

**TOWN AND COUNTRY PLANNING ACT 2020
(AS AMENDED)**

Design and Access Statement

**To support a planning application for
Open air shelter at rear of property.**

**89 Misbourne Road,
Hillingdon
UB10 0HP**



Road View

Introduction

This application relates to Open air shelter at the back of the property, at 89 Misbourne Road, Hillingdon, UB10 0HP. This Design and Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the proposed plans.

Layout

The site, 89 Misbourne Road is located within a mixture of predominately residential area, the residential properties consisting of semi-detached neighbouring properties. The property is located on Misbourne Road, opposite junction with Glison Road, with easy access to public transport and road links.

The properties along 89 Misbourne Road and adjoining streets are on large plots. All the properties on the street are of standard brick construction and tiled pitched roof.

A number of properties have been extended, with substantial double storey side and rear extensions.

Scale and Sitting

The Property is a semi-detached house, with a large front and rear garden and the ground fairly level from the front garden towards the back garden.

The property is North facing with access off Misbourne Road to the front garden. The property is divided by wooden panel fencing and brick wall fencing to the neighbouring properties.

Appearance

The property known as 89 Misbourne Road and adjoining properties are all of a standard brick construction and pitched tiled roof, with own drives and ample parking space to the front garden. They vary in external appearance from rendering to brick facing. The existing external walls are solid 225mm thick brick face walls and the roofing tiles are plain Redland tiles on rafters.

Sustainability

One of the primary aims of the proposed development is to be one of the more sustainable buildings in the area. The use of high quality energy efficient materials and products is the most important factor.

- The fenestration will be detailed to reduce the loss of energy.
- The external fabric of the building envelope will surpass the appropriate U-value in step with the Part L of the Building Regulations designed to reduce Carbon Emissions.

- Low energy AAA rated appliances will be specified and installed.
- Water Butts will harvest rainwater for use in washing cars and watering plants etc.
- Low energy lighting fittings are proposed to be fitted throughout.
- Certified timber will be used.

Design

- A new open air shelter is proposed on the land at the rear of No. 89 Misbourne Road
- The new property will provide sheltered sitting area in the garden for the elderly members of the extended family.
- The proposed building is keeping with the character of the street.
- The design reflects and improves the site and its surroundings and serves to create a sense of character.

Access

The proposed access will remain the same and from 89 Misbourne Road to the front.

There are bus stops within walking distance from the property and Eastcote Underground train station.

Pedestrian

The main pedestrian access will remain the same and off 89 Misbourne Road

Landscaping

The landscaped front garden will remain the same and the rear will be laid in lawn with edge plantation.