

DESIGN AND ACCESS STATEMENT



**For Residential Development At:
Former Garage Site Rear of 27-45 Petworth Gardens
Uxbridge
UB10 9HQ**

**September 2021
Ref: 2021/D282/P**

CONTENTS

1.0	INTRODUCTION
1.1	The Statement
1.2	Background
1.3	Drawing List
1.4	Specialist Statements
2.0	ASSESSMENT
	Physical Characteristics
2.1	Site Location
2.2	Surrounding Land Uses
2.3	Movement
3.0	DESIGN
3.1	Use
3.2	Amount
3.3	Layout
3.4	Scale
3.5	Landscaping
3.6	Flood Risk
3.7	Appearance
4.0	ACCESS
4.1	Accessibility Statement
5.0	SECURE BY DESIGN
6.0	TRANSPORT STATEMENT
7.0	AIR QUALITY TECHNICAL NOTE

1.0 INTRODUCTION

1.1 The Statement:

This Design and Access Statement is intended to support a full planning application for demolition of the former Garage Block rear of 27-45 Petworth Gardens, Uxbridge, UB10 9HQ

The proposal is the second planning submission on this site by the Council following detailed advice from the planners to the current reduced scheme of 4 x 4 bedroom, 6 person houses including associated parking and external works, whilst keeping the new form in scale and context of the surrounding areas. The scheme maintains vehicular side access route to the rear amenity open space (for maintenance) as well as the existing pedestrian route from Hazelene Gardens.

The original scheme was to construct a combination of semi-detached and terrace housing totalling 10 houses. 8 x 4 bedroom 6 person houses and 2 x 3 bedroom 4 person houses. The scheme was considered over developed and did not retain and public amenity open space as shown in the current scheme.

The proposed scheme is in line with current planning regulations.

1.2 Background:

The site is a vacant plot with of a decommissioned former garage block of 30 spaces flanked by a grassed area and surrounded by dense foliage and trees. The site is owned by the Hillingdon Council which used to rent garages for residents. The garages have been decommissioned and demolished and the land designated for much needed residential redevelopment.

The Council deems that the land could be better utilised by the residential development with the existing scale of nearby housing.

1.3 Drawings List:

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

DRAWING NOS	DRAWING TITLE
2021/D/282/P/01	Site Location Plan
2021/D/282/P/02	Existing Site Plan & Topo Survey
2021/D/282/P/03	Proposed Site Plan
2021/D/282/P/04	Semi Detached House Plans & Roof Plan
2021/D/282/P/05	Proposed Elevations
2021/D/282/P/06	Proposed Section
Arboriculturalist's Tree Report	

1.4 **Specialist Statements:**

This Design and Access Statement is supported with three specialist statements as follows:

- a) Accessibility Statement (4.0)
- b) Secure by Design Statement (5.0)
- c) Transport and Pedestrian Statement (6.0)
- d) Air Quality Technical Note (7.0)

All the above are contained within this document by way of supportive statements.

2.0 ASSESSMENT

PHYSICAL CHARACTERISTICS:

2.1 **Site Location:**

The site is a rectangular shaped plot located to the rear of 27 - 45 Petworth Gardens with vehicular access off Petworth Gardens and Pedestrian footpath access off Hazeldene Gardens.

