

DESIGN AND ACCESS STATEMENT

FOR



**Residential Development
at
Bartram Close Garage Site,
Uxbridge,
UB8 3AX,
Middlesex**

**December 2019
Ref: 2015/D167**

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1.0 INTRODUCTION

1.1 The Statement:

This design and access statement is intended to support a full planning application for a residential development plot known as Garage block site at end of Bartram Close off Lees Road.

This is a renewal of an existing permission that is due to expire on 8/12/2019 reference no. 70957/APP/2016/4096.

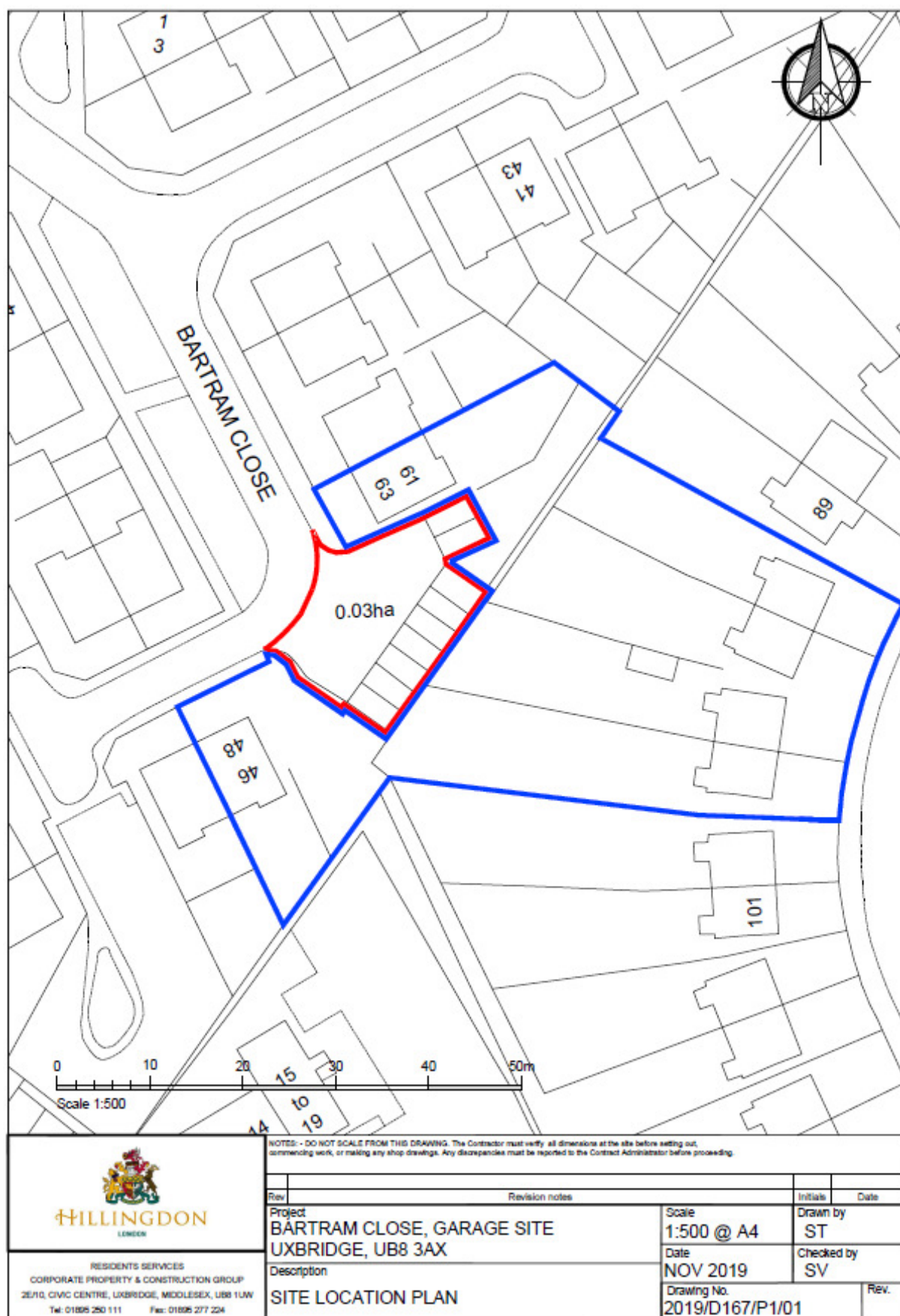
The proposal is to construct 2 x 1 bedroom bungalows with dormers and associated parking and external works, whilst keeping the new form in scale and context of the surrounding areas. The site is an irregular shaped garage block plot between 46 and 61 Bartram Close.

