

DESIGN AND ACCESS STATEMENT

Application for installation of a crossover

AT 61 Farmlands, Eastcote, HA5 2LN

Revision A

March 2025

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 previously 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 parking area to allow off street parking.

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

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

The current front garden is mainly lawn with some gravel patches and a concrete footpath leading to the front door.
This will be altered to retain as much of the existing lawn as possible with the removal of the concrete walkway and gravel area.

New planting patches will be created.

The purpose of this is to allow the owner to drive his car into the front garden and safely turn, thus not to reverse onto the main road.

A grass mesh will be installed below the lawn to allow the vehicle to stand and turn around.

It is proposed to instal this grass mesh on the proposed crossover too, so that there is minimal disturbance to the existing grass verge. The owner will be responsible to keep the crossover section trim and tidy.

APPEARANCE

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

ACCESS

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

Previous Application

A previous application was made to Hillingdon Council. – Ref no 48640/APP/2024/2523

It was refused on the grounds of loss of characteristic verge, likely loss of two trees, and loss of front landscaping.

We have revised this application to retain the character and front landscaping to introduce the matting.

With this, there will be no need to remove any verge.

It is not proposed to remove the trees in anycase, as this application is accompanied with a tree report.

Other reasons for refusal on the previous application were adverse impacts on highway safety.

This was emphasised on the previous application to introduce a turning area within the front garden whereby the need to reverse out on the road will not be needed.

Other reasons for refusal were on drainage and biodiversity.

If this application can be recommended for approval, the owner is happy for the approval to be conditioned on drainage and biodiversity information to be discharged.

CONCLUSION

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

Picture A



Picture B



Picture C



Picture D



Picture E



Picture F

