

DESIGN AND ACCESS STATEMENT

FOR



**Residential Development
at
Garage Site,
Lavender Road,
Uxbridge,
UB8 3PY,
Middlesex**

**September 2022
Ref: 2022/LAV 10**

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1.0 INTRODUCTION

1.1 The Statement:

This design and access statement is intended to support a full planning application for a residential development plot known as Lavender Road Garage Block situated at the end of a cul-de-sac.

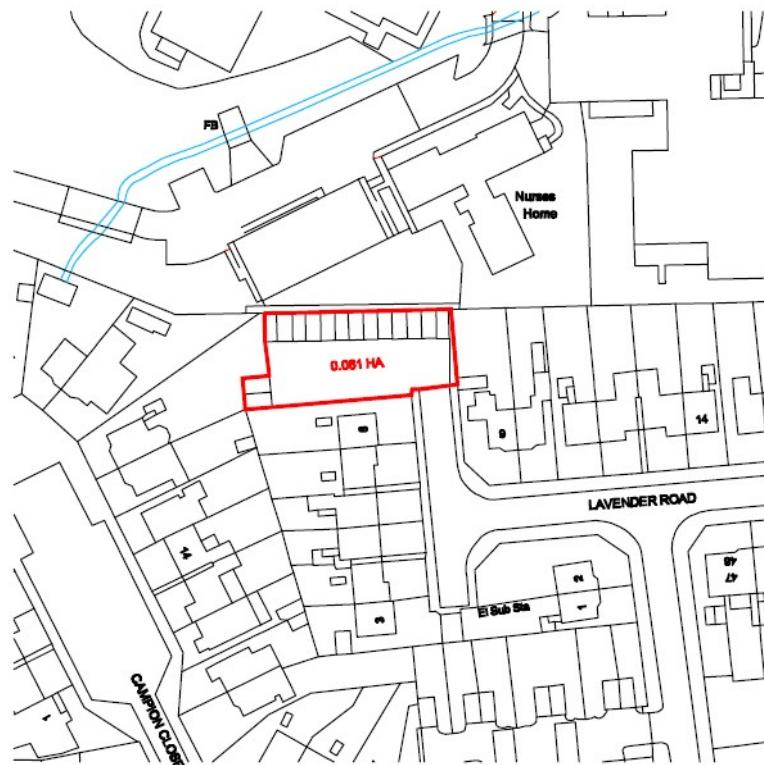
The proposal is to construct 2 x 3 bedroom semi-detached houses whilst keeping the new form in scale and context of the surrounding areas. The site is a rectangular garage block plot adjacent to 8 Lavender Road.

1.2 Background:

The site is a vacant plot concreted over garage block with Hillingdon Hospital to the northern perimeter.

