

Morello Avenue Uxbridge UB8

Design and Access Statement

Planning Team

Client

Landmark Builders Ltd.

Project Design Team

MJD Architecture

Planning Authority

London Borough of Hillingdon

Contents

1.0	Introduction	5
2.0	Site & Context	7
2.1	Site Location & Context	8
2.2	Site Photos	9
2.3	Constraints & Opportunities	10
3.0	Design	11
3.1	Layout & Massing	11
3.2	Appearance & Materials	11
3.3	Visualisations	12
4.0	Access	17
5.0	Conclusion	19

1.0 Introduction

1.1 Proposed Development

This Design & Access Statement has been prepared by MEPK Architects on behalf of London Borough of Hillingdon for a planning application to develop a 3 bedroom 5 person two storey house with associated car parking and private garden.

The statement is to be read in conjunction with the following documents:

OS Map	Site Location Plan
1563.A3.PL01.1	Proposed Plans. 1563.A3.PL04
1563.A3.PL02.1	East and West Elevations
1563.A3.PL03.1	North and South Elevations
1563.A3.PL04	Site Layout and Grd. Floor Plan

1.2 Applicant

Landmark Builders Ltd. seek to develop the garage site on Morello Avenue.

Currently on site ,there are 6 garages of which only two are let. Garages in use are proposed to relocate to nearby vacant garages.

1.3 Client Objectives

The site benefits from planning approval of the same house design granted on 23rd. Sept. 2020. Planning reference: 75531/APP/2020/1234

This application seeks to extend to the rear of the ground floor by 1800 mm. from the approved design to increase the living accommodation which is considered insufficient for this five -person house.

The 1800mm projection is decided upon by measuring the rear extension of the adjacent house to the east of the site and the project is designed to align with the extent of that extension.

The key project objectives are:

- : To produce proposals which respond to the immediate context and reflect the scale of the surrounding residential buildings.
- To deliver high quality dwellings with good space standards designed to meet the requirements of the National Prescribed Housing Standards and the GLA London Housing Design Guide.
- Provide a safe and secure environment in line with ‘Secured by Design’ recommendations.

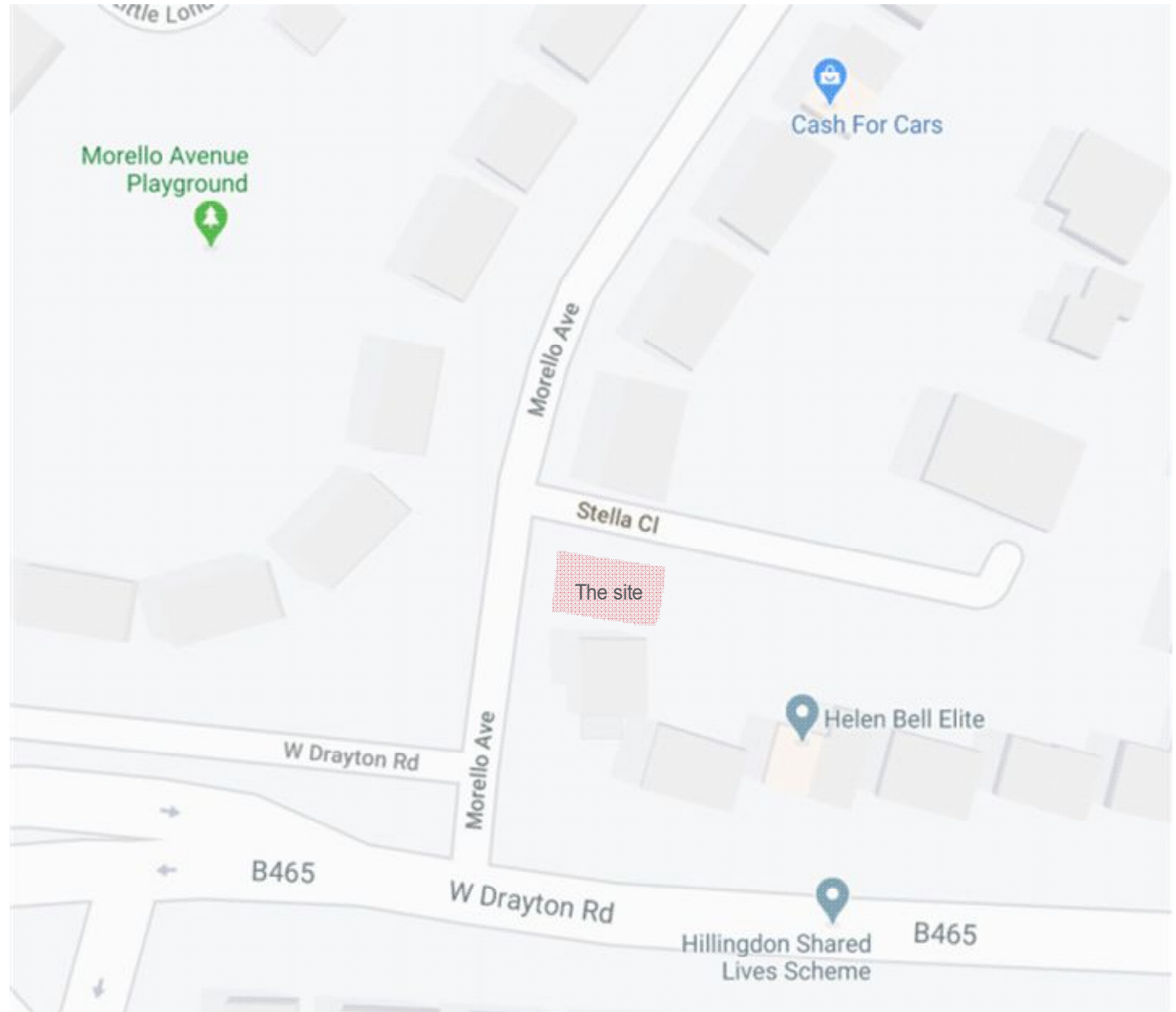
Ensure designs are robust and utilise low maintenance and non-combustible materials.
- Create designs which combine a traditional palette of materials with contemporary features appropriate to this typology.

