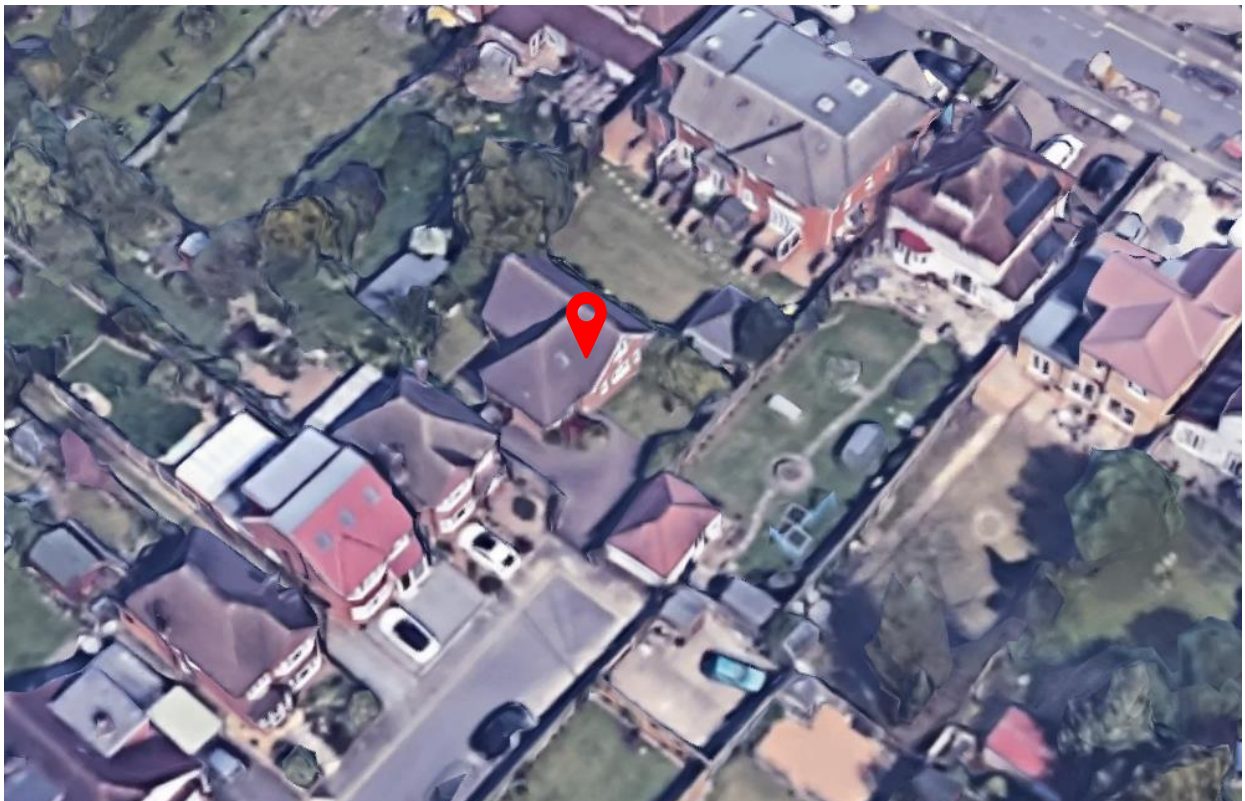
Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Appendix 7: Property no. 9 Press Road double side story extension.



