

Hillingdon Planning and Service Department
2W/04
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

07th March 2017

Dear Sir/Madam,

Re: Design and Access Statement in support of planning application for land at the rear of 84 Church Road, Hayes, Hillingdon, UB3 2LL

Background:

PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. Good design plays a fundamental role in achieving this. As PPS1 states:

10 “Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wide area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

This statement illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way. A major part of the statement is the explanation of how local context has influenced the design.

Use

The site is located on Churchfield Close, which is behind the existing house at 84 Church Road. The plot which is proposed to be built upon is the only plot on Churchfield Close that has not been developed. It is proposed to develop this site in a similar manner to the adjoining properties on Churchfield Close.

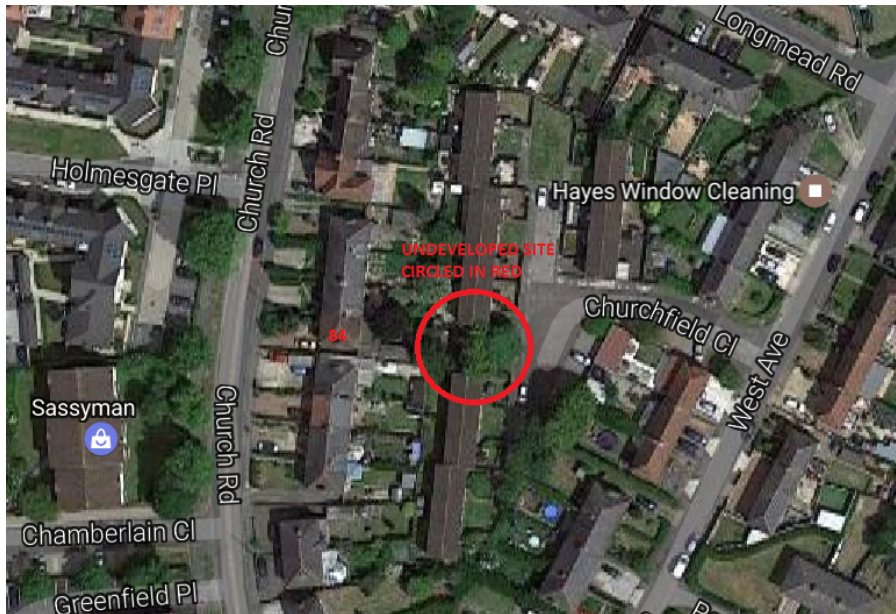


Image 1

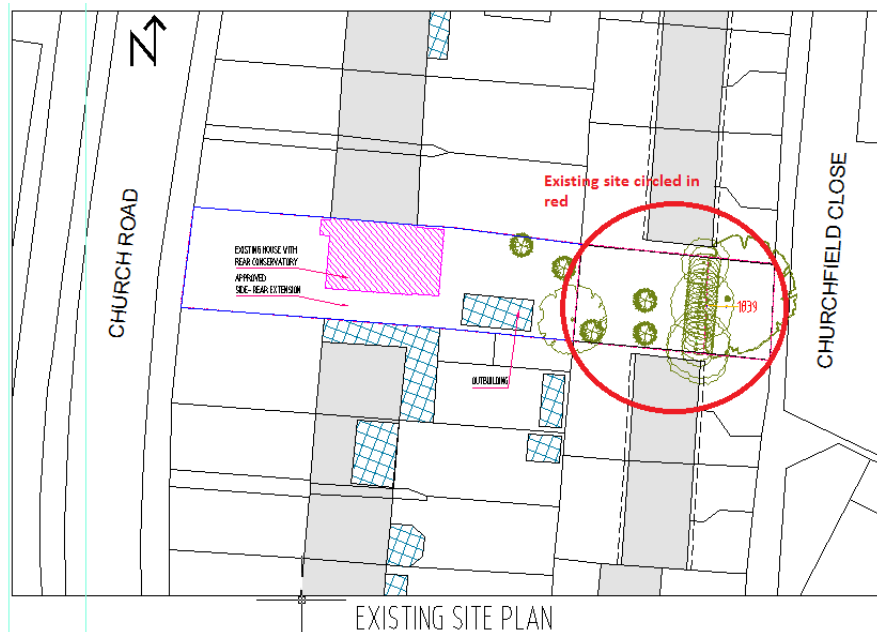


Image 2- Existing site plan.