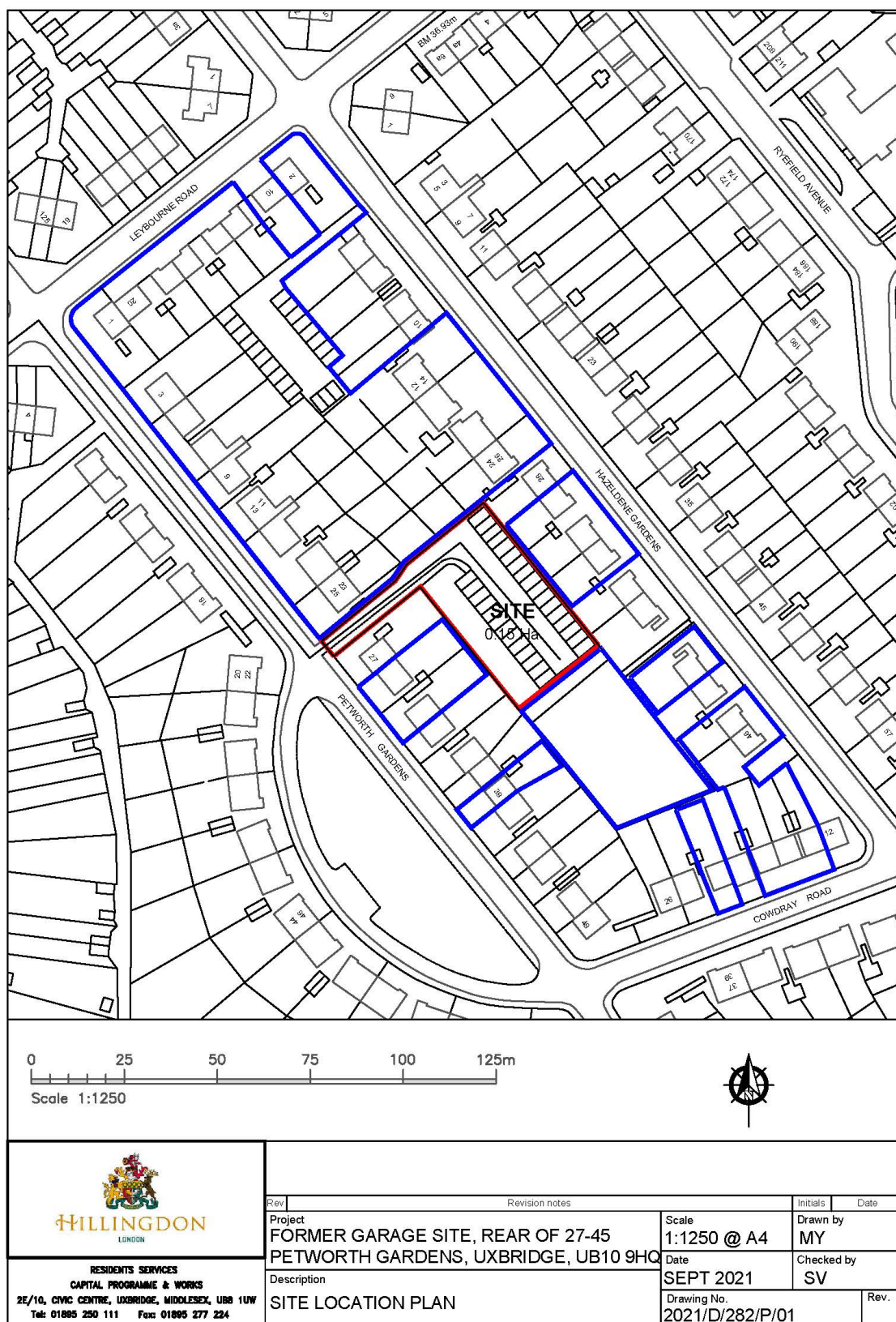


Fig 1 – Existing Location Plan Ref:2021/D/282/P/01

Refer to the existing site location plan, drawing no. 2021/D/282/P/01 and 02, for the Proposed Site Plan see drawing number 2021/D/282/P/03



Fig 2 – Existing Site Plan & Topo Survey Ref:2021/D/282/P/02

2.2 Surrounding Land Uses:

The site is located within a mainly residential area surrounded by residential housing on Petworth Gardens, Hazeldene Gardens and Cowdray Road.

The site is not seen from the highway, it can only be viewed using the access road off Petworth Gardens. Some existing trees line the site boundary which we wish to retain to provide natural dense foliage to prevent overlooking.

All of the surrounding buildings are made up of semi-detached and terraced two storey housing some with loft development.

2.3 Movement:

Vehicular access to the new development will remain as street access off Petworth Gardens.

The parking layout is designed to allow a mix of allocated and unallocated spaces to meet the adopted parking standards for the residential developments.

Car parking spaces No 1, 3, 4 and 8 could be used as DDA compliant car parking spaces for owners with mobility issues/cars. This is in excess of the 10% adaptable parking spaces requirement set by the Council.

Each parking bay can accommodate one standard size car.

The refuse lorry will collect waste by going into the development via the access road and is able to make a 3-point turn within the site to enable it to exit. Refuse bags will be deposited by the residents within the designated bins area near the access road on the designated bin collection day.

The new development will have 1 x bicycle storage within each rear garden. All bicycle storage will be approved to Secure by Design standard 'Protect a Cycle' or its equivalent.

