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DESIGN & ACCESS STATEMENT

Relating to

Demolition of existing garages and erection of a new dwelling house with associated parking, bin storage, cycle storage and landscaping.

At

**14 Money Lane
West Drayton
UB7 7NU**

For

Val Whitmore

Ref. 2023.041

23 December 2024

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1. Description of existing property

- 1.1 The site lies to the North of Money Lane, nestled between residential properties either side.
- 1.2 The properties of Money Lane consist of 2 storey terrace, semi-detached and detached dwellings.
- 1.3 The site consists of 4 garages in a Conservation Area. The row of garages have hard-standing to the front with vehicular access from Money Lane.
- 1.4 There has been minimal planning history related to the site.
 - 13582/APP/2002/2059
Land between 12 and 14 Money Lane, West Drayton
Erection of a two-storey residential apartment block and associated car parking (involving the demolition of existing garages) Outline planning
Refused 25/10/2022

2. Brief and Design

2.1 The applicants wish to gain consent for:

'Demolition of existing garages and erection of a new dwelling house with associated parking, bin storage, cycle storage and landscaping'

The proposal provides much needed family housing with high quality living spaces and private amenity space.

2.2 The current application for a '*Demolition of existing garages and erection of a new dwelling house with associated parking, bin storage, cycle storage and landscaping*', seeks to provide new accommodation.

2.3 Note that an extensive pre-application report has been received in May 2024 (Ref. 5595/PRC/2024/33) for '*Double storey side extension including integral garage (to 14 Money Lane and the construction of a one storey 3-bedroom dwelling with habitable space within roof space including 3 dormers following the demolition of existing garages*'.

2.4 The proposed scheme has been designed in keeping with the Pre-Application report and taking reference from design elements on Money Lane.

2.5 Proposals for sites within Conservation Areas or an Area of Special Local Character will require:

- a). A higher standard of design
- b). Traditional materials
- c). Features that are complementary to the exiting street scene

2.6 The application drawings show the whole extent of the proposed works. The designers have detailed the proposal in materials to match that of 14 Money Lane, as a more contemporary approach would conflict with the general grain of the area.

2.7 Whilst fenestration is proposed to maximise the sunlight and daylight within the new scheme, all fenestration has been designed to prevent any overlooking of adjoining amenity space.

2.8 The proposal seeks to secure a high-quality residential development sensitively designed. It is considered that the proposal will have no adverse effects on the local area particularly as the rear of the property is boundaries with a further row garages.

2.9 We are of the view the proposed scheme offers a design, which not only adds to the character of the area and improves the existing site that is currently vacant and in dire need of developing. The scheme will also be considered as a valuable asset to the street scene.

- 2.10 While the Pre-App (Ref. 5595/PRC/2024/33) mentions 14 Money Lane, please note the current application is in relation to the new proposed dwelling.
- 2.11 The application effectively complies with the latest version of the Hillingdon Strategic Housing Assessment (November 2016) which states that there is a general need for more family sized (3bed and above).
- 2.12 As per Pre-App report, a distance of 3.2m retains a visible break to the side of the side of the property ensuring the openness within this side plot and would respect the established building system. However, in this application, the proposed dwelling would be built at a distance of 6.4m away from the existing dwelling. This will also exist between the proposed dwelling and the nearest neighbour No.12 Money Lane.
- 2.13 Please note, the proposed application has overcome the dominant nature as stated in the Pre-App by reducing the size. The proposal would now appear subordinate, in-keeping with the character and appearance of the street scene and wider Conservation Area.
- 2.14 The proposal provides adequate private amenity space located within the rear garden of the application site.

3. Summary

- 3.1 The proposal is visually appropriate within its context and not considered to create a cramped form of development. The proposal has been reduced in size and does not pose overdevelopment or intensification of the site.
- 3.2 The proposal will not have any effects harmful to neighbouring amenities or the physical character of the site or surrounding area.
- 3.3 The design retains the principal features of the site; its overall setting is preserved and enhanced by the proposed works.
- 3.4 The existing street scene supports the design and elevational outlook.
- 3.5 The project will make a positive contribution to the local economic vitality of the Borough.
- 3.6 The design of the site layout and the proposal is of high quality and fully sympathetic to the character and quality of the local area.
- 3.7 The designers believe the proposed development respects the scale, massing and layout of its surroundings and would not detract from the character or appearance of the locality
- 3.8 New constructions will comply with the current Building Regulations at the time of commencement.
- 3.9 The application proposal complies with the policy requirements of the National Planning Policy Framework and with the policy requirements of the Local Plan and Residential Design Guide.

4. Appendix

4.1 List of application submission drawings/documents:

- 1 **Application and CIL** duly completed
- 2 **Existing drawings**, drawing reference; **S01A-S07**
- 3 **Site photo sheet document**
- 4 **Proposed drawings**, drawing reference; **D01-D07**
- 5 **Schedule of areas**
- 6 **Pre-application report** dated 23/05/2024
- 7 **Design & access statement**
- 8 **Heritage Statement**

Ends