

## **PLANNING DESIGN AND ACCESS STATEMENT**

Site: 13 Salt Hill Close, Uxbridge

Proposal: Construction of attached new house

Local Authority: London Borough of Hillingdon

Prepared by:  
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Amended: 15 May 2017

## **1. Note**

This Design and Access Statement should be read in conjunction with the following documents:

1703-ex-01: existing plans and elevations  
1703-pl-01B: proposed plans and elevations  
1703-os-01: Ordnance survey location plan

## **2. Location**

The site forms an 0.5 ha large plot located on the end of the cul de sac on Salt Hill Close. The side of the plot flanks Harefield Road. The site consists of a an extended two storey semi-detached residential building.

## **3. Site Analysis and Evaluation**

The site consists of a two storey semi-detached dwelling house. The property benefits from a side extension that measures 4 metres wide by 7 meters deep. The area is characterised by mainly similar two storey semi-detached and terraced dwellings. The property is not a listed building nor located within a conservation area. The property retains its full permitted development rights. There are no other planning constraints or restrictive designations upon this property.

## **4. Development Site**

The site currently comprises a side extension and garden space between the existing semi detached house and its boundary. The existing house has substantial garden depth and width at rear; the space at the side is therefore surplus to requirement and has the potential to accommodate another dwelling of a similar size to the existing house.

## **5. Schedule of Accommodation**

It is proposed to build an attached, three bedroom house at the side of the existing house. The proposed house will be marginally wider than the existing house in order to comply with the floor space required to comply with the London Standard the requirements of the building regulations or Life Time Homes for circulation space.

## **6. Layout**

The proposed house will be attached to the existing house. It is proposed to demolish the existing garage and the bland 2m high garden wall abutting the highway to create off street parking for the new house and landscaping in front of the new house.

## **7. Design**

The new house is similar in design to the surrounding existing houses and will be finished in similar materials. The internal layout of the new house will be similar to the existing house but adapted to comply with the Life Time Home Standards and/ or Building Regulations requirements applicable to new developments.

The minimum floor area required for a 3 bed, 5 pereson house is 96m<sup>2</sup>. The floor area of thre proposed house is 112m<sup>2</sup>.

## **8. Access**

The site and the surrounding area is generally level allowing easy access for pedestrians and wheel chairs, however there is a significant slope and change in level to the side of the plot facing Harefield Road, The existing retaining wall will be adapted to allow for an allyway to the rear garden of the new house.

## **8.1. Public Transport**

There are bus stops within few minutes walk on Park Road with regular services to Uxbridge

## **8.2. Access and circulation**

The front and rear doors will have level thresholds and have minimum 800mm wide clear opening widths. The internal layout is designed for wheelchair access and manoeuvring (complying Lifetime Homes standards). The level threshold to rear door will afford wheel chair access to the private amenity space in rear garden.

## **8.3. Parking**

There are two parking spaces at the front of the existing house accessed via the existing dropped kerb. The existing garage (which is mainly used for storage) will be demolished and two new parking spaces will be created to serve the new house.

## **8.4. Cycle Store**

A lockable garden shed with minimum 3m<sup>2</sup> floor area and a secure floor hook will be provided in the garden to provide secure storage for two pedal cycles and garden tools.

## **9. Private Amenity Space**

The rear and the remaining space will be landscaped to provide 68.5m<sup>2</sup> of the private amenity space for the existing house and 74.2m<sup>2</sup> for the proposed new house.

## **10. Sustainability**

The proposed development will be designed to include the sustainable features listed below and achieve level 4 of Code for Sustainable Homes:

- New construction will be fabricated with sustainable materials wherever possible, which will be easy to maintain.
- New boilers/ heating system will be most energy efficient available.
- Timber will come from approved and sustainable sources as approved by FSC.
- As many as possible of the Lifetimes Homes standards will be complied with, subject to the constraints of the site.
- Low energy light fittings will be utilised.
- The site is a short walk from local shops and services to meet local needs.

## **11. Impact**

The building work will be carried out during normal working hours which will restrict noisy construction operations to between 8AM and 6PM during weekdays, and 8AM to 1PM on Saturdays and not at all on Sundays and Bank Holidays. The work will be carried out to comply with the Construction (Design and Management) Regulations 2007 and Sections 60 and 61 of the Control of Pollution act 1974.

The proposed works are not sufficiently onerous to cause a flood risk, to impact aviation, TV and radio reception, provide a microclimate or affect transport or air quality.

The visual impact on the surroundings will be minimal and in keeping with activities minor building activities in a residential area.

## **12. Conclusion**

The proposed development has been carefully considered to comply with the LB Hillingdon Unitary Development saved policies, the London Plan (2011) and national guidelines for residential developments. The LPA is therefore requested to consider the application favourably; however we

would appreciate the opportunity to make any further amendments considered necessary for approval before the application is decided.