

SUPPORTING STATEMENT

Site Address:
79A Newdiage Road
Harefield
UB9 6EL

Revision A – Dated 31/01/2018

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The Application:

Creation of Front/Side Boundary Wall with Vehicle/Pedestrian Access

The Site:



Location & Background:

The application site is located along Newdigate, Harefield close to the North West edge of the Harefield Conservation Area.

The property currently provides a Single Family Dwelling, situated over Ground Floor and First Floor Levels. A Living Room, Kitchen and Dining Room are located on the Ground Floor, in order to provide suitable facilities for the current occupiers.

It should be noted, the property has allocated Vehicle Parking located to the Rear of the site. Unfortunately, as this is currently accessed from the side, the occupiers have difficulty in providing their disabled son with easy access.

An existing Boundary Fence currently provides separation from the public space along the Eastern side. This has been damaged a number of times and with the over-grown landscaping along the Boundary, this has resulted in rubbish being dumped.

The property currently benefits from some 54m² Amenity Space to the Rear. This does not include the existing Detached Garage located to the Rear of the Site.

Design:

The application premises comprise two floors. The property is currently accessed via an Entrance (located along Newdigate Road) with Internal staircase leading to the upper Floor Level.

As part of the application, the existing Garage will be demolished meaning the Amenity space will be increased to some 74m².

Due to the reduction of Parking at the Rear, we are also proposing to create a Vehicle Access (Dropped Kerb) to the Front in order to accommodate 1 Off-Street Parking spaces. This ensures the development does not affect parking within the immediate area. Hillingdon Highway has accepted the proposed Dropped-Kerb but we understand the Conservation Team must also agree. We are now reducing the number of Parking spaces to the Front, ensuring maximum Soft Landscaping is maintained following the development.

Along with the vehicle parking changes, the proposal also includes changes to the Side Boundary Treatment. By introducing a low level brick wall (matching brickwork of main dwelling) with Feather-Edge Timber Fence above (matching existing Timber Fence type and height), this creates a more safe enclosure for the occupants. The Front Boundary will not be changed apart from allowing a single vehicle access onto the Front area. This ensures the Conservation area is not affected by the proposal with Soft Landscaping retained/maintained.

The Vehicle Parking to the Front will allow for easy access for the family's disabled requirements. This has been designed to have minimal impact on the Street scene. In order to create the access, it will be required to remove 1 Tree located within the Front Boundary. See attached drawings.

Access:

The application site is not located near a main road and is not well-served by rail networks and bus services. Therefore, this is an important proposal to help improve our client's lifestyle requirements.

Primary access to the Site and into the Property will remain from the Front.

Conclusion:

The application site has been designed to accommodate the current occupiers with the benefit of addition living space and easy access to the property. Along with the Boundary Treatment, this proposal looks to create a safe/secure environment for the foreseeable future.