Bus stops are just outside the property in both directions (refer to Access Statement below)

3.0 DESIGN

3.1 Use:

Existing:

The site is a vacant plot which used to accommodate a former garage block

Proposed:

The proposal is to provide 4 x 4 bedroom, 6 person terrace houses. The proposal also involves minimal removal of existing trees and shrubs, please refer to the arboricultural statement. The design retains most of the trees to the perimeter of the site with only a few within the site being removed to facilitate the new development.

The proposal accords with the Government's commitment to speed up the delivery of new housing across the country. The Government's ambition is to increase housing density by making the most of the use of the land. The demand for such houses which can accommodate families is high and, in the locality, there is Ryefield Primary School about a ten minute walk away from the site. Oak Wood Secondary School & Swakeleys School are 15 minutes walk away.

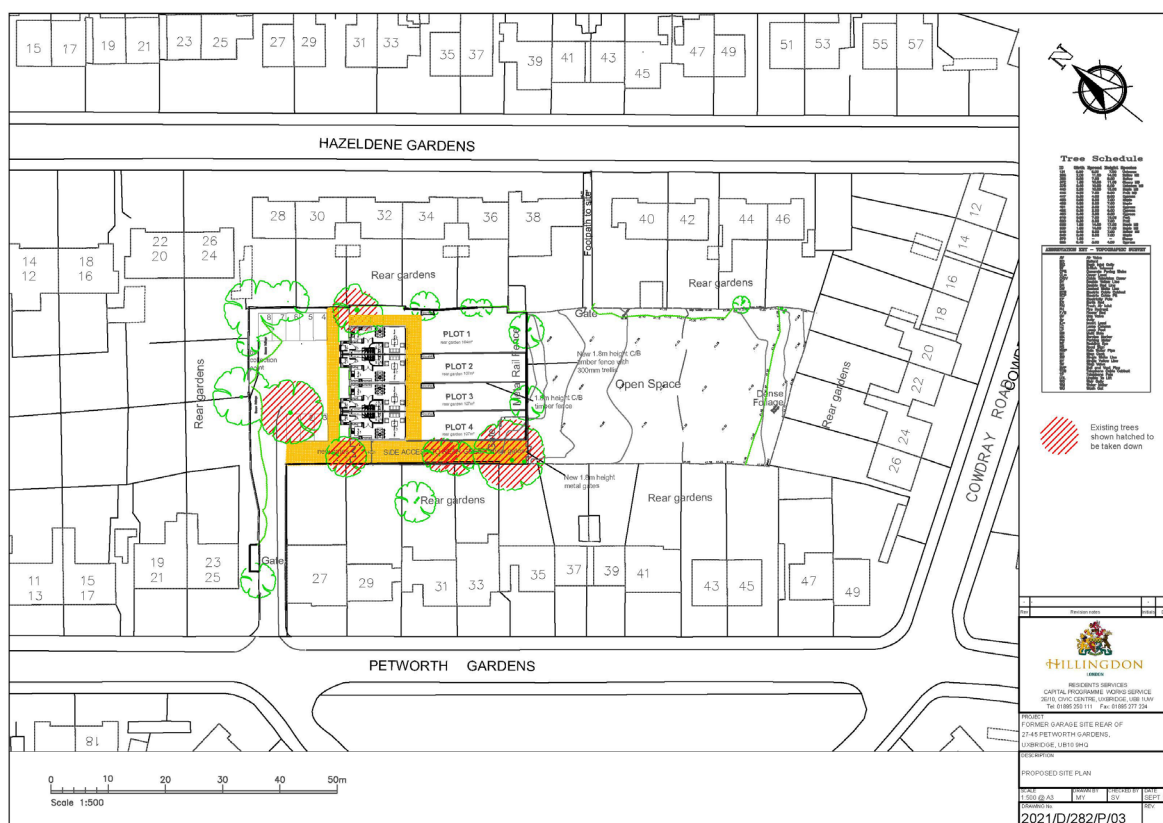


Fig 3 – Proposed Site Plan Ref: 2018/D282/P/03

3.2 Amount:

The total site area is 0.15 hectares.

