

DESIGN & ACCESS STATEMENT

Site Address:

72 Star Road
Uxbridge
Middlesex
UB10 0QN

Provided by:

Multicreation
239 Western Road
Southall
Middlesex
UB2 5HS
020 8571 1369

The Application:

Demolition of existing Bungalow and New Build to Create Four Self Contained Units at Ground/First/Second Floor Levels with associated Bin Storage, Bicycle Parking, Amenity Space and Off-Street Parking (proposed Dropped Kerb).



Location & Background:

The application site is located along Star Road in Hillingdon. This area is relatively quiet, being mainly Residential with Convenience shops easily accessible along Uxbridge Road. Although Star Road is a busy road, the location would be ideally suited to families with easy access to schools and services.

The property (Bungalow) is presently used as a single family dwelling. The application seeks to demolish the Bungalow and create Four purpose built Flats as a reflection of the immediate area. The additional space will help to create four self contained units. The space is ideal for family living accommodation, as the Flats can be created whilst following Planning Guidelines for Room and Dwelling Sizes.

There will be minimal impact on neighbouring properties, as the surrounding buildings are more than single storey height. Many of the neighbouring properties have been extended with double storey developments to the side/rear. It should also be noted, the majority of properties are double storey in height with only several Bungalow style properties along Star Road.

The property is situated on Star Road in close proximity to the various Shopping Centres. There are good public transport facilities located close to the proposed site, as well as, local conveniences and amenities.

Design:

The proposal has been conceived to make better and more sustainable use of the space without causing harm to neighbours.

External building works include the following:-

- Demolish existing Bungalow
- Create purpose built 4 x 3 Bedroom Flats

Internal building works include the following:-

- Provide Living/Kitchen/Dining Areas
- Providing Bathrooms
- Internal Partitions separating rooms

This proposal, to provide Four dwellings is considered to be an appropriate and sustainable use of the property site. The space to the side is ideally suited to provide additional floor area, without harming the neighbouring properties. It is considered that the proposal, to provide four good size accommodations, represents a far better and more appropriate use of this space.

	No. of Rooms	Floor Area
A/72 Star Road	3 Bedroom / 5 Per	89.12m ²
B/72 Star Road	3 Bedroom / 5 Per	111.15m ²
C/72 Star Road	3 Bedroom / 5 Per	89.12m ²
D/72 Star Road	3 Bedroom / 5 Per	111.15m ²

The proposed units have been designed to meet Lifetime Homes Standards, by providing easy access and comfortable living spaces.

Off-Street Parking is available on-site for all units, where the parking spaces are wide enough to be a disabled parking space. An existing dropped kerb provides access for 2 spaces whilst a proposal dropped kerb has been indicated for other two.

The flats have been designed to accommodate families who want to be close to local amenities and services. As the site is located close to excellent public transport, occupants would have easy access to work and excellent public services to Central London.

The upper floor flats (B/72 & D/72) will be accessed from the front of the property, with the Ground Floor Flats having side Entrances. The Doors have been designed to give the appearance of a pair of semi-detached dwellings, in order to reduce the bulk on the street scene and neighbouring properties.

In this, we have been guided by the requirements of the Disability Discrimination Act 1995, BS 8300:2001, Lifetime Home Standards and Part M of the Building Regulations; but fundamentally we have been guided by the belief that nobody should unreasonably be excluded from any part of this development, or indeed any other development, by virtue of a disability.

The building would readily comply with Part M of the Building Regulations. Within the bedrooms, as noted above, the emphasis is very much on spaciousness. All rooms are generously dimensioned, which means that all areas within the ground floor of the property would be readily adaptable to wheelchair living. The entire proposal would, in fact, all meet Lifetime Home Standards.

At a more detailed level, fixtures and fittings would include door furniture suitable for people with Disabilities, electrical sockets would be set at a height in a range between 450mm and 1200mm from floor level and switches between 900mm and 1100mm from floor level. Walls in bathrooms would be reinforced to accommodate grab rails and ceiling structures would be suitable to accommodate ceiling track hoists.

Bin Storage has been located to the Front of each Property with easy access for collection and disposal. The area surrounding the Bin Storage will be Soft Landscaped with Foot Paths (1000mm wide) providing access to the Entrances.

Private Amenity space has been provided for each unit (more than 60m² each) all of which can access the allocated amenity space through the property's rear entrances or along with the Side Boundaries. Each amenity space will be securely locked.

In addition to providing Sound Insulation to the Extensions, extra Sound Insulation/plasterboard will be provided between the units. Sound Partitions will be created below the Floor/Ceiling level and between separating dwellings.

Access:

As noted above, the application site is situated close to Uxbridge Shopping Centre and to the main line railway station, which provides excellent transport links, including to Hayes, Harrow and Central London and to many other locations.

The application premises are therefore well-served by public transport and, being located close to other town centres, have good access to a range of shops and services.

Conclusions:

This application, which has been carefully designed so that it causes no harm to neighbours or to the street scene, would enable the extended property to provide four good sized self contained flats.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

Please do not hesitate to contact us if you need any further information.