

DESIGN AND ACCESS STATEMENT

Introduction

The design and Access statement has been prepared in support of a full planning application for the construction of 2 number two Bedroom semi-detached houses.

ASSESSMENT

Site Location

The is currently part of vacant amenity area to house

The application site is situated on cul-de-sac at the end of Princes Park Close with the rear will face gardens of properties at the back. The properties on the back will be more than 25 m from the proposed houses

Design

The properties will be semi-detached matching most properties on the road. The external finish to match bricks on existing houses and the tiled roof is to be hipped construction to keep up with the openness of the site. The internal area will be 82.5 sq m and amenity space for each house will be 87 sq m and 85 sq m respectively. A 45 degree line demonstrates that no shadow is thrown on property number 19 Princes Park Close. Cycle shed to be provided to each house and 2No Dustbins for each house (See Drg Number: 2022/108/07)

Level access to main entrance and back to be provided. Disabled access bathroom designed in the houses. Lifetime standards to be applied where possible. Main doors will be level access and door openings will be 1000 mm wide. Lifetime standards will be applied.

Soft Landscaping of at least 22 sq m to be provided (See drg No: 2022/108/07).

Plan showing landscaping is also attached. 2 No trees to be removed and 2 no trees to be planted as shown on the landscaping plan. 5 no new Bamboo (*Fargesia Murieliae*) trees to be planted to screen neighbouring house from overlooking. All existing trees to be protected by hoarding before and during construction. A full tree Survey and Arboricultural impact assessment standards report will be provided before construction starts. A condition to this effect can be put on approval.

Parking arrangement plan also attached (See drawing number 2022/108/06) 3 no off Road parking spaces have been provided.

Although manoeuvrability is slightly difficult but a similar scheme has been approved on this road at number 20 Princes Park Close (2 No