The overall gross internal floor area of each plot is given in the table below:-

New Build 4 x Houses Schedule of Accommodation is as follows:

House Number	Bedrooms	Parking Spaces	Gross Internal Floor area (per unit) sm ²	Private Rear Garden m ²	Remarks
Plot 1	4 Bed, 6 person	2	111	164	Allocated parking space 1 and 2 1 possible adaptable car space
Plot 2	4 Bed, 6 person	2	111	107	Allocated parking spaces 6 and 7
Plot 3	4 Bed, 6 person	2	111	107	Allocated parking space 1 and 8 2 possible adaptable car spaces

Plot 4	4 Bed, 6 person	2	111	107	Allocated parking space 2 and 3 1 possible adaptable car space
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The GIA of the proposed houses meets the space standards as set out by the Mayors London Plan.

Each house's garden amenity meets or exceeds the minimum area requirement of rear garden amenity space.

3.3 Layout:

The layout of the new houses has been dictated by the site layout and restrictions such as access and adjoining housing. Vehicular access is off Petworth Gardens.

The new build does not conflict with any planning restrictions or precedence on overlooking on surrounding housing due to the distances from other properties.

The row of 4 terrace houses is a minimum of 15m away from housing along Petworth Gardens and Grosvenor Crescent due to facing the side elevation. The terrace housing is also 15m away from the side elevation of the proposed nearest semi-detached property.

The semidetached houses facing properties along Petworth Gardens and Hazeldene Gardens are a minimum of 21m away due to directly overlooking from front and rear elevations.

Additionally the layout also coordinated with the Mayor of London's London Plan as can be seen on the layout plans below:-



Fig 4 – Proposed Plans Ref:2021/D/282/P/04.

3.4 Scale:

The scale of the development is for terrace houses of 2 storeys with dormer which matches the local character and street scene.

3.5 Landscaping:

The private front and rear gardens will be grassed with paved patio area. The gardens are of fair size to allow owners to plan soft and hard landscaping.

The parking spaces will be finished using permeable pavers.

3.6 Flood Risk:

The site is not in a flood plain.

The shared surface of the development will be made of permeable Paving blocks with the required subbase so will assist any surface water run offs.

3.7 Appearance:

To match the existing material street palette the external finishes are kept simple by using plain tiles, fairface brickwork light colour with contrasting colour

dark grey window frames in matt finish. Refer to 2021/D/282/P/05 for details. Frosted glazing has been used for bathrooms, wcs and ensuites.

