

**Carpenter's Cottage, Former RAF Uxbridge, St Andrews Park, Hillingdon Road, Uxbridge.**

**Planning, design and access statement.**

**Introduction.**

This property was granted planning and listed building approval to be used as a dwelling in May 2020. Ownership changed towards the end of last year and so this application is made on behalf of the new owner.

**Planning**

We hereby apply for both planning and listed building approval for this property to become a 4 bedroom house. Planning approval was granted under planning Decision Notice 585/APP/2020/836 and Listed Building Decision Notice 585/APP/2020/2131 for the use of the property to change to a three bedroom dwelling.

Recently both Planning Approval, reference 565/APP/2022/1298 and Listed Building approval, 585/APP/2022/1297 have been granted for a side extension.

These applications now submitted seek approval to the use of the building as a four bedroom dwelling with two off road parking spaces. The internal floor area of the building including the side extension mentioned above as recently approved is 123.6 square metres with a rear and side garden of 238 square metres.

The gross internal area is in excess of the required minimum gross internal area required for a 4 bedroom, 5 person dwelling over one storey with the Nationally Described Space Standard requirement being 90 square metres.

The principle of the use of the building for residential use has been established by the earlier approvals.

**Design**

The proposed design details and materials have been the subject of previous applications with the external material details being largely approved by way of the Listed Building Conditions approvals 585/APP/2022/1003 in respect to windows and doors, 585/APP/2022/913 in respect to the roof record, Condition 3, 4, Repairs in respect to Approval 585/APP/2020/2131 and Decision Notice 585/APP/2022/1217 discharging Condition 9, limecrete floor.

In terms of design, the changes to the original building are minor however, the recent approval for the side extension is really the only design detail change to the building which has been approved recently as mentioned above.

As part of the proposal an existing external door roughly mid point along the east side of the building would be retained and boarded over internally. To the northern end and on the east side it is proposed to create a double door to the garden with

side windows to either side of these doors with the windows and door glazing reflecting the style of the existing windows.

### **Access**

The building is on one storey with a single step up to the front. There will be steps up from the rear due to the change in ground level and also steps in the garden.

The building is located in an area with excellent public transport with both bus services and Underground Station within walking distance. Other facilities such as retail facilities, schools, leisure facilities are also within walking distance.

This location is extremely sustainable with the resident not needing to own a car to undertake day to day leisure and shopping activities nor to travel to work.

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