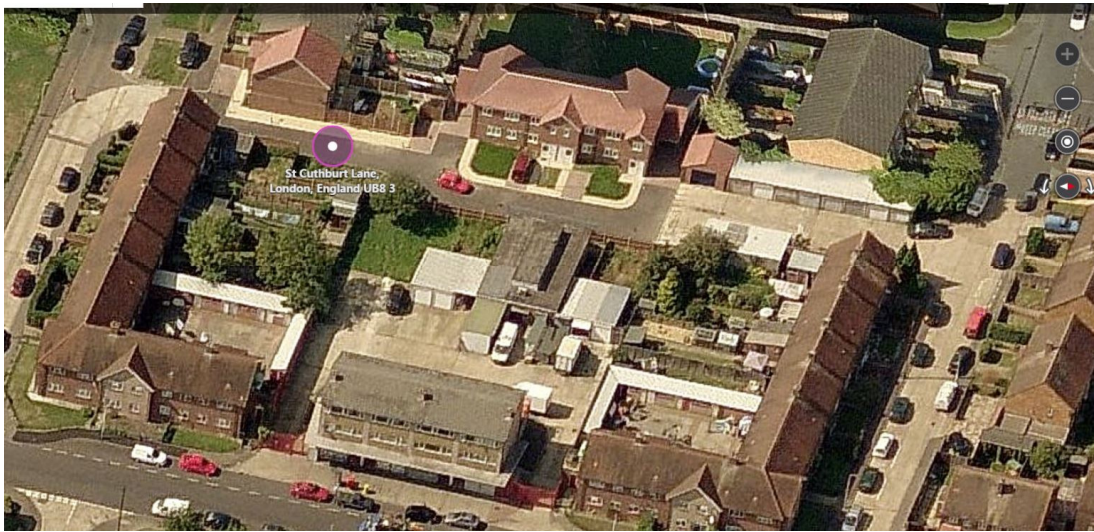


DESIGN AND ACCESS STATEMENT

FOR



**Residential Development
at
Rear of 113-127 Moorfield Road,
Cowley,
UB8 3SH,
Middlesex**

**December 2019
Ref: 2019/D164**

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1.0 INTRODUCTION

1.1 The Statement:

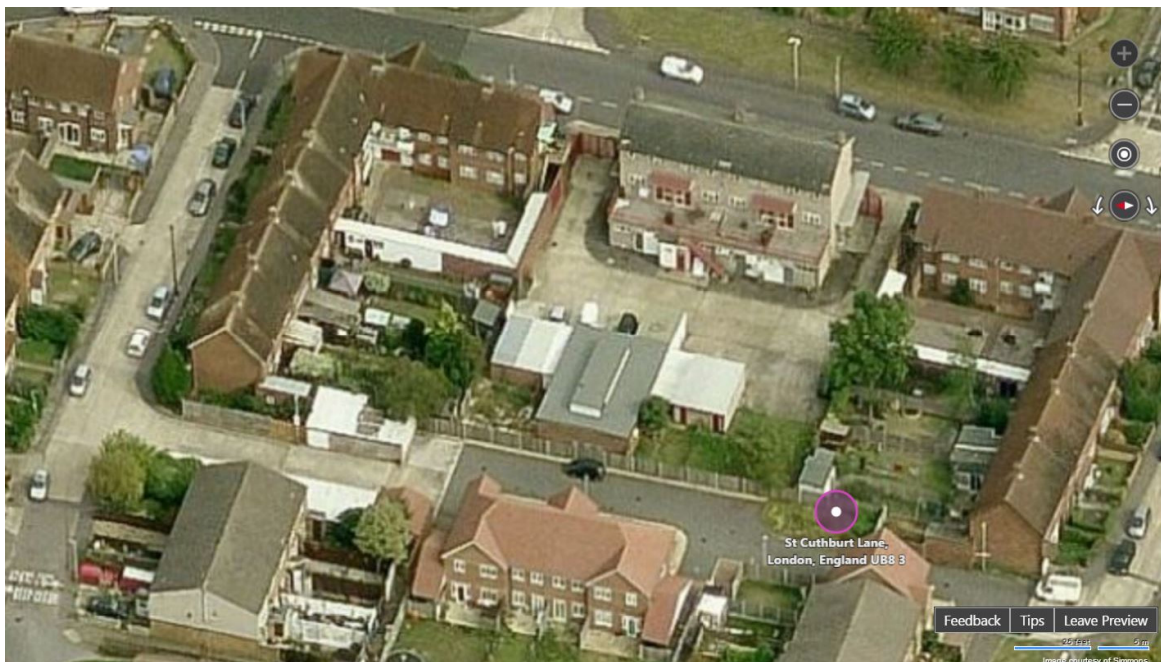
This design and access statement is intended to support a full planning application for a residential development plot known as Land at the rear of 113-127 Moorfield Road.