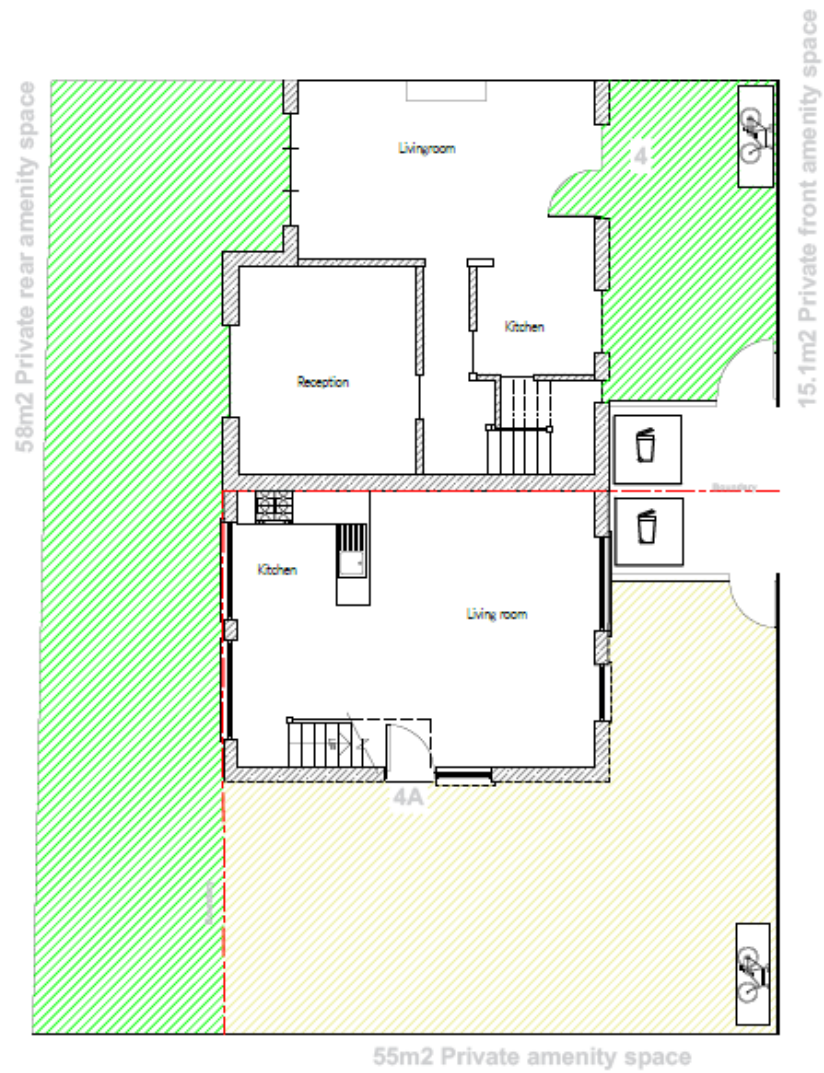
Appendix 8: Property no. 31 Press Road : New development and Mixed front/side private amenity space.



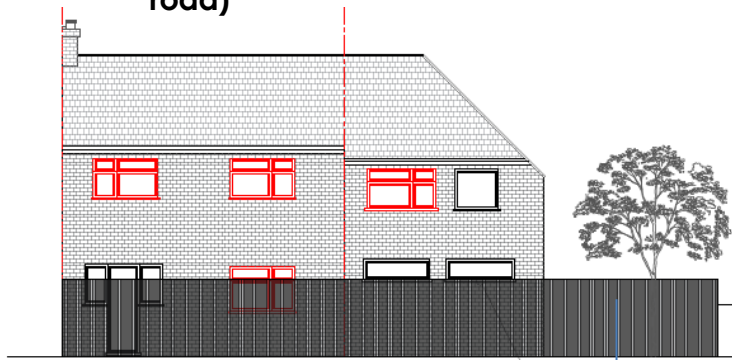
Appendix 9: Property no. 18 Press Road, to 18 Mead Road. Alteration of front door and forecourt treatment.



Appendix 10: Amenity space, Refuse area and Bicycle store for existing 4 Press road and 4A Press Road.

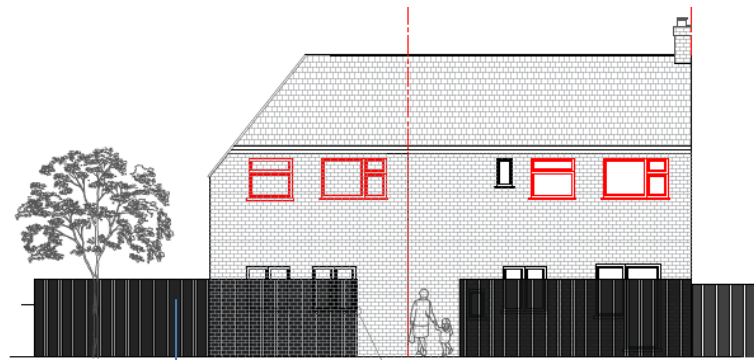


Appendix 11: Boundary treatment, to maintain privacy and safety. (No 2 Press road)