1.2 Background:

The site is a vacant plot concreted over garage block site. The garages have since been demolished and a close boarded boundary fence has been erected.



VACANT CONCRETED OVER GARAGE BLOCK PLOT



NOTES

The Contractor must verify all dimensions of the site before building and be prepared to liaise with the Local Authority before proceeding.
DO NOT SCALE FROM THIS DRAWING

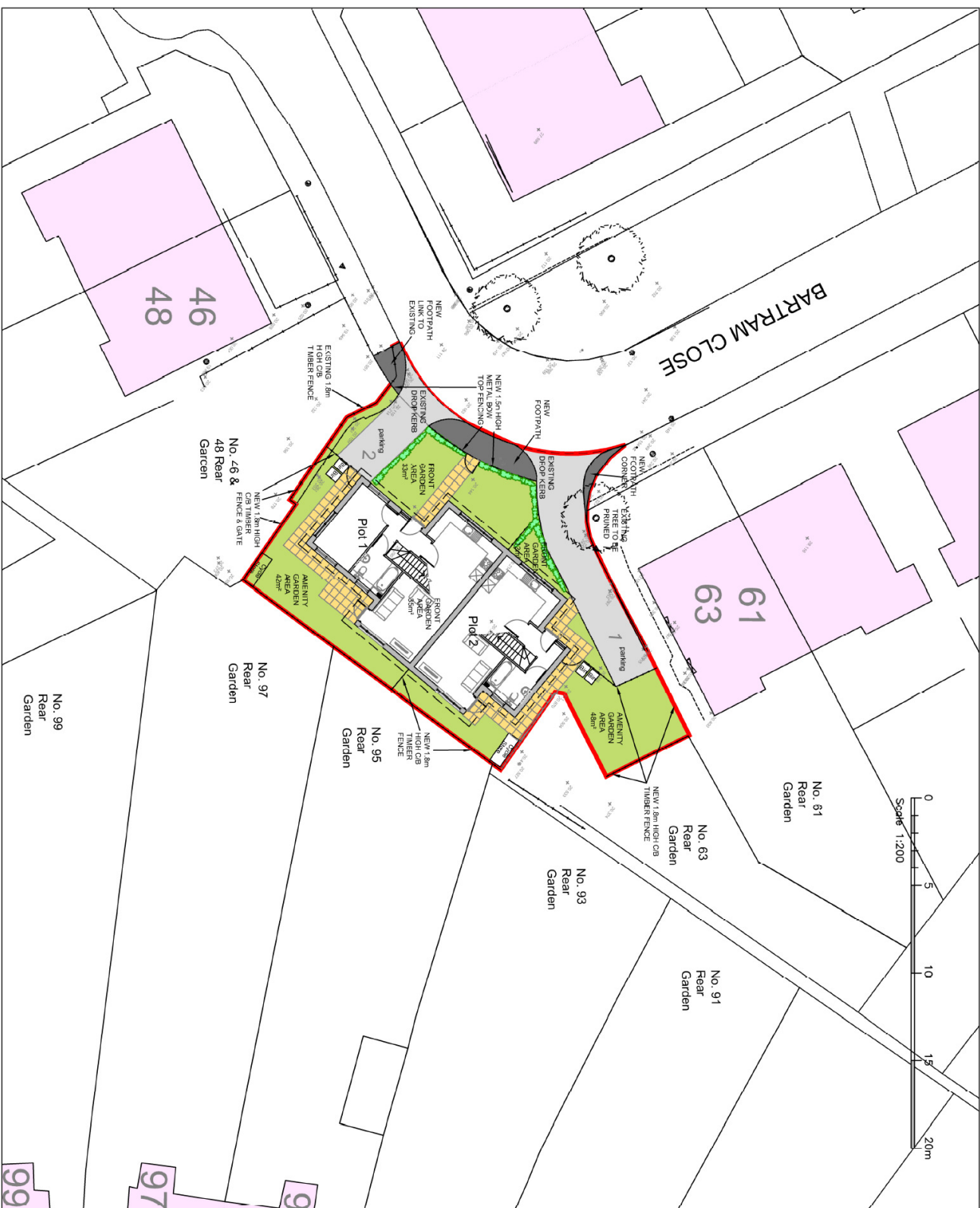


Schedule of Accommodation

PLOT 1: 1 Bed 2P
bungalow @ 75m²
Amenity Area @ 42m²

PLOT 2: 1 Bed 2P
bungalow @ 63m²
Amenity Area @ 48m²

Parking - 1 space for each
bungalow



HILLINGDON

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PROJECT
BARTRAM CLOSE
GARAGE SITE
URBIDGE, UB8 3AX

PROPOSED SITE PLAN

1:200 @ A3
DATE: 17/07/19
BY: SV
NOV/2019

2015/D167/P/03

1.3 **Drawings List:**

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

2019/D115/P/01 Site Location Plan
2019/D167/P/02 Existing Site Plan Topographical & Tree Survey
2019/D167/P/03 Proposed Site Plan
2019/D167/P/04 Proposed Floor & Roof Plans
2019/D167/P/05 Proposed Elevations
2019/D167/P/06 Proposed Section A-A

1.4 **Specialist Reports:**

This Design and Access Statement is supported with five specialist reports as follows:

- a) Secured by Design Statement
- b) Transport Statement
- c) Accessibility Statement

Reports a, b & c are contained within this document under Sections:

3.3 Layout, Transport Statement, page 10
3.3 Layout, Secured by Design Statement, pages 10-11
4.1 Accessibility Statement, Page 12

2.0 **ASSESSMENT**

PHYSICAL CHARACTERISTICS:

2.1 **Site Location:**

The site is located between no. 61 / 63 & 46 / 48 Bartram Close. The rear backs on to the rear gardens of no. 93, 95 & 97 Collingwood Road, (refer to site location plan, drawing no. 2019/D167/P/02).

2.2 **Surrounding Land Uses:**

The site is located within a predominantly residential area comprising of semi-detached two storey dwellings, made up of maisonettes.

