

DESIGN AND ACCESS STATEMENT

FOR



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

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

CONTENTS

1.0 INTRODUCTION

- 1.1 The Statement
- 1.2 Background
- 1.3 Drawing List
- 1.4 Specialist Reports

2.0 ASSESSMENT

Physical Characteristics

- 2.1 Site Location
- 2.2 Surrounding Land Uses
- 2.3 Movement

3.0 DESIGN

- 3.1 Use
- 3.2 Amount
- 3.3 Layout
- 3.4 Scale
- 3.5 Landscaping
- 3.6 Appearance

4.0 ACCESS

- 4.1 Accessibility Statement

5.0 STATUS OF THIS STATEMENT

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.

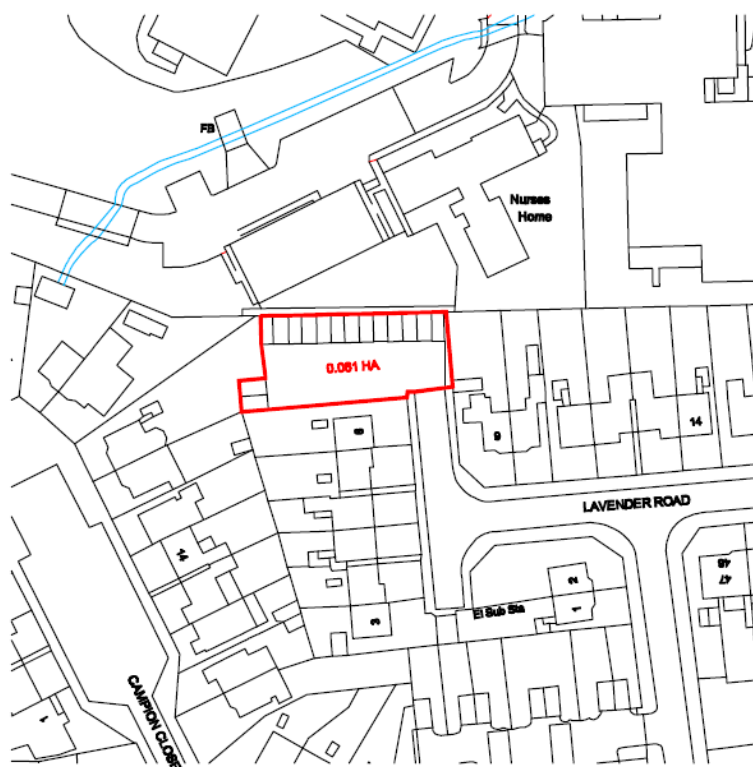
The proposal is to construct 2 x 5-bedroom semi-detached houses whilst keeping the new form in scale and context of the surrounding areas. The site is a rectangular garage block plot adjacent to 8 Lavender Road.