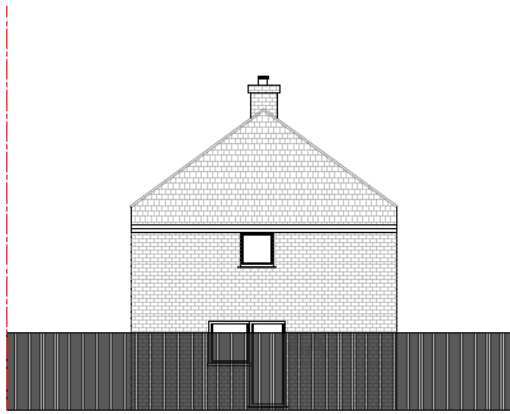
Proposed Rear elevation

Scaled 1:100



Proposed Front elevation

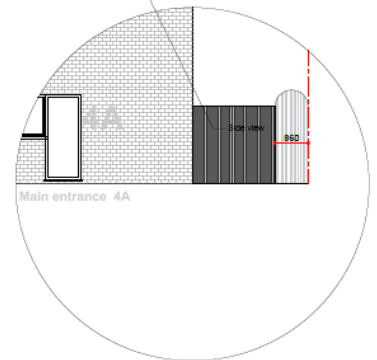
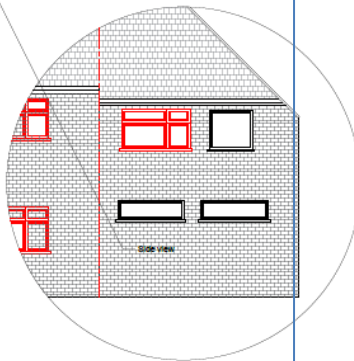
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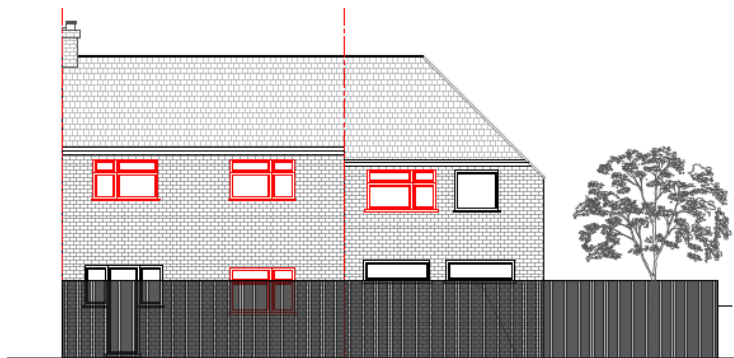
Main entrance 4A

Proposed Side elevation

Scaled 1:100

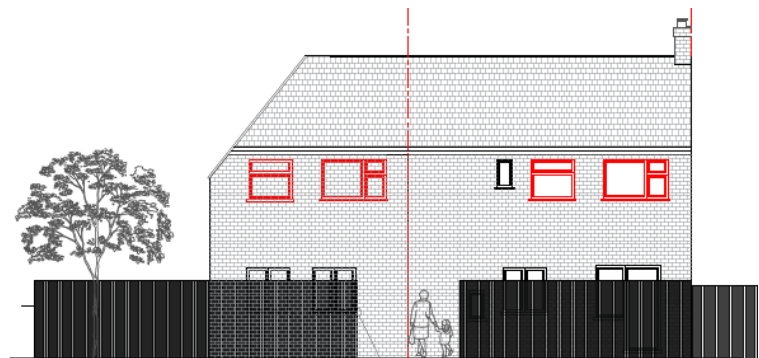


Appendix 12: Windows placed at the rear flank of the elevations, is placed above the sight lines, letting in daylight and prevent



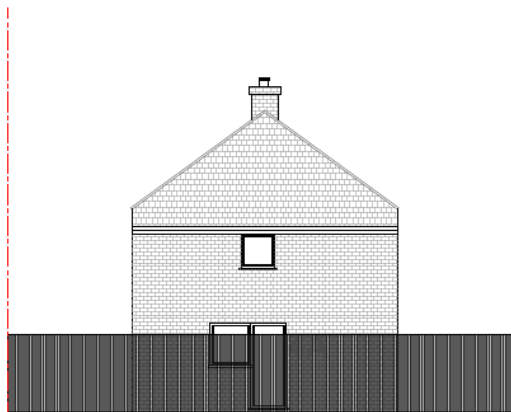
Proposed Rear elevation

Scaled 1:100



Proposed Front elevation

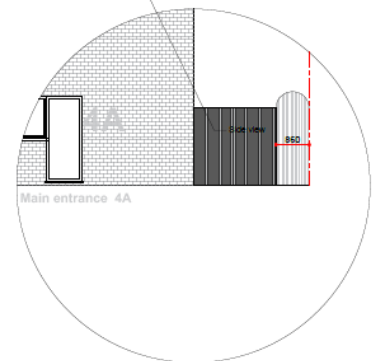
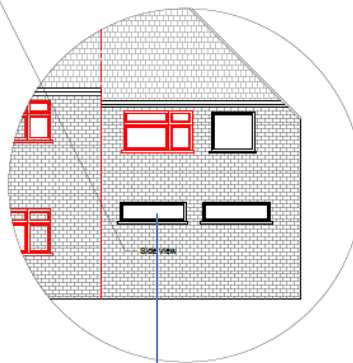
Scaled 1:100



