

DESIGN & ACCESS STATEMENT

6 St Luke Close, Uxbridge, UB8 3SN
Converting house to 6 x 1-bed self-contained flats

Introduction

This document supports the applicant Converting house to 6 x 1-bed self-contained flats at 6 St Luke Close, Uxbridge, UB8 3SN , which lies in the London Borough Of Hillingdon.



Existing property

The property at 6 St Luke Cl is a semi detached two story house, in use as a 4 rooms HMO. The dominant material at the neighbourhood is brickwork with details. To the front we found a smooth garden plus a hard standing parking and to the rear a medium garden with smooth landscape. Timber fence to complete the boundaries to the neighbours.

This dwelling count with 4 bedrooms, and share bathroom, diner and kitchen
The property is limited on the rear and sides by boundary fences 1,64metres

Proposal:

The proposed plans include a new staircase from the first floor, a new living spaces and new shower rooms.

Materials will be kept matching existing as brickwork, roof tiles, uPVC windows, guttering and fascias
Rubbish and recycling space at ground floor level.

Design was made to comply Hillingdon Council and Permitted development right.

Use:

The use of the property will not change.

Amount increased :

Ground floor extension is approximate 18.00 m²

Scale:

The extension is a domestic scale relative to the extension of the property. The design is consistent with the local area and has taken account of the London Plan requirements.

Access:

Dwelling: The existing property main entrance & side pedestrian access will be retained as existing use.

Transport : Not applicable

Flood risk: Flood Zone 1 - Environment agency report attached. Statement is not required.

G-Social Context

The proposal is very well served with immediate access to public transport.

The site has access to all social services and amenities.

The site has good access to healthcare facilities

The site has good access to public open spaces.

The site has good access to recreational facilities.

The site has good access to educational institutions

Pre-Planning Advice

There was no pre-planning advice taken.

Conclusion:

Our proposal aims to bring to this property a more comfortable new space,

Good quality materials will be applied together.

We believe that our proposal would complement the existing building and enhance as a whole, keeping



Planning Considerations

The application relates to a semi-detached dwelling house used as a small House of Multiple Occupancy, located to the South of St Luke Close. The render and tile dwelling is set back from the road by an area of hard and soft landscaping.

The application is not located within a Conservation Area, World Heritage Site or AONB.

Submitted plans confirm that:

- i) The height of the extension would not exceed the highest part of the roof of the existing dwellinghouse;
- ii) The roof extension would not beyond the plan of any existing roof slope which forms part of a principle elevation of the dwelling house and fronts a highway
- iii) The roof extension would not exceed the cubic content of the original roofspace by more than 50 cubic metres;
- v) All materials would match those of the existing dwelling house;
- vi) The rooflights would not protrude more than 150mm from the roof plane;