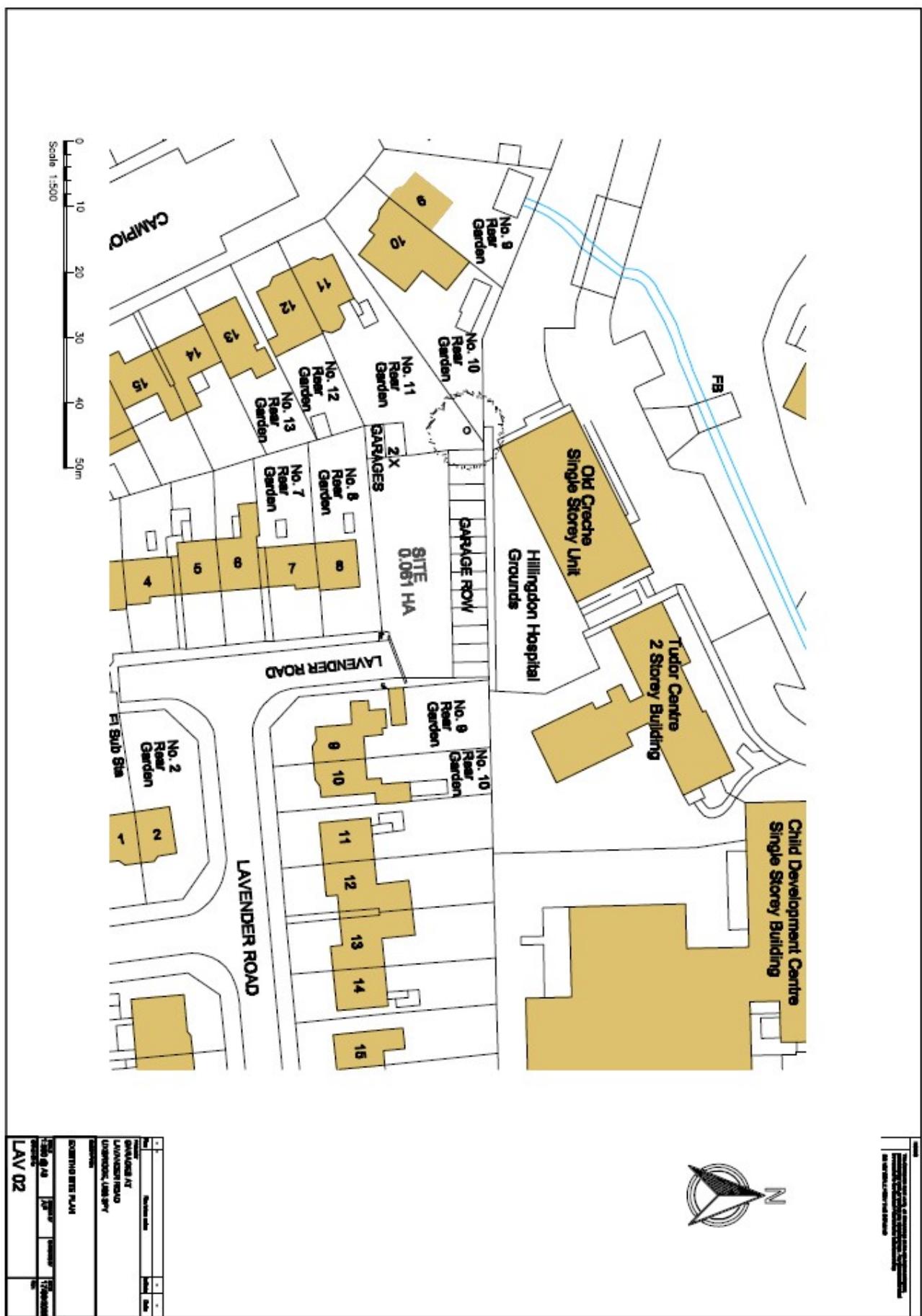


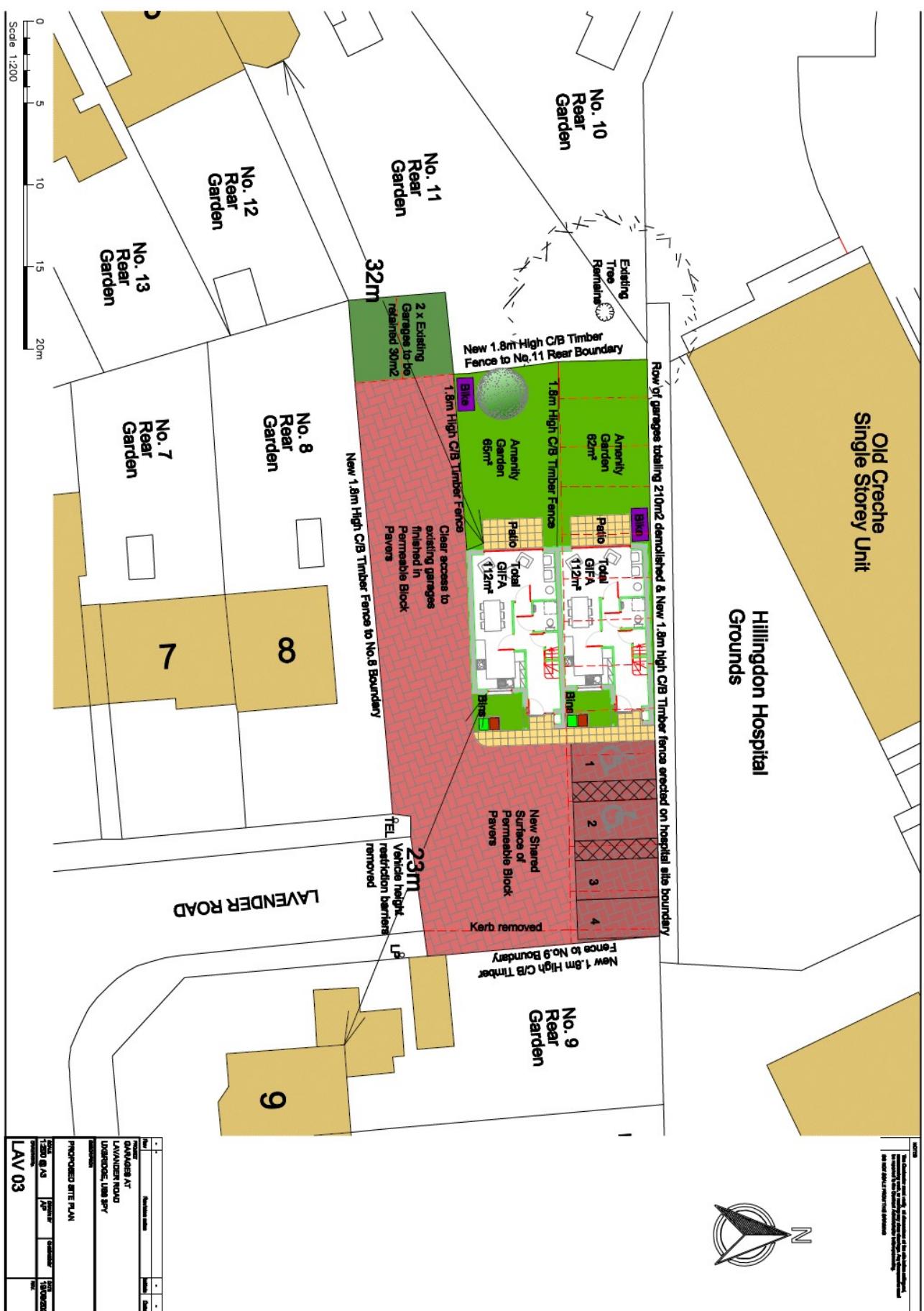
VACANT CONCRETED OVER GARAGE BLOCK PLOT



NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

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Rev	Revision notes	Initials	Date
Project	GARAGES AT LAVENDER ROAD UXBRIDGE, UB8 3PY	Drawn by 1:1250 @ A4 AP	
Description	SITE LOCATION PLAN	Date 07/09/2022	Checked by
	Drawing No. LAV 01	Rev.	





1.3 Drawings List:

This Design and Access Statement should be read in conjunction with the following drawing numbers:

LAV 01 Site Location Plan
LAV 02 Existing Site Plan
LAV 03 Proposed Site Plan
LAV 04 Proposed Ground Floor & First Floor Plans
LAV 05 Proposed Loft & Roof Plans
LAV 06 Proposed Elevations
LAV 07 Proposed Section

1.4 Specialist Reports:

This Design and Access Statement is supported with three specialist reports as follows:

- a) Secured by Design Statement
- b) Transport Statement
- c) Accessibility Statement

Reports a, b and c are contained within this document under Sections:

- 3.3 Layout, Transport Statement, pages 8-9
- 3.3 Layout, Secured by Design Statement, pages 8-9
- 4.1 Accessibility Statement, Page 10-11

2.0 ASSESSMENT

PHYSICAL CHARACTERISTICS:

2.1 Site Location:

The site adjoins Hillingdon Hospital to the north, the rear gardens of number 8 & 9, Lavender Road to the east and south. The rear garden of no. 11 Champion Close is the west of the site, (refer to site location plan, drawing no. LAV 01).

2.2 Surrounding Land Uses:

The site is located within a predominantly residential area comprising of terraced and semidetached bungalows and two storey houses. The north of the site adjoins the Hillingdon Hospital site.

2.3 Movement:

Vehicular access to the new development will not change. The parking consists of parking bays that can accommodate four standard size cars, (two accessible spaces and two standard spaces, split equally for each dwelling).

The new development will have 1 x bicycle storage within the rear garden. All bicycle storage will be approved to secure by design standard 'Protect a cycle' or its equivalent.

The site is within walking distance to the Violet Avenue bus stop which is serviced by the U1 and U3 buses that service Uxbridge Centre (where there is a tube station), Ruislip, Yiewsley, West Drayton and Heathrow Airport.

3.0 DESIGN

3.1 Use:

Existing:

The existing site is an unused garage plot at the end of a Cul-de-sac.