1.2 Background:

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



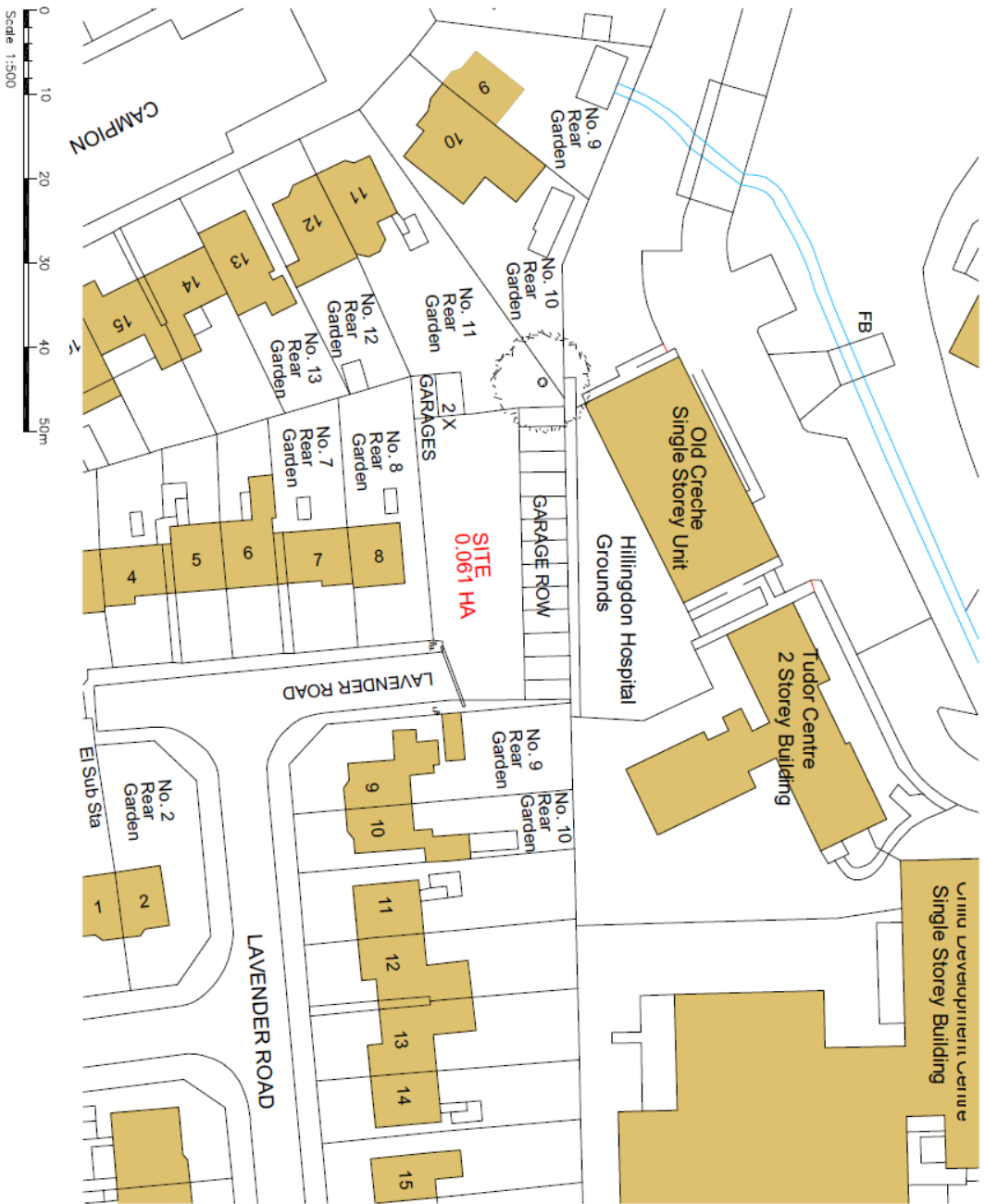
VACANT CONCRETED OVER GARAGE BLOCK PLOT



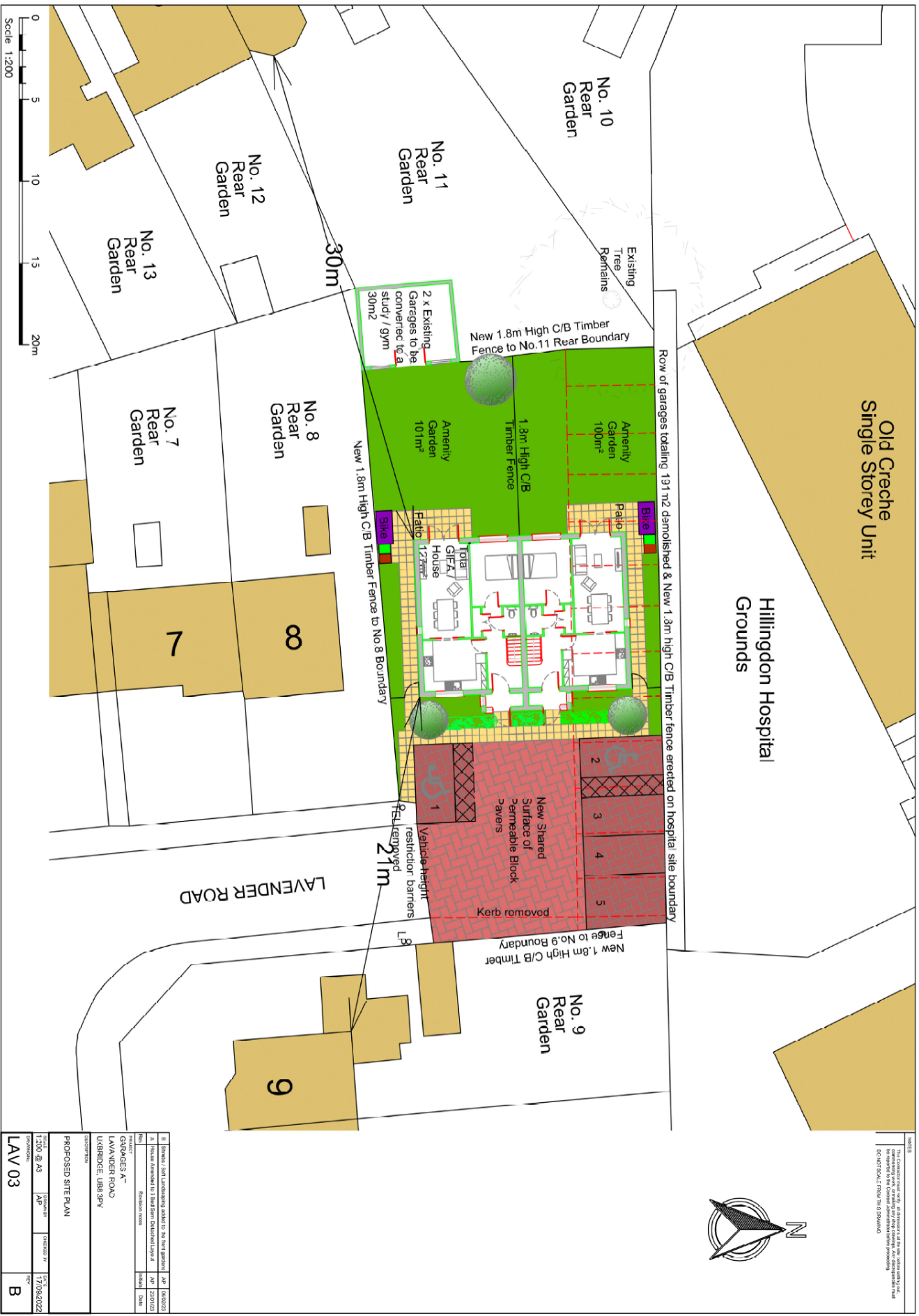
NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

