

FORMER GARAGE SITE ADJOINING 1 EVELYNS CLOSE

DESIGN AND ACCESS STATEMENT



For Residential Development at:

Former Garage Site
Adjoining, 1 Evelyns Close
Yiewsley, Middlesex UB8 3LR

April 2021

Ref: 2021/SUN-P00

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1. **INTRODUCTION**

This design and access statement is intended to support a full planning application for demolition of one row of 9 lock up garage blocks and erection of a pair of semi-detached two storey, three bedroom houses for four persons each. The site is situated to the west of 1 Evelyns Close. External works including associated parking will also be part of the proposal which is intended to closely align with the scale and built form of surrounding houses. There is direct access to the site from Evelyns Close.

1.1. **Background and Planning History**

The site comprises a block of disused garages in poor condition, with access off Evelyns Close. Due to lack of demand and anti-social behaviour, this block was decommissioned and designated for residential development by Hillingdon Council.

CURRENT GARAGE BLOCK



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Planning permission has already been granted on this site on 20 November 2019 for a pair of two bedroom chalet bungalows (permission reference 75069/APP/2019/2927).

This proposal is designed to replace the currently approved plans by providing a dwellings that have a very similar footprint, but are better aligned to the surrounding development environment in being two storey, three bedroom houses, matching the neighbouring properties, as well as the recently approved scheme directly across the road adjacent to 2 Evelyns Close (planning reference 75120/APP/2019/3155 dated 22 October 2019).

Pre-application planning advice was sought from Hillingdon Council (reference 75069/PRC/2021/39). This application incorporates the advice received.

1.2. Drawings List

This document is to be read in conjunction with the following drawings:

Drawing	Drawing Title
2020/D288/LR/01	Site Location Plan
2021/SUN/P1	Proposed GF, FF & Roof Plan
2021/SUN/P2	Proposed Elevations
2021/SUN/P3	Proposed Site Plan
2021/SUN/P4	Proposed Sectional Plan
2021/SUN/P5	Proposed Street View

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2. **ASSESSMENT**

2.1. **Site Location**

The site is located south of the Borough just north side of M4 Motorway running north of Heathrow Airport Complex.



The site is located within a predominantly residential area comprising of two storey typical semi and terraced town houses and surrounded by rear gardens and adjoins the other row of 9 garages to the north.

2.2. **Movement**

The movement design principle for the development is identical to the one for the approved scheme for the chalet bungalows. It allows access and parking for

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4 cars with each parking bay accommodating one standard size car. Thus the adopted parking standards for residential developments is met.

Refuse lorries will collect waste from the proposed houses in the same manner as for the rest of Evelyns Close. Refuse bags will be deposited by the footpath on refuse collection day. The provisions are identical to that of the approved scheme of bungalows.

ROAD VIEW TO GARAGE BLOCK



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.

The site is within walking distance of 200m or 5 minutes walk to the nearest bus stops on Park View Road which is served by the U5 bus route to Uxbridge station in one direction and West Drayton station in the other direction.