2.1 Site Location & Context

The site is located at the end of Morello Avenue, adjacent to a corner property to the south and a private drive way to the north.

Existing 2 storey semi-detached and detached properties surround the site.

The site is hidden with trees and greenery to the north and east. Directly south of the site, a large detached property lies on the corner of Morello Avenue.



2.2 Site Photos



1. Morello Avenue looking into the site



2. View looking North-East



3. View looking East from site entrance



4. View looking into the site from South-West



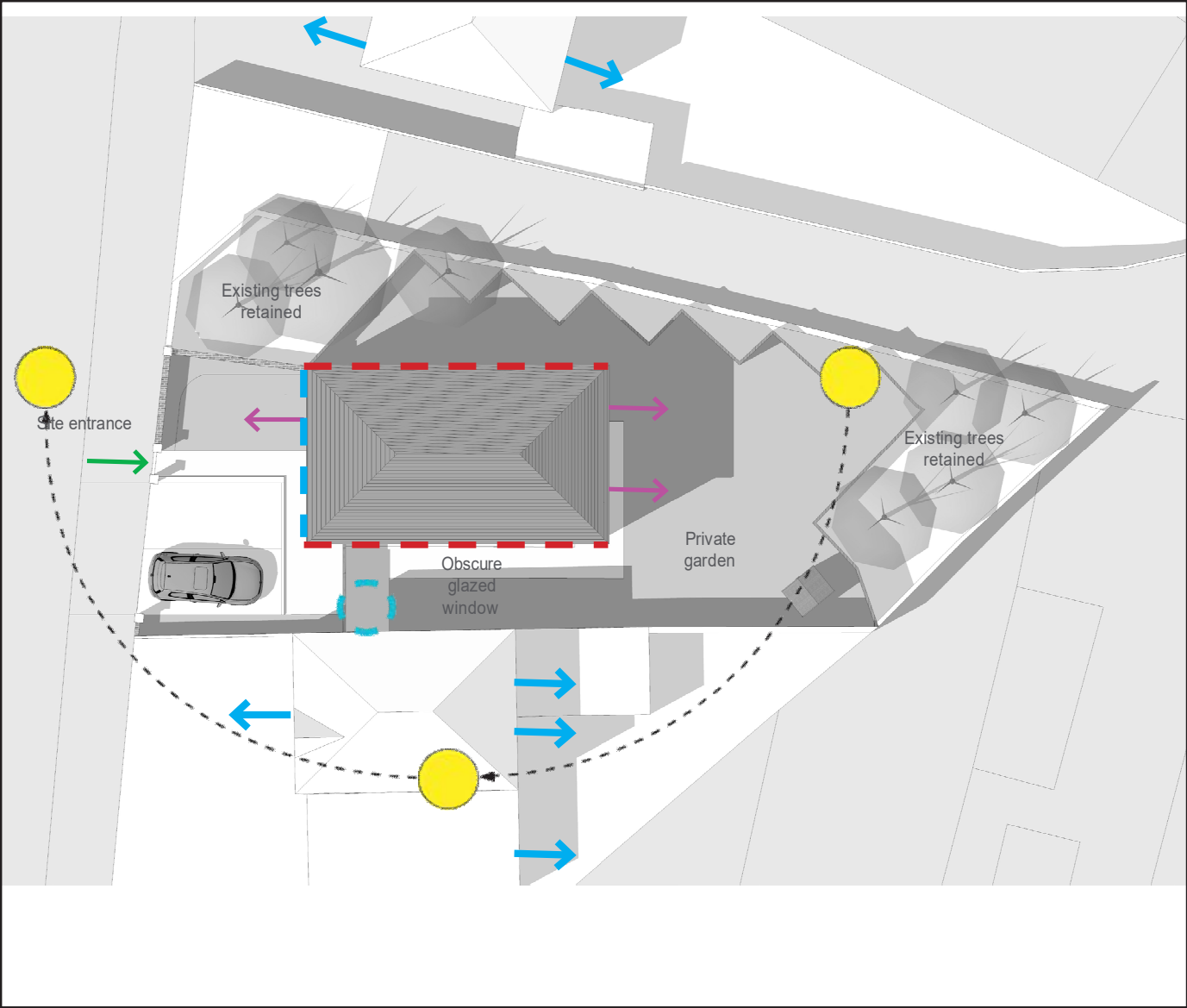
5. View looking into the site from North-West