Image 3

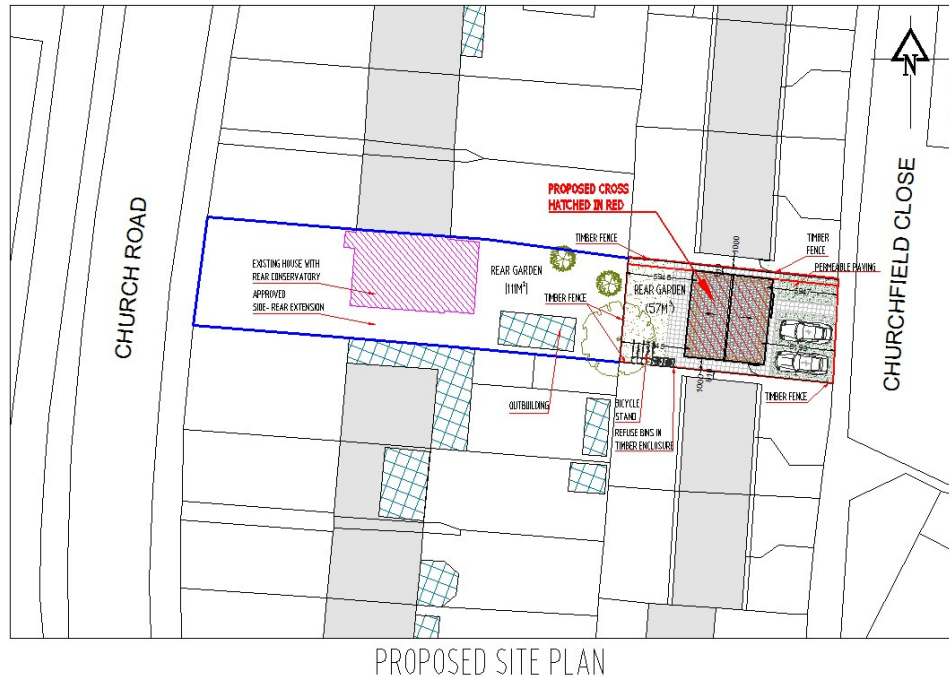
The tree that is on the site is proposed to be removed.



Image 4

Proposal

It is proposed to build a 2 bedroom detached house similar to the existing adjoining houses on the plot of land. The house would be the same height as the existing adjoining houses, and the same depth. The access to the house would be via Churchfield Close.



Proposed site plan- Image 5

Amount

The size of the plot is 155m². The width of the plot is 8.7m and the depth 17.8m. It is proposed to have the front of the house set back by 5m. This is to allow two parking spaces to the front of the property. The paving for the front garden is to be paved using a permeable covering.

The rear garden is 57m².

Layout

In terms of layout this is shown above and on the accompanying drawings. In general the proposed areas are as followed (all measurements rounded to nearest decimal point):

Ground floor total area = 35.7m²

Kitchen area = 8.7m²

Living room area = 18.3m²

Hall area = 4.35m²

W/C area = 1.6m²

First floor total area = 35.7m²

Bedroom 1 area = 8.6m²

Bedroom 2 area = 15.3m²

Bathroom area = 3.6m²

Corridor area = 2.9m²

Scale

The ground floor has an internal floor area of 35.7m². The first floor has an internal floor area of 35.7m². The building has been sited so as not to impact in any way with the adjoining properties.

Landscaping

There is ample space both to the front and rear of the site for hard and soft landscaping. We would request that any approval should be subject to a condition that a suitable scheme be submitted and approved to the satisfaction of the local authority prior to occupation or commencement of the building.

Appearance

The proposed dwelling is pleasant in appearance, which compliments the character of the street scene and blend in. The designs of the newly constructed properties within the immediate vicinity are similar in size and design and the proposed dwellings would fit comfortably with the surroundings. The materials to be used on the dwellings will match the existing neighbouring buildings so as to merge with the surrounding buildings.

Vehicular and transport links

There is vehicular access directly onto the site from Churchfield Close side, however the parking scheme for the proposed house will have 2 off street parking spaces on the Churchfield close. The pedestrian access is via the front and side of the premises. The local transport infrastructure provides local buses services within a 5 minute walk to Church Road and with over ground station within close proximity at Station road providing direct access into central London. A small timber shed is to be placed in the rear garden to house bicycles.

Lifetime homes

The proposal meets all of the lifetime home requirements. We would ask that any approval be subject to a condition to satisfy all lifetime home requirements.

Hillingdon Plan

The proposal meets all of the requirements within the Hillingdon Plan.

Refuse

It is proposed to have recycling refuse bins in the rear garden.

Inclusive access

The proposed development is designed to incorporate easy access for wheelchair users and also provides access to a w/c on the ground floor level. The proposed layout is designed to allow all persons free movement regardless of age, disability, ethnicity or social grouping.

We trust this design and access statement meets your requirements. Should you require any further information please feel free to call us.