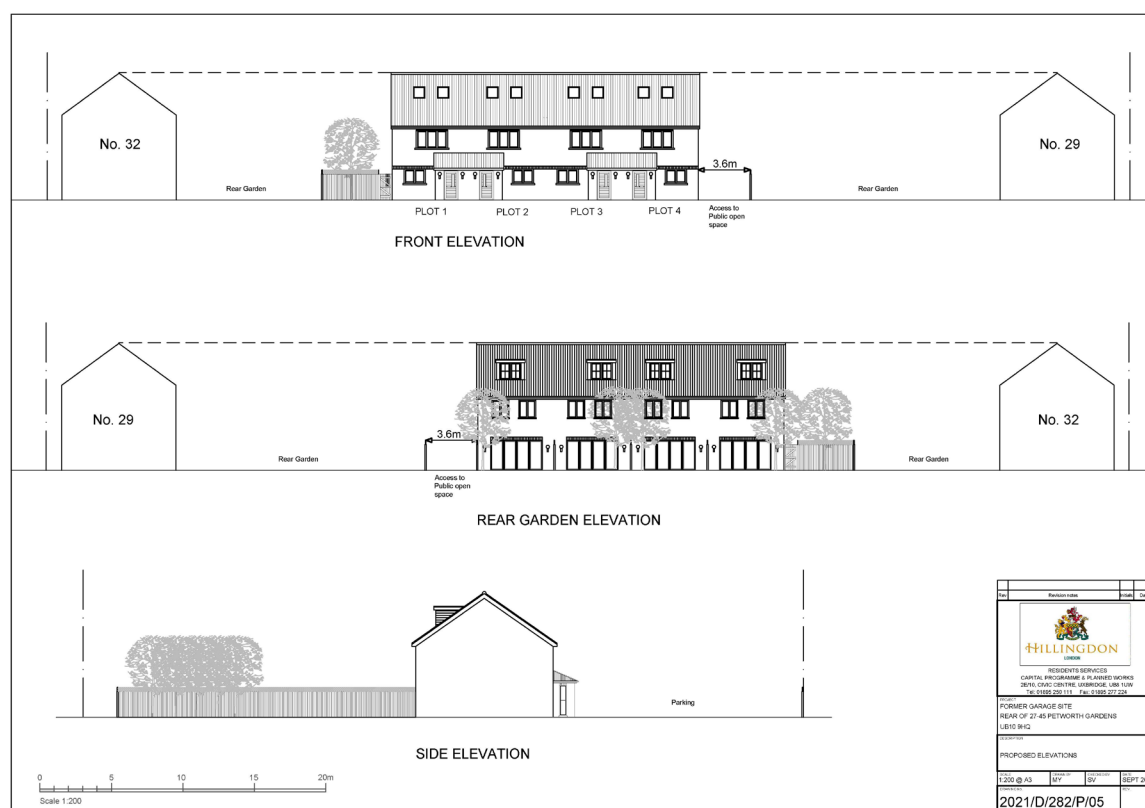


Fig 5 – Proposed Elevations Ref:2021/D/282/P/05

Refer to 2021/D/282/P/03 for the following:

Privacy and security will be maintained by erecting a 1.8m high closed boarded fence with 300mm high trellis to both side boundaries where possible to erect without damaging existing retained trees. Low lying scrubs to the front gardens and amelanchier trees to be planted.

4.0 ACCESS

4.1 Accessibility Statement:

The development is compliant with the access requirements as well as The London Plan. All the external door openings will have level access thresholds wide enough for people with mobility difficulties and wheel chair users.

The new houses will be constructed to Volume 1-Dwellings-Access to and use of buildings, Part M4(1) of the Building Regulations 2010. The ground floor wc wet room is DDA accessible with a 750mm transfer space to the wc pan and level access into the shower. The ground floor wc could be adapted fully with handrails if required.

Public transport is accessed via the Grosvenor Crescent bus stop 600 metres from the site. The U2 Bus provides transport to Uxbridge town centre from Brunel University and to connection services thereon including the Uxbridge Underground served by the Metropolitan and Piccadilly Lines. The buses are modern Transport for London buses and they have ramp access for wheelchairs user.

Upon advice of senior Planning Officers no specific DDA car parking space have been designed accordingly to the small scale of the development.

In the proposed development four spaces could be designated as compliant DDA car space. The potentially adaptable spaces are numbered 1, 3, 4 and 8 on the Site Plan (Fig 3).

5.0 SECURED BY DESIGN STATEMENT

Secure by Design has now been incorporated into Building Control Approved Documents; typically, this means that external doors will be to PAS24 standard with added security, and all windows will be to BS 7950.

These new PPC aluminium windows will be certified to prove that the products and installation accords with the Secure by Design Standard.

The final design scheme will have an automatic dawn to dusk PIR sensor lighting around all sides of the house.

One bike will be stored in a cycle store located within the rear garden. All cycle storages will be to 'secured by design' standards.

All gates to comply with secure by design in terms of robustness and locking systems.

New perimeter fencing to the rear and side boundaries will be 1.8m close board timber fence with concrete post with an additional 300mm high timber trellis where possible to erect without damaging existing trees.

6.0 TRANSPORT STATEMENT

The proposed parking layout and number of parking spaces per house complies with adopted parking standards to serve the new development.

A total of 8 car parking spaces have been provided to serve two spaces per house. Visibility along the access road is good.

Highways Safety Requirements will also include:

The parking layout treatment will be of permeable block pavers

It should be noted that the Council operates a 'sack collection system' and not wheelie bins:

Refuse bin spaces are provided at front for each house.

7.0 AIR QUALITY TECHNICAL NOTE

The location is within an Air Quality Management Area but is not in an Air Quality Focus Area where pollution levels are predicted to be the above the legal limits, current predicted air quality levels are not a restraint for residential development.

The development does not introduce people in to an area of poor air quality.

The existing site catered for 30 garages, and the new development has 20 allocated parking bays. The development does not bring levels of traffic which would impact negatively on the surrounding road network.

The development is clean by design, as it is set back from the road by surrounding housing.

The development Incorporates green infrastructure such as trees, hedges, planting to improve the local environment of the development; and to protect new occupiers against pollution sources such as roads

The scheme will use various low energy devices which will help with the overall air quality of the area. Each house will be fitted with Ultra Low NOx boilers (NOx rating of <40 mgNOx/kWh)

optimisation of design to ensure flue stacks can be adequately discharged and any intakes are not from polluted areas eg by roads/car parks

We will install 4 x zero technology electric vehicle charging points for future occupiers, (one point for each house).

END