Proposed:

The proposed development comprises of two 3-bedroom semi-detached houses with pitched roof, in keeping with the surrounding buildings.

All housing will be constructed to **Lifetime Homes Standard**.

3.2 Amount:

The overall gross internal floor area of the two new build houses will be **224m²**.

The total site area is 0.061 Hectares (610m²)

2 x New Build Semi-detached Houses

The House Schedule of Accommodation is as follows:

House Number	Bedrooms	Parking Spaces	Gross Internal Floor area (per unit) sm	Private Rear Garden m ²	Remarks
1	3 Dbl Bed	2	112	62	2 parking spaces (including 1x accessible parking space)
2	3 Dbl Bed	2	112	65	2 parking spaces (including 1x accessible parking space)

For a 3-bedroom house the **minimum area of rear garden amenity space to be provided is 60m²**. The gardens exceed the minimum amenity area.

3.3 Layout:

The layout of the new terraced houses has been dictated by the site restrictions such as access and adjoining housing. Vehicular access off Lavender Road is at the south of the site. The New build does not overlook surrounding housing due to the ample vision line lengths, 23m & 32m. The rear garden sight-lines are obscured by an existing tree in the adjacent garden. The front sight-lines do not directly face windows to no. 9 Lavender Road. The proposed development consists of a 3-storey building, the design helps to keep the character of the existing mixture of semidetached and terraced housing along Lavender Road.

Privacy and security will be maintained by utilising the existing tree and one new tree to the rear garden perimeter of the site, and by also erecting a 1.8m high closed boarded fence to provide privacy for the rear garden. The front garden will be secured using a 1.2m high steel bow top fence with bushes behind and gated opening for pedestrian access. Please refer to drawing LAV 03.

All recycle and waste bins will be stored in areas shown on drawing no. LAV 03.

Transport Statement:

The proposed parking layout & no. of parking spaces comply with adopted parking standards to serve the new development. A total of 4 spaces are provided, two for each house. The refuse vehicle access to Lavender Road remains as existing.

Secured by Design Statement:

To improve the security, we will erect a 1.2m high steel bow top fence to the front elevation with a gate for the pedestrian entrance, sufficient to stop visitors using a desire line to cross the garden to the front door. The rear garden will be fenced using 1.8m high fencing made up of concrete posts and gravel boards with timber closed boarded fencing panels.

The final design scheme should include good motion sensor lighting around all sides of the house of the house.

One bike will be stored in a cycle store located within the rear garden. All cycle storage will be to 'secured by design' standards.

3.4 Scale:

The terraced three-bedroom houses are of a similar scale to existing semis along Lavender Road. They are positioned so that overlooking is restricted due to the angle in comparison to other housing and vision line distances that are sufficient to alleviate overlooking.



BIRDSEYE VIEW SHOWING SCALE OF SURROUNDING BUILDINGS

3.5 Landscaping:

The amenity rear garden will be grassed, there will not be any trees removed to facilitate the erection of the development. One tree will be added a rear garden to create an environmentally friendly environment and privacy.

3.6 Appearance:

The elevations of the new-build adopt a traditional appearance with pitched roof covered with plain clay tiles, and facing brickwork. The development's appearance is designed to complement and respond to its surroundings. Please refer to elevation drawing LAV 05.

Windows and doors are white powder coated aluminium with timber finish to the interior.

4.0 ACCESS

4.1 Accessibility Statement:

The proposed house will comply with the Disability Discrimination Act 1995 (amended 2005) has now been substantially replaced by **The Equality Act 2010**. This fact does not alter the obligation to provide compliance with Part "M" Building Regulations, Part "B" Building Regulations, or application of access design codes as best practice.

The house will be to **Lifetime Homes** standard.

Level access thresholds are incorporated at all entrances and exits.

The main entrance door to the new house will be wide enough for wheelchair-access and buggy access.

5.0 SUSTAINABILITY

- 5.1 The Code for Sustainable Homes is now the accepted method for measuring the sustainability of new housing development. The development is expected to achieve Code Level 4.
- 5.2 The design of the house should ensure that throughout the construction, operation and maintenance of the building the facility should minimize its impact on the environment.

6.0 STATUS OF THIS STATEMENT

- 5.1 The owners and the managers of the premises will be responsible for the safe Keeping of this statement to prove that all reasonable care has been taken in procuring the proposed works.