6. View looking East from site entrance

2.3 Constraints & Opportunities

- Key
- Sunpath
 - Aspect of windows
 - Site access
 - Views out
 - Front elevation overlooks parking
 - No overlooking at first floor level
 - Secure bin location



3.0 Design Consultation

3.1 Layout & Massing

The proposal responds to its settings by adopting a domestic architectural form and language. The overall scale of the proposal is in keeping with its surrounding buildings and context.

The orientation and overall massing of the proposal reflects the requirements of the Local Borough of Hillingdon Residential Design Guide SPD. The dwelling is set away from the site boundaries to maintain privacy and mitigate the impact on neighbouring properties.

The private amenity space to the rear and east of the property are reasonably sized, creating appealing outdoor spaces.

Refuse storage has been allocated within the front garden of the site and in close proximity for bin collection days.

The proposal meets the layout criteria set out in DCLG Technical Housing Standards - Nationally Described Space Standards. The recommended minimum overall dwelling and room sizes are achieved.

3.2 Appearance & Materials

The style and materiality echoes the scale and character of existing buildings along Morello Avenue. The adjacent residential houses are of similar hipped roofs.

The use of red brick walls and tiled roofs reflect neighbouring properties in the area and anchors the scheme to its locality. The fenestration is traditional in its composition and reflects the rhythm of the surrounding buildings.

Pre-cast cills and soldier courses above opening soften the facade and appearance of the property.



Aerial view from North West

Public transport

Nearby bus route (U4) from Harlington Road connects residents to Hayes and Harlington train station and into central London.

Additional bus routes such as 42 and H98 are all a short walk away.

Vehicle access

The proposal includes 2 on site parking spaces in line with the Local Plan residential car parking standards.

Existing crossover into the site is proposed to be extended.

Cycle parking

All properties are provided with access to a secure lockable shelter located in the rear communal garden.

Inclusive access

The scheme contributes to creating a more sustainable community by following best practice in inclusive design including Lifetime Homes Standards and Approved Document Part M4 (2).

6.0 Conclusion

The proposal is designed to fit comfortably with its scale and massing similar to the neighbouring buildings. The building provides an appropriate proposal set away from its boundaries between two existing properties.

Trees and low shrubs provide privacy to the site as well providing views out to the street and rear garden.

Attractive yet subtle architectural features combined with good quality materials will enhance the overall appearance of the property.

The project is supported by London Borough of Hillingdon Housing Development Officers and will provide much a needed home for the borough.

