

REVISION

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15.04.26

Design and Access, Statement

**To accompany Proposal for a Dog Wash facility to the
boundary of New Dwelling with Coffee Kiosk at
Hillingdon Park, Parkway, Uxbridge, UB10 9JX**



**CR Design Services,
Salvus House,
Aykley Heads,
Durham, DH1 5TS**

www.crdesignservices.co.uk

1.0 Introduction

- 1.1 This design and access statement has been prepared by CR Design Services on behalf the applicant to accompany the planning application to Hillingdon London Borough Council for Maximum Construction.
- 1.2 This design and access statement describes the proposed development for an automated dog wash vending machine and shelter.
- 1.3 The proposal follows the successful permission of the detached house and incorporated coffee kiosk on the west boundary of the house plot close to the proposed dog wash.
- 1.4 This document is to assist in the understanding and appraisal of the proposal and to describe the design and the approach taken to demonstrate a suitability to the site and setting.
- 1.5 The structure and detail of this document follow guidance set out by Section 9 of the T&CP (Development Management Procedure) Order 2015.

2.0 The Site



Figure 1- OS Map of development site in context with the immediate area.

- 2.1 The host detached dwelling plot is located at Court Park Pavilion site, off Parkway, Uxbridge and is owned by the client.
- 2.2 The dwelling faces north-east on to the access road, off Parkway, sharing access with Park Lodge and Oakland Medical Centre.
- 2.3 Parkway is a residential area, located within a 10-minute walking distance from Uxbridge City Centre due west across Court Park. The site is located at the south end of Parkway which is gated and restricted access.
- 2.4 The proposal is located on the west boundary of the planned detached dwelling.
- 2.5 The proposal is located wholly within the dwelling plot and owned by the dwelling.

- 2.6 The client has taken possession of the dwelling plot.
- 2.7 The client already has installed an approved coffee kiosk into the boundary of the planned dwelling, see below.



Proposed Development

3.0 Design

- 3.1 This Statement is to be read in conjunction with the following drawings:

Drawing Nos.	Drawing Title.
2190-00	Site Location Plans
2190-01	Site Layout
2190-02	Proposed Plan and Elevations

- 3.2 The proposal is located some 5m beyond the kiosk, see above.
- 3.3 The proposal is a further service provided for the users of the park.
- 3.4 The design is based on the similar installation shown below and incorporates an automated self-service dog wash vending machine protected by a timber boarded mono-pitched shelter with a concrete floor to handle the dogs before and after the process.

- 3.5 The wash unit is the i-Clean Classic and provides pet shower, water storage and vending control.
- 3.6 The wash unit is housed in a timber shelter not more than 2.3m high with a mono-pitched roof. The front of the shelter has an open aspect with 1.5m high steel railed gates locking the facility when not in use. See attached drawings



- 3.7 The proposed site is some 5.5m north of the coffee kiosk on the western boundary of the dwelling plot. The wash unit will be connected to an electrical and water supply service from the dwelling. The wastewater will also be connected to the dwelling foul sewer exiting the dwelling plot.
- 3.8 The wash unit is not directly manned and is run through a vending unit; there is also a concrete forecourt for the pet owners in front of the wash unit. This area is also recessed on to the dwelling plot and not part of the public side, with the dwelling boundary fence turned in to form the recess.



4.0 Scale

- 4.1 The proposal will sit on a 7.5sqm plot of land.
- 4.2 The proposed wash unit is 205cm long, 60cm wide and 185cm high. The wash tub being 55 x 140cm
- 4.3 The shelter is 3m x 2.5m, and 2.3m high. There will also be a concrete floor between the gates on the boundary and dog wash within the shelter.
- 4.4 The proposed dog wash is smaller than the coffee kiosk and no higher than it.

5.0 Sustainability

- 5.1 The proposed development
 - The installation will use the sustainable services from the dwelling.
 - The shelter will be constructed from fcs timber and VOC free stains.
 - Low energy light fittings where applicable.
 - The minimal amount of SW run-off will go directly to ground.

6.0 Landscaping

- 6.1 The garden area design for the house will be modified to accommodate the dog wash.
- 6.2 The area of the dog wash will have no soft landscape areas
- 6.3 The boundary fence either side of the dog wash will be 1.8m high as elsewhere and embellished with hedging.

7.0 Access

- 7.1 The dog wash is accessed only from the park side.
- 7.2 There is ample forecourt/hardstanding space in front of the dog wash to prepare and control the pets.
- 7.3 The new dog wash and recent coffee kiosk are well away from the dwelling access side.
- 7.4 The user service access for the kiosk is from the house side.
- 7.5 The dog wash will be operated by the occupiers of the dwelling.
- 7.6 The garden of the dwelling cannot be accessed from the park side at the dog wash position.

8.0 Management of Noise, Air Quality, Vibration and Dust

All works will be conducted in compliance with the following:

- Control of Noise at Work Regulations 2005.
- Environmental Protection Act 1990
- BS 5228:1997 Code of Practice on Construction and Open Sites

Site works will be controlled so that all plant and machinery noise emissions will be operated at noise levels that do not cause nuisance to the local area and dust will be minimised, via the following:

- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- All materials transported to and from the site are in enclosed containers or fully sheeted and are to remain covered on site.
- All waste (skips) leaving site will be sprayed with a fine water mist and fully sheeted before egressing site.
- During construction, scaffolding will be fully sheeted to help cut down on any debris being blown or falling from the upper floors.
- Dust and debris during the works will be kept to a minimum, by restricting the location of dust producing activities, and controlling packaging and material off cuts.

9.0 Conclusion

- 9.1 Overall, the enclosed application presents a scheme that is appropriate to the setting of the property, with the intention to provide a proposal with scale, form, and materials sympathetic to the park setting.
- 9.2 The proposal will provide along with the coffee kiosk a focal point for public use, but not visible from or into the house garden.
- 9.3 The proposed development will be energy-efficient and sustainability and will provide an outdoor space for the public to use and enjoy.
- 9.4 The applicant therefore seeks that the application is accepted and planning permission approved.
- 9.5 The dog wash has been successfully incorporated into the boundary of the dwelling.
- 9.6 The boundary though physically modified retains the privacy of the dwelling and remains in their ownership.