DESIGN AND ACCESS STATEMENT

Property:

Land at the rear of 101 & 103 Raleigh Avenue, London, UB4 0EF.

The proposal:

The proposal is to erect a 2 bedroom 1 reception, two storey house at the above. This statement considers the constraints of the site, the opportunities that the additional development will provide and how, together they have led to the application now put forward.

The application is supported by the following drawings:

Drawing No: KOM/374-1
Location Plan
Block Plan
Lifetime Homes Report

Site and surrounding area:

- The front of the house proposed at the rear of 101 & 103 Raleigh Avenue is facing Lothian Avenue.
- 101 & 103 Raleigh Avenue are two storey houses with 3 bedrooms and 1 reception each.
- The area surrounding the site is mostly residential in nature.
- The houses on Raleigh Avenue and Lothian Avenue are semi detached properties with tiled pitched roofs and brick/pebble-dash finish.
- The properties surrounding the site are also two storeys high.
- The site in question is connected to Uxbridge Road (A4020) on its South via Shakespeare Avenue and to Yeading Lane via Lothian Avenue which then connects further to the Park Way (A312). There are a number of bus stops on the Uxbridge Road and Yeading Lane with buses going in either direction.
- Furthermore, Northolt, Hays & Harlingdon and Hallingdon train stations are at a

distance of 15-25 minutes via public transport from the site.

Design:

- A new house is proposed on the land at the rear of No. 101 & 103 Raleigh Avenue.
- The main entrance is proposed from the front of the proposed house at Lothian Avenue.
- The proposed house is designed at a setback of approximately 5 meters from the Lothian Avenue to enable car parking at the front.
- The new residential unit will be a two storey house with 2 bedrooms and 1 reception.
- The ground floor of the proposed residential unit will encompass; the kitchen, living/dining, a toilet and the hall area housing the staircase leading to the first floor.
- The new house will have 2 bedrooms as well as a bathroom on the first floor.
- The new house will have tiled pitched roof and walls with pebble-dash finish to match with the existing buildings on Lothian Avenue.
- The elevations represent a well balanced composition of form and proportion with an adequate palette of materials appropriate for the building use and location.
- 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.
- The floor areas of the proposed house meet the council's minimum floor area requirements and all the rooms' sizes exceed the council's minimum space standards.
- A front and rear gardens are proposed for the new house, which are also significantly more than the requirement of the council.
- Bins are also provided at the front of the drive for ease of use.

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.
- Condensing Boilers with low N2O (Nitrous Oxide) emission rates will be specified.
- Low energy AAA rated appliances will be specified and installed.
- Low flush/ dual flush WC cisterns and spray taps will be specified.
- 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.

Access statement:

Vehicular

The proposed house will have access from the Lothian Avenue. As mentioned earlier, the site in question is connected to Uxbridge Road (A4020) on its South via Shakespeare Avenue and to Yeading Lane via Lothian Avenue which then connects further to the Park Way (A312). There are a number of bus stops on the Uxbridge Road and Yeading Lane with buses going in either direction. Furthermore, the property is within 15-25 minutes from the Northolt, Hays & Harlingdon and Hallingdon Train Stations via public transport.

The proposed house will have 2 off street parking spaces.

The existing houses at 101 & 103 Raleigh have been provided with 2 off street car parking spaces each.

Pedestrian

- The main entrance door of the house will be accessible for the disabled.
- The ground floor level of the new house has a WC for disabled use.

Conclusion:

It is considered that the application put forward is in accordance with the policies of the council. The new residential development on this site provides more efficient use of the land. The new residential development will have no adverse effects on the surrounding buildings and the development will also respect the local amenities which the neighboring residents can quite reasonably continue to enjoy. The development is considered to be appropriate for this site and the Council is requested to grant planning permission for it.