This is a resubmission of a planning permission that will expire on 16/12/2019. The Planning Application Reference Number is 72309/APP/2016/3899.

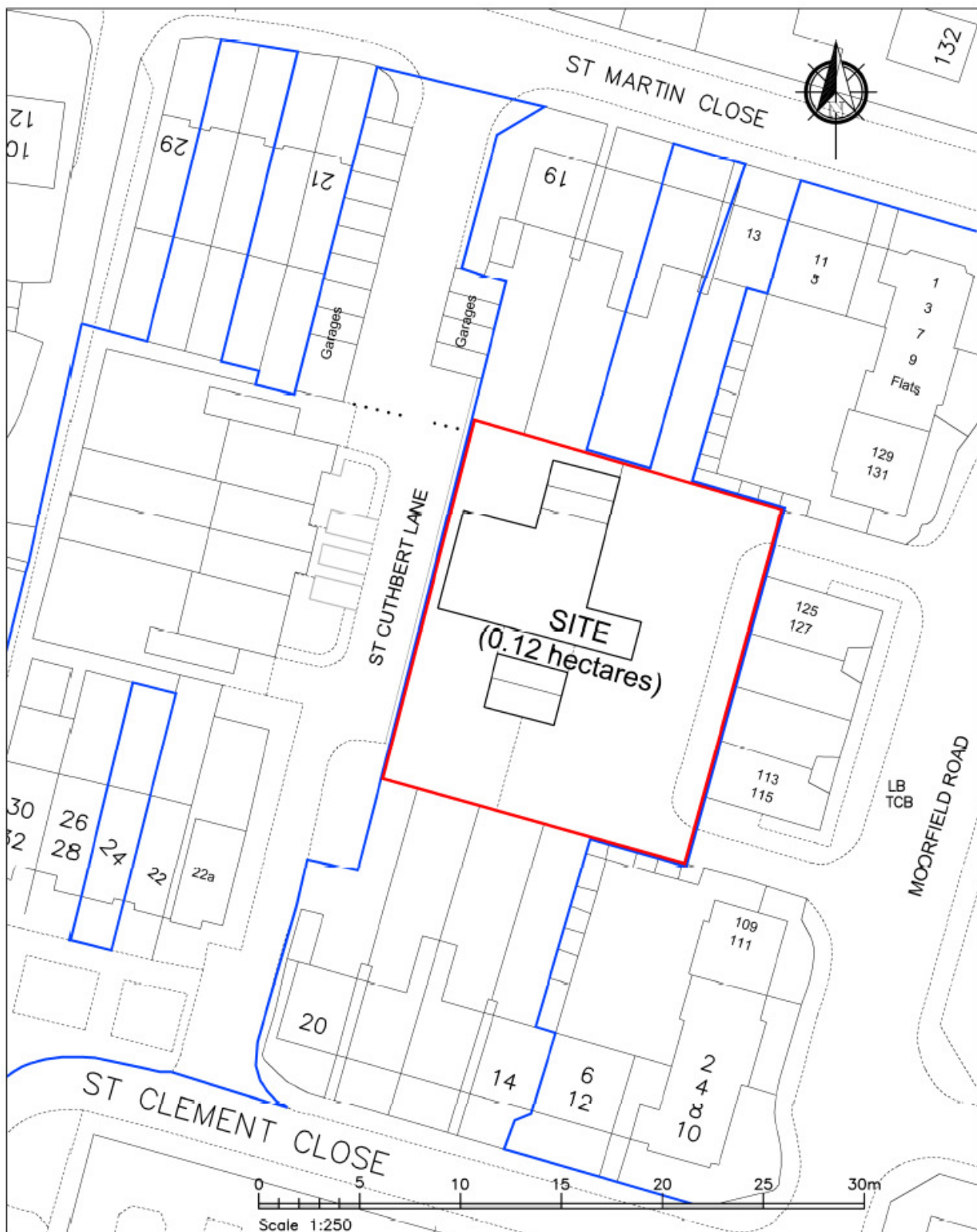
The proposal is to construct 5 x 3 bedroom terraced houses with associated parking and external works, whilst keeping the new form in scale and context of the surrounding areas. The site is a square shaped plot behind the row of shops on 113-127 Moorfield Road.

1.2 Background:

The site is a partially concreted over site made up of redundant storage units and grassed areas.



