

March 2011

13/17

DESIGN AND ACCESS STATEMENT

For

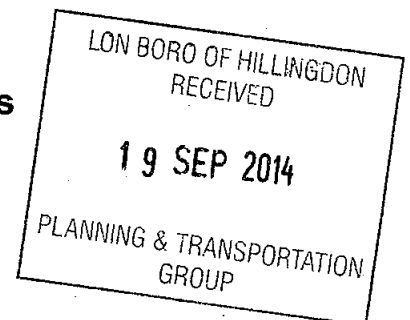
**73 GLAMIS CRESCENT,
HAYES, MIDDLESEX. UB3 1QB.**

Proposal

Erection of Detached House.

Statement by

**Uxbridge Design and Detailing Services
The Old Bakery,
21A Windsor Street,
Uxbridge,
Middlesex UB8 1AB.**



(2)

Legislative Provision.

This statement is written in accordance with the requirements of article 4C of the GDPO and covers matters of both design and access.

Site Context.

This site is located within an urban area and in a public road. The road consists of both semi-detached and terraced houses of similar design and character and all generally set back from the road frontage in a uniform line. Most of the properties are two storey dwellings of a similar age, architectural form and height. The existing dwelling to which this land is attached, is a semi-detached house and there is an end of terrace dwelling of similar height to the immediate left of the development site.

The site is triangular in shape with a frontage of approx. 15.0m tapering to only 1.0 at the rear boundary fence. The depth of site on the left side is approx. 33.0m and the new dividing fence between this plot and no. 73 will be approx. 39.0m in length. The site area is approx. 245 sq. m.

The existing dwelling is positioned to left side of the plot and at an angle of approx. 45 degrees to the dwelling. The gap between the rear corner of the new dwelling and the boundary fence is 1.0m min. Likewise there is to be a minimum gap of 1.0m between the existing dwelling and boundary fence.

There is an existing hedge to the front boundary, the majority of which is to remain and there is a mature tree to the public footpath.

Access to the plot will be via an increased width of the existing vehicular crossover as shown on the application drawing.

(3)

Involvement

This application follows a previous application to erect the same dwelling on this plot made in October 2004, but never implemented. This application was approved under reference 59695/APP/2004/2892.

This application has been prepared giving careful consideration to the previous approval and the neighbouring properties.

Economic Benefit

The development will optimize the use of the land as encouraged by government housing policy. Employment will be provided for construction workers during the construction period, and the occupiers will contribute to the local economy through the payment of council tax and spending on goods and services in the locality.

Proposal and Design.

The proposal is to erect the new dwelling which is to be a 2 bed roomed two storey detached.

The proposal has been designed to respect the height and design of the adjacent properties. A front bay window will reflect the design of the neighbouring dwellings.

The dwellings will be of high quality facing brick structure with tiled hipped elevations and appearance. A small front gable will be provided over the bay window.

The unit will have its own private rear garden area, which is to be enclosed with a 2.0m high timber fence.

Access to the property will be via the existing vehicular access which will be of sufficient size to allow two standard sized car to park.

(4)

Access for Disabled Persons.

The front of each property will have sufficient firm and level hard surface with a slight slope to the entrance door to ensure it is fully compliant with part 'M' of the current Building Regulations.

Internally, the layout of each dwelling will be such that it is also fully compliant with the Building Regulations. This includes the provision of a W. C capable of accepting a disabled person in a wheel chair. Light switches and power sockets will also be positioned such that they comply with the current regulations.

The dwelling will also be designed and constructed to comply with the current requirements of 'Lifetimes Homes Standards'.

Landscaping.

An indicative planting scheme has been indicated on the application site plan, but is not the full details. It is intended that further details on this matter could be forwarded at a later date and could be conditioned as such on any approval notice. The existing front boundary wall could be retained as part of this development, should it be required.

Parking.

The new dwelling has be designed to allow for 2 no. off street parking spaces, as shown of the attached drawing.

The existing dwelling is to have the drive extended to also allow for two off street parking spaces.

(5)

Fire and Security.

The proposed dwellings are within acceptable distances from the road for fire fighting vehicle access.

There is to be a side access gate to the rear garden of each dwelling, no more than 2.0m high providing security.

All windows and doors will be fitted with high security lockable fasteners.

Conclusion

To conclude, the application site is within the developed area and is within recommended density levels. A similar application to erect a dwelling on this site has previously been approved.

The design has taken into consideration the impact on the adjacent properties and it also makes full and effective use of the site.

The front line of the proposed dwelling will be 'in line' with the adjacent dwelling. The dwelling will be 'set in' from the side boundaries to ensure impact on adjacent properties is minimal.