2.3 **Movement:**

Vehicular access to the new development will remain as existing, serving the garage plot. The parking consists of two driveways. Both driveways can accommodate one standard size car.

The refuse lorry will collect waste from the bungalows in the same manner as the rest of Bartram Close.

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, 75-350m, to bus stops located on Uxbridge Road, Harlington Road and Lees Road serving various destinations and town centre such as such Hayes and Uxbridge.



BARTRAM CLOSE CUL-DE-SAC

3.0 DESIGN

3.1 Use:

Existing:

The site is a vacant plot which accommodated 9 lock-up garages in the middle of a cul-de-sac. The garages were empty over period of time due to lack of demand and use locally. After careful consideration on the use of the site the Council decided to take the garages down and designate the plot for much needed residential use.

Proposed:

The proposed development comprises of 2 x 1 bedroom bungalows with front and rear dormers in keeping with the scale and proportion to context of the surrounding buildings.

The bungalow will be constructed to DDA requirements.

3.2 **Amount:**

The overall gross internal floor area of each new build bungalow will be **75m² for Plot 1 and 63m² for Plot 2.**

The total site area is 0.031 Hectares (310m²)

New Build Bungalows

The Bungalows Schedule of Accommodation is as follows:

Plot Number	Bedrooms	Parking Spaces	Gross Internal Floor area (per unit) sm	Private Rear Garden m²	Remarks
1	1 Dbl Bed	1	75	42	Study to GF
2	1 Dbl Bed	1	63	48	

For a 1 bedroom bungalow the **minimum area of rear garden amenity space to be provided is 40m²** due to the cul-de-sac location some parts of the front garden can be used as an amenity area. The site is well located to access acres of public open space; the nearest public open space is only 160m away off Lees Road.