SITE MADE UP OF STORAGE, GRASS AND CONCRETE SURFACE



 HILLINGDON LONDON		NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.		
Rev	Revision notes		Initials	Date
Project		Scale	Drawn by	
LAND REAR OF 113-127 MOORFIELD ROAD, COWLEY, UXBRIDGE, UB8 3SH		1:500 @ A4	SAM	
Description		Date	Checked by	
SITE LOCATION PLAN		NOV 2019	SV	
		Drawing No.	Rev.	
		2019/D/164/P/01		

RESIDENTS SERVICES, CAPITAL PROGRAMME
 2E/10, CIVIC CENTRE, UXBRIDGE, UB8 1UW
 Tel: 01895 250 111
 Fax: 01895 277 224





1.3 **Drawings List:**

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

2019/D164/P/01 Site Location Plan
2019/D164/P/02 Existing Site Plan
2019/D164/P/03 Proposed Site Plan
2019/D164/P/04 Proposed Floor Plans
2019/D164/P/05 Proposed Roof Plans
2019/D164/P/06 Proposed Elevations
2019/D164/P/07 Proposed Section
2019/D164/P/08 Proposed Service Area

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. 113-127 Moorfield Road and St. Cuthbert Lane, (refer to site location plan, drawing no. 2019/D164/P/01).

2.2 **Surrounding Land Uses:**

The site is located within a predominantly residential area comprising of flats, terraced two storey dwellings, and a small commercial shopping area to the east.

2.3 **Movement:**

Vehicular access to the new development will come off St. Cuthbert Lane. The parking consists of two driveways per dwelling. All driveways can accommodate one standard size car.

The refuse lorry will collect waste from the housing on St Cuthbert Lane in the same manner as before.

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, 300m approx to bus stops located on A408 High Road. The No. 222 bus services various destinations such as West Drayton Train Station, Hounslow West Tube Station and Uxbridge town centre where the Piccadilly and Metropolitan lines can be used to access central London.



ST CUTHBERT LANE CUL-DE-SAC

3.0 DESIGN

3.1 Use:

Existing:

The site is made up of storage buildings for the shops facing Moorfield Road and grassed / tarmac areas. The storage units are partially vacant. After careful consideration on the use of the site the Council decided to take the storage units down and designate the plot for much needed residential use.

Proposed:

The proposed development comprises of 5 x 3 bedroom terraced housing in keeping with the scale and proportion to context of the surrounding buildings.

The housing will be constructed to DDA requirements.

3.2 **Amount:**

The overall gross internal floor area of each new build house will be **88m²**.

The total site area is 0.11 Hectares (1141m²)

New Build Houses

The Terraced House Schedule of Accommodation is as follows:

House Number	Bedrooms	Parking Spaces	Gross Internal Floor area (per unit) sm	Private Rear Garden m ²	Remarks
1	2 Dbl 1 Sgl Bed	2	88	60	End of Terrace
2	2 Dbl 1 Sgl Bed	2	88	60	Terrace
3	2 Dbl 1 Sgl Bed	2	88	60	Terrace
4	2 Dbl 1 Sgl Bed	2	88	60	Terrace
5	2 Dbl 1 Sgl Bed	2	88	60	End of Terrace

For a 3 bedroom house the **minimum area of rear garden amenity space to be provided is 60m²**. The site is well located to access St Clement Close Park / Playground.

3.3 **Layout:**

The row of two storey terraces replicates the surrounding residential accommodation. The only area where the residential accommodation is higher is within the 3 storey shop units with flats above to the east of the site.

The layout of the new dwellings has been dictated by the site restrictions such as access and adjoining housing and shops. Vehicular access off St. Cuthbert Lane is at the west of the site.

Privacy and security will be maintained by Building storage units separating the rear of the commercial shops and the amenity rear gardens. The north and south boundaries will be separated by 1.8m high closed boarded fence. The front garden will be open so that vehicles can access the parking bays. Please refer to drawing 2019/D164/P/03.

All bins will be stored in the front garden.

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 10 spaces are provided, (two spaces for each house) using permeable pavers. The refuse vehicle access to St. Cuthbert Lane remains as existing.

Secured by Design Statement:

A meeting was held on 26/07/2019 with the local Secured by Design Officer at the Civic Centre.

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 all 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 five 3 bedroom terraced houses are of a similar height to the surrounding buildings and round off the infill site sympathetically and in proportion to the surrounding 2 storey residential blocks / 3 storey shops and residential facing Moorfield Road.



3 STOREY SHOPS AND RESIDENTIAL UNITS ABOVE

3.5 **Landscaping:**

The private rear gardens will be grassed with paved patio areas and a brick rear wall (storage unit rear wall) to the east elevation.

The front gardens will be soft landscaped to the side boundaries have a footpath leading to the front door with permeable paved parking bays to either side of the footpath.

3.6 **Appearance:**

The elevations of the new-build adopt a traditional appearance with pitched roof 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/D164/P/05.



FRONT ELEVATION OFF ST CUTHBERT LANE



REAR ELEVATION

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

4.0 **ACCESS**

4.1 **Accessibility Statement:**

The proposed housing 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 houses will be to DDA standard.

Level access thresholds are incorporated at all entrances and exits.

The main entrance door to the new dwellings 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