

DESIGN AND ACCESS STATEMENT

Application for installation of a crossover

AT 61 Farmlands, Eastcote, HA5 2LN

September 2024

USE

This Design and Access Statement is for a planning application at 61 Farmlands, Eastcote, HA5 2LN, to create a crossover for the owner to safely access his front Driveway to park his car.

Currently the front garden and entrance to the house is accessed via a footway passing between 60 and 63 Farmlands. The footway leads to Joel Street, which is a main road.

61 Farmlands can also be accessed on foot via Joel Street.

Please refer to Picture A and Picture E on this Design Statement.

The building is a residential dwellinghouse with ample front garden - having an area of 82sqm.

There is no current availability for the owner to park within the confines of the front entrance/garden.

A row of garages sits to the rear of the application site.

Refer to Pictures C and D on this Design Statement.

Due to the garages at the rear, the owner could park his vehicle from gated access at the rear of his garden as shown on Pictures B and C.

This rear access was provided to him with the purchase of the property.

A recent Planning Application Ref No: 77586/APP/2023/2460 has been approved to demolish the garages to the rear of the site and replace it with 4 new dwellinghouses.

On that account, Since 9th July 2024, the current parking access for the owner of 61 Farmlands has been removed and a fence is now installed where the previous rear gate was, thus leaving no parking anywhere within the confines of his property. – Refer to Picture F to show the rear gate as now fenced off.

This application seeks to create a new crossover from Joel Street and in turn to allow the owner to convert his front garden into a driveway to allow off street parking.

Please see attached drawings – 1478-001-PL2 and 1478-006-PL2.

The owner has recently undergone Spine Surgery and has a blue badge for parking.

Currently access to his house from the car requires him to make a short walk. This is a huge inconvenience in his condition.

The owner also has a plug-in hybrid vehicle which can no longer be charged at home.

AMOUNT

The existing garden area at the front of the house is 82sqm. This will allow ample space for turning the vehicle and to exit without reversing into the road.

LAYOUT

There are a number of existing trees alongside the property. None of these will be removed to create a crossover.

A Tree report is attached with this application to show how the work would need to be carried out.

If approved, the work would be carried out by the Council. The applicant will pay the required expense to do this.

LANDSCAPING

Landscaping is not proposed as part of this application; however some can be introduced as a condition of approval if planning considers it necessary.

The new driveway will incorporate permeable bricks to allow all rainwater to run back into the ground and not into the surface water sewer.

APPEARANCE

There will not be any change to the appearance of the front of the building apart from a new crossover from Joel Street.

Please note:

The Planning application 77586/APP/2023/2460 for the new dwellinghouses at the rear incorporate parking spaces for 4no cars.

These will also require a crossover to access the parking space in similar manner to this application.

Therefore a precedence has already been set.

ACCESS

Refer to Use and Layout Section and 1478-001-PL2 and 1478-006-PL2.

CONCLUSION

This Statement together with the accompanying proposal drawings and Report from the Arborculturalist form a new full planning application.

Picture A



Picture B



Picture C



Picture D



Picture E



Picture F

