

**DESIGN AND ACCESS STATEMENT**  
**FOR**

**New 4 bedroom house including  
demolition of existing bungalow  
at  
no 72 Sweetcroft Lane, Hillingdon UB10 9LF**

**October 2022**

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# 1.0 INTRODUCTION

## 1.1 The Statement

This Design and Access Statement has been prepared in support of a full Planning Application for the demolition of an existing bungalow at no 72 Sweetcroft Lane and the construction of a new 4 bedroom house with parking for 2 no cars.

As the project develops further, the Design and Access Statement will have to be updated to reflect the detailed design for detailed planning application and Building Regulations requirements.

## 1.2 Drawings & documents list

This access statement should be read in conjunction with the following drawing numbers:

- Drawing no 72 SL/P/01 – Site location plan 1:1250
  - 72 SL/P/02 - Existing and proposed site plans 1:500
  - 72 SL/P/03 – Existing ground floor and roof plans 1:100
  - 72 SL/P/04B – Proposed ground floor plan 1:100
  - 72 SL/ P/05C – Proposed first floor plan 1:100
  - 72 SL /P/06B – Proposed loft floor and roof plans 1:100
  - 72 SL /P/07 – Existing elevations 1:100
  - 72 SL /P/08B – Proposed front and rear elevations 1:100
  - 72 SL /P/09B – Proposed side elevations 1:100
  - 72 SL /P/10B – Landscape and parking 1:200
  - 72 SL /P/11 – Proposed cycle and bin store plans and elevations and front boundary wall elevations 1:50
  - 72 SL /P/12 – Existing and proposed ground floor plans – Drainage 1:100

# 2.0 PHYSICAL ASSESSMENT

## 2.1 Site Location

The site is located at Sweetcroft Lane, Hillingdon.

The existing site is currently occupied by a bungalow which will be demolished and replaced with a detached house.

## 2.2 Surrounding Land Uses

The site is located in a residential area with houses in various styles.

## 2.3 Movement (Transport and access)

Vehicular access to the site is via Sweetcroft Lane. The site is within walking distance from Hercies Road and Long Lane with bus routes to Uxbridge.

The site has a PTAL rating of 1b.

Parking on site will be on 2 no parking bays provided within the cartilage of the site including 1 no active and 1 no passive electric charging points.  
The existing dropped kerb access to the site to remain.  
This parking provision complies with the current London Borough of Hillingdon Car Parking standards.

## 3.0 DESIGN

### 3.1 Use

#### Existing bungalow at 72 Sweetcroft Lane:

The existing building has currently the following accommodation:

3 bedrooms, lounge / dining area, kitchen, bathroom, garage.

Parking for 2 no cars on the front drive.

#### New house:

The new house will have the following accommodation:

**Ground floor** - Reception room, study, kitchen / dining room, utility room, shower room.

**First floor** – 4 no bedrooms, 4 no en-suites, 2 no dressing rooms.

**Loft** – Prayer room, storage.

A bin / recycling store at the front of the property, a cycle store for 2 no cycles in the back garden, parking bays for 2 no cars.

### 3.2 Amount

#### Existing bungalow:

The existing 3 bed bungalow due to be demolished has a gross internal area of 82.35m<sup>2</sup>.

#### New house:

The gross internal area for the proposed house will be 292.13 m<sup>2</sup>.

### 3.3 Layout

The proposed floor layouts are as shown on drawings number 72 SL / P / 04B, 05C, 06B.

All the areas comply with the LBH Local Plan Part 2 (October 2015).

### 3.4 Scale

The height of the building will be of similar height to houses adjacent to the site.  
The overall height for the building will be 7.77 m high.

### 3.5 Appearance:

The house will be constructed in a cavity wall construction with the outer leaf in a red colour brickwork and with stone detailing to the corners and around the openings.

The pitched roof will have plain roof tiles.

The houses in the surrounding area have either brick finish (various colours) or render finish.

## **4.0 ACCESS**

All external doors of the house will have a level access.

All the flats have a step free access and they comply with M4(2) of Approved Document M of the Building Regulations.

## **5.0 STATUS OF THIS STATEMENT:**

The owners of the premises will be responsible for the safe keeping of this statement to demonstrate that all reasonable care has been taken in procuring the proposed works.

This Design and Access Statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the proposal. This include throughout the life of the property specifically to ensure the development remains fit for purpose and that all relevant best practice accessibility guidelines and statutory regulations are observed and implemented within the detailed design.

## 6.0 APPENDIX

### Photographs of the existing site



View of the existing bungalow from Sweetcroft Lane



View towards front elevation of the bungalow



View towards no 70 Sweetcroft Lane



View towards no 74 Sweetcroft Lane



View of rear elevation of bungalow



Rear view of the bungalow & no 74 Sweetcroft Lane



View of rear garden



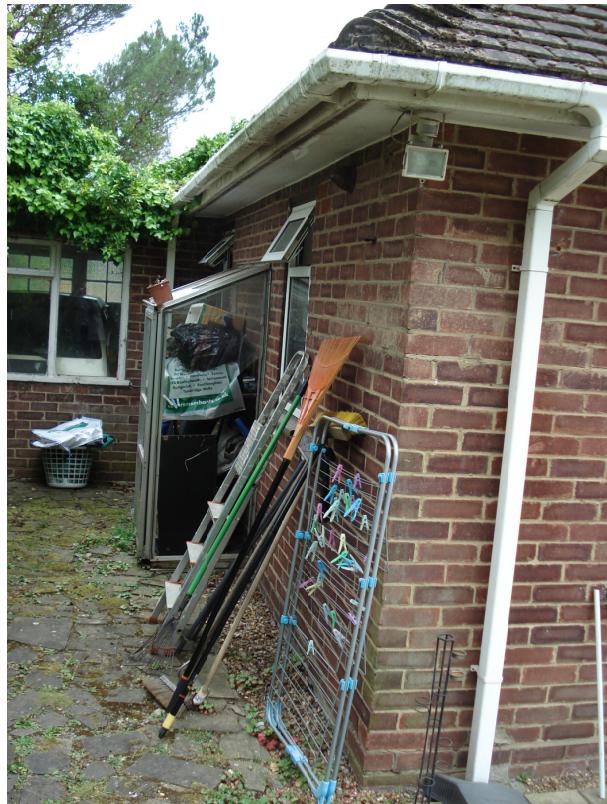
View of rear garden



View towards rear of no 70 Sweetcroft Lane



View of rear elevation of garage



Rear view of garage / side elevation of bungalow



View of no 74 Sweetcroft Lane



View of no 70 Sweetcroft Lane