

DESIGN AND ACCESS STATEMENT

Perspolis House, Robinwood Grove, Uxbridge, Middlesex UB8 3TW

8th May 2021

Introduction

Perspolis House is a detached bungalow located within the Hillingdon Village Conservation Area and Metropolitan Green Belt.

This Design and Access Statement has been prepared to accompany a planning application for changing the existing roof and the loft floor.

Site and Surrounding

The total area is approximately 303 square metres.

There is 74sqm of garden area (including the patio) and off street parking for two cars.

Design

We are proposing to change the building to 1½ storeys with lowered eaves similar to many buildings on Royal Lane. Therefore the proposed development will harmonise with the existing street scene and other features in the area.





We are happy to change the dormers over windows on the front if that is advised.

Scale

The existing dwelling has a total internal floor area of approximately 100sqm, made up of 68sqm on the ground floor and 32sqm within the loft.

We are proposing an additional 36sqm on the first floor level. This would represent a 36% increase in the internal area.

Overlooking

The building is more than 30 metres from the nearest adjoining property, Greensleaves, to the south, whilst Tudor Cottage, to the north along Royal Lane, is more than 70metres away. As such there would be no impact on the light or general amenities of occupiers of these properties.

Layout

The existing house has 2 bedrooms on the ground floor and 1 bedroom with en-suite on the first floor. The two ground floor rooms will be used as a dining room and home office (for music production), therefore there will still be 3 bedrooms after the development.

We are not proposing any change to the layout of the ground floor.

Parking

There is no change to the existing parking spaces. There is off street parking for two cars.

Amenity

There are 74 sqm of usable garden space available. HDAS Residential Layout states that the garden space standard for a three bedroom dwelling is 60sqm. Therefore our proposal complies with Local Plan Policy.