3.3 **Layout:**

To maintain open character of the existing plot the optimum solution is design single storey but with dormers to close the corner without over-bearing bulk and structure.

The layout of the new bungalows has been dictated by the site restrictions such as access and adjoining housing. Vehicular access off Bartram Close is at the north west of the site. The New build does not overlook surrounding housing due to the orientation of the windows.

The proposed development consists of a single storey building with dormers to the front and rear. The front dormer is in a form of "eyebrow" design to maintain single storey scale.



FRONT ELEVATION OFF BARTRAM CLOSE

Privacy and security will be maintained by erecting a 1.8m high closed boarded fence to the rear and side boundaries around private gardens. The front garden will be secured using a 1.2m high steel bow top fence with hedge behind and opening for pedestrian and vehicular access. Please refer to drawing 2019/D167/P/03.

All bins will be stored in the rear garden and moved to the front on waste collection days.

Transport Statement:

Discussions in October 2019 with the Council's Highways Engineer in planning indicated that the proposed parking layout & no. of parking spaces comply with adopted parking standards to serve the new development. A total of 2 spaces are provided, (one space for each bungalow). The refuse vehicle access to Bartram Close remains as existing.

Secured by Design Statement:

To improve the security it was recommended to erect a 1.2m high steel bow top fence to the front elevation and running parallel with the vehicular entrance cross the garden to the front door. The side boundary flanking no.46/48 & 61/63 Bartram Close and 93, 95 & 97 Collingwood Road will be 1.8m high fencing panels. The final design scheme should include good motion sensor lighting around all sides of the house.

One bike will be stored in a cycle store located within both rear gardens. All cycle storage will be to 'secured by design' standards.

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

3.4 **Scale:**

The two 1 bedroom bungalows are of a lower height to the surrounding buildings to primarily maintain degree of open character and closing the corner sympathetically in proportion to the adjoining 2 storey houses.

3.5 **Landscaping:**

The private rear gardens will be grassed with paved patio areas. The multi stem Conifer tree at the corner of 61 & 63 Bartram Close will not be affected by the development as the concrete finish around the base of tree trunk will be retained. To keep the tree in good health, the recommendation is to have crown raised to allow cars to pass under and spread reduced to avoid damage to the existing building.

The front gardens will be soft landscaped with hedge behind the new metal fence.



MULTI STEM CONIFER TREE AT CORNER OF 61 & 63 BARTAM CLOSE

3.6 **Appearance:**

The elevations of the new-build adopt a traditional appearance with pitched roof, & dormers covered with plain clay tiles, and facing brickwork. The development's appearance is designed to complement and respond to its surroundings. Please refer to elevation drawing 2019/D167/P/05.



ILLUSTRATIVE REAR VIEW

Windows and doors are powder coated aluminium in colour to be agreed.

4.0 ACCESS

4.1 Accessibility Statement:

The proposed bungalows will comply with the Disability Discrimination Act 1995 (amended 2005) has now been substantially replaced by **The Equality Act 2010**. This fact does not alter the obligation to provide compliance with Part "M" Building Regulations, Part "B" Building Regulations, or application of access design codes as best practice.

The bungalows will be to DDA standard.

Level access thresholds are incorporated at all entrances and exits.

The main entrance door to the new bungalows will be wide enough for wheelchair-access and buggy access.

5.0 STATUS OF THIS STATEMENT

- 5.1 The owners and the managers of the premises will be responsible for the safe Keeping of this statement to prove that all reasonable care has been taken in procuring the proposed works.

This design and access statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the proposal. This will include throughout the life of the facilities specifically to ensure the development remains fit for purpose and that all relevant DDA good practice guidelines and statutory regulations are observed.

END