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3. DESIGN

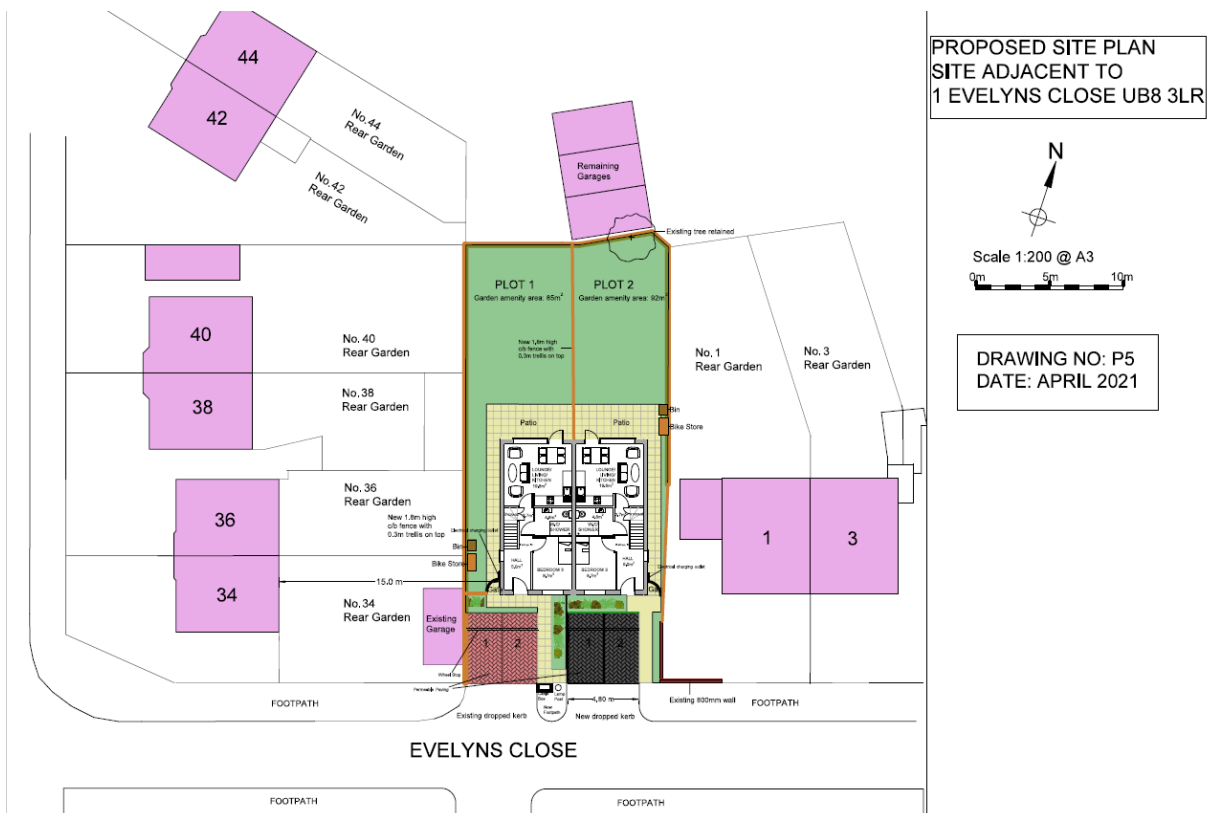
3.1. Use

Existing: The site is a vacant plot accommodating 9 dilapidated garages. Planning permission has already been granted for their demolition and erection of 2x2 bedroom bungalows.

Proposed: The proposal is to develop the plot to provide 2 x 3 bedroom houses on two storeys very similar to the other houses on this street.

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 redundant plots of land. The demand for such three bedroom houses that can accommodate families is high in the locality as there is a Primary School and shops on Laurel Lane within walking distance of the site.

PROPOSED SITE PLAN



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3.2. Amount

The total site area is 0.04 hectares. The overall gross internal floor area of each dwelling is given in the table below.

New Build Schedule of Accommodation:

House No	Bedrooms	Parking Spaces	GIFA (m ²)	Rear Garden (m ²)	Type
Plot 1	3 bed 4 person	2	92	85	Semi-detached
Plot 2	3bed 4 person	2	92	92	Semi-detached

Gross internal area of all the dwellings meet the minimum areas as set out in the London Plan. Each dwelling's private garden area exceeds the minimum area requirements.

3.3. Layout

The layout of the new development has been dictated by the shape of the site, restrictions such as depth, width, access and distance of the adjoining houses. It is very similar to that of the approved scheme of bungalows. As such, it should not conflict with any planning restrictions related to overlooking or surrounding building lines etc.

A distance of 15m is maintained between the houses of 34-38 Pinewood Avenue and the proposed building, sufficient for a two storey dwelling.

The front building line established by 1 & 3 Evelyns Close is respected and maintained by this development. The front doors are on either side of the proposed building, matching their layout, in contrast to the bungalows. The rear protrusion of the proposed building past the rear building line of 1 & 3 Evelyns Close is less than that of the approved chalet bungalows at under 3m.

3.4. Scale

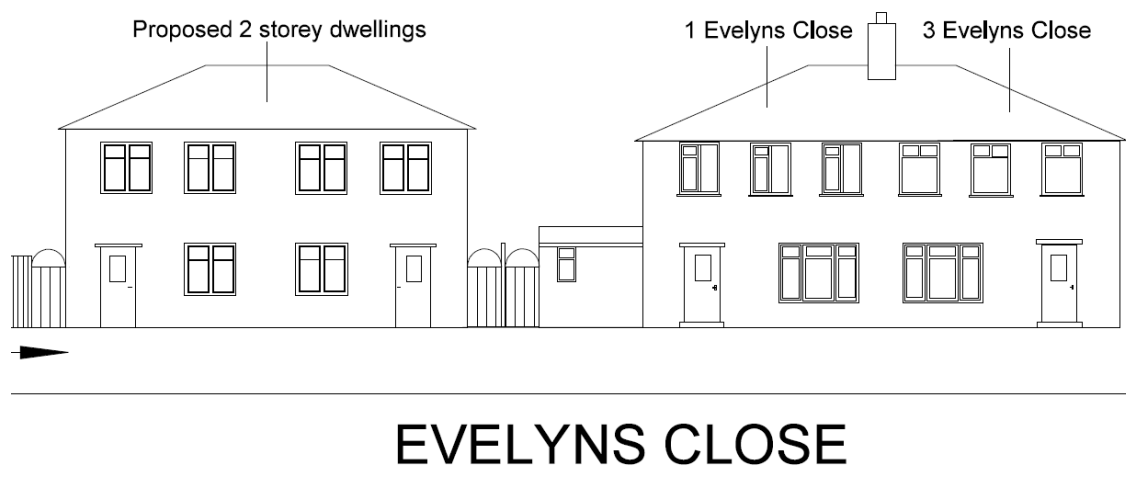
The scale and proportion of the pair of the semi detached houses blends well with the row of two storey houses along Evelyns Close. The houses are somewhat deeper than the neighbouring properties, but are also slightly narrower. Hence the floor area of each dwelling at 92m² corresponds very well with the recently approved three bedroom dwelling opposite the site,

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adjacent to 2 Evelyns Close (proposed GIFA 93m²), as well as the neighbouring property of 1 Evelyns Close (total GIFA approx 100m²).

The roof ridge heights are designed to match those of 1 Evelyns Close, forming a uniform visual line of three bed two storey houses along the street.

PROPOSED STREET VIEW



3.5. Landscaping

Landscaping will be very similar to the approved design for the chalet bungalows. The private rear garden will be grassed with a paved patio area. The gardens are sufficiently large to allow plant hard and soft landscaping. The existing tree to Plot 2 will remain at the rear of the back garden and further trees will be planted at the north edge of the gardens to increase Urban Greening.

Front garden parking area allows for soft landscaping planting to soften the block paved parking area and diffuse car headlights.

The parking bays and all associated parking spaces will be finished using permeable paving. The parking bays for the development will have wheel stops 900 from the end curb so that the shrubs are allowed to establish themselves.

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3.6. Flood Risk

The site is not in a flood plain. The shared surface of this development will be made of permeable paving blocks with the required sub base so will assist any surface water run-offs.

3.7. Appearance

The material choice is expected to be identical to that already approved for the bungalows. This will allow a match to the existing street palette. All the external walls will be fairface brickwork and dark grey aluminium window frames in matt finish.

Privacy and security will be maintained by erecting a 1.8m high closed boarded fence with 300 trellis to the rear and side boundaries around private gardens.

PROPOSED ELEVATIONS



4. **ACCESSIBILITY STATEMENT**

The development is intended to match or exceed the access requirements of the approved plans for the bungalows and so will be 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(2) of the Building Regulations 2010. An additional bathroom has been proposed for the first floor to cater for the principal bedroom as required by Part M4(2). This improves on the design of the bungalows, which lacked this feature.

5. **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 BS7950.

Again, this development will match the security features approved for the bungalows. 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 stores will be to 'secured by design' standards.

All perimeter fencing will be 1.8 meter close board timber fence with concrete post and additional 300mm high timber trellis where possible

6. **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 4 spaces have been provided - two for each new house. This complies with the required number for a 4 person 3 bedroom dwelling. Dropped Kerbs are separate for each property. Visibility coming out of parking bays onto Evelyns Close is good.

There is a significant de-intensification of car use from the previous 9 garages to the current maximum designed layout for 4 cars.

There will also be electric charging facilities for one car parking space on each plot. This is not present in the approved design for the bungalows and so represents an enhancement.

It should be noted that the Council operates a 'sack collection system' and not wheelie bins. Refuse bin spaces are provided at front of the each front garden on weekly collection day.