Main entrance 4A

Proposed Side elevation

Scaled 1:100



Floor plan it – Kemp House 124 City Road E1CV 2NX London

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Appendix 13: New development precedent on Press road

Reference	Location	Proposal	Received	Status
20520/APP/2017/2668	27 PRESS ROAD UXBRIDGE	Conversion of roof space to habitable use to include a side/rear wrap around dormer and 1 front roof light (Application for a Certificate of Lawful Development for a Proposed Development)	21-07-17	Approval
27393/APP/2016/2610	6 PRESS ROAD UXBRIDGE	Enlargement of roof to create additional habitable roofspace to include 3 rear dormers.	05-07-16	Approval
67388/APP/2010/2521	11A PRESS ROAD UXBRIDGE	Conversion of integral garage to habitable space with new window to front, conservatory to rear and alterations to existing side.	27-10-10	Approval
40171/APP/2008/2375	11B PRESS ROAD UXBRIDGE	Conversion of garage to habitable use.	04-08-08	Approval
63388/APP/2007/3215	LAND FORMING PART OF 21A PRESS ROAD UXBRIDGE	ERECTION OF A THREE-BEDROOM DETACHED BUNGALOW WITH PARKING AND LANDSCAPING, AT END OF REAR GARDEN WITH ACCESS TO LANCRESS CLOSE (OUTLINE APPLICATION FOR THE APPROVAL OF LAYOUT, SCALE AND MEANS OF ACCESS).	21-10-07	Approval
57082/APP/2002/413	21A PRESS ROAD UXBRIDGE	ERECTION OF A SINGLE STOREY SIDE EXTENSION AS PART OF GARAGE CONVERSION TO FORM PART OF A HABITABLE ROOM AND NEW FRONT PORCH (INVOLVING DEMOLITION OF EXISTING FRONT PORCH)	25-02-02	Approval
6071/APP/1999/2296	9 PRESS ROAD UXBRIDGE	INSTALLATION OF A REAR DORMER (RETROSPECTIVE APPLICATION)	01-11-99	Approval
6071/A/99/0866	9 PRESS ROAD UXBRIDGE	Erection of a two storey side extension and rear conservatory	06-05-99	Approval
40171/E/98/1738	ADJOINING 13 PRESS ROAD UXBRIDGE	Details of external materials in compliance with condition 2 of planning permission ref.40171D/97/ 1513 dated 24/11/97; Erection of a pair of semi- detached houses	02-09-98	Approval
40171/D/97/1513	ADJOINING 13 PRESS ROAD UXBRIDGE	Reserved matters (details of design, external appearance and landscaping) in compliance with condition 1(ii) and details of protective fencing and car parking in compliance with conditions 3 and 5 of outline planning permission ref. 40171B/ 96/884 dated 08/01/97; Erection of a pair of semi-detached houses	22-09-97	Approval
40171/B/96/0884	ADJOINING 13 PRESS ROAD UXBRIDGE	Erection of pair of semi-detached houses (outline application)	06-06-96	Approval
26802/E/96/0850	25 PRESS ROAD UXBRIDGE	Erection of pitched roof to existing detached flat roofed garage	31-05-96	Approval
18031/B/91/0146	29 PRESS ROAD UXBRIDGE	Erection of a single storey rear extension	01-02-91	Approval
8285/C/88/1796	THE SAMARITANS, 2 PRESS ROAD UXBRIDGE	Renewal of temporary planning permission ref 8285B/83/968 dated 06/03/83.	08-08-88	Approval
26802/D/87/0464	25 PRESS ROAD UXBRIDGE	Erection of a part single-storey and part two- storey rear extension.	12-03-87	Approval
27393/G/86/1799	6 PRESS ROAD UXBRIDGE	Residential development-1 units (Full) (P)	06-10-86	Approval
8285/B/83/0968	THE SAMARITANS, 2 PRESS ROAD UXBRIDGE	Change of use from residential to use by the Samaritans.	28-06-83	Approve Limited Time
27393/E/81/1312	6 PRESS ROAD UXBRIDGE	Residential development-1 units (Full) (P)	04-08-81	Approval

Appendix 14: Westerham Vertical Bike Rack & Wheelie bin 360L