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

This certificate is valid only as shown on the plan and shall not be used for any other purpose. It is issued on the condition that the owner shall indemnify the Council against all claims for damages or compensation in respect of the land shown on the plan.



Prop.	By whom made	When	Scale
Garages at Lavender Road Uxbridge, UB8 3PY			
EXISTING SITE PLAN			
Scale 1:500 @ A3	Author	Drawn by	1/27/9/00
1/27/9/00	1/27/9/00	1/27/9/00	1/27/9/00
LAV 02			



B. Site plan / 50% Landmarking added to the next ground A. House Approved to 1 Bed Semi Detached House A Revision notes				AP	17/09/2022
C. Garages A- LAVENDER ROAD URBAN/DE, URBAN/RY				AP	22/07/22
D. Proposed site plan LAV 03				AP	17/09/2022
E. Proposed site plan LAV 03				AP	17/09/2022

This document is the property of the client and is not to be distributed outside the client's organization without the client's written consent. It is the client's responsibility to ensure that this document is not used for any other purpose.

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 Rev B Proposed Site Plan
LAV 04 Rev B Proposed Floor Plans
LAV 06 Rev B Proposed Elevations
LAV 07 Rev B Proposed Section
LAV 08 Rev A Proposed Street Elevation

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 be not change. The parking consists of a driveway that can accommodate five standard size cars, (two for each dwelling and one visitor space).

The refuse lorry will collect waste from these houses by entering the site and manoeuvring to exit without the need to reverse down Lavender Road.

The new development will have 1 x bicycle storage within the rear garden of each house. 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 5-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 **254m²**.

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	4 Dbl Bed & 1 Sgl Bed	2 + Shared Visitor Bay	127	100	
2	4 Dbl Bed & 1 Sgl Bed	2 + Shared Visitor Bay	127	101	30m ² double garage in rear converted to office / gym

Note: The **minimum area of rear garden amenity space to be provided is 100m²**. The gardens equal and exceed the minimum amenity area.

3.3 **Layout:**

The layout of the new semi-detached 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 lengths of the vision lines, 21m & 30m. The rear garden sightlines are obscured by an existing tree in the adjacent garden. The proposed development consists of a 3-storey building, the design helps to keep the character of the existing Road of semidetached housing along the Lavender Road cul-de-sac.

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 Rev B.

Bins to be stored in areas shown on drawing no LAV 03 Rev B (adjacent cycle store).

Transport Statement:

The proposed parking layout & no. of parking spaces comply with adopted parking standards to serve the new development. A total of 5 spaces are provided, two for each house and one visitor bay. 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.

All Gates to comply with secure by design in terms of robustness and locking systems.

3.4 **Scale:**

The semi-detached five-bedroom houses are of a similar scale to existing semis along Lavender Road, please refer to drawing LAV 08 Rev B which depicts the street elevation showing the rhythm of semi-detached bungalows, houses, bungalows and then our housing development to finish off the street.



LAVANDER ROAD STREET ELEVATION

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 to the rear garden to increase privacy. The trees and shrubs / bushes will be planted in the front gardens to break up the hardstanding mass and create an environmentally friendly environment.

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 06 Rev B, and the street elevation LAV 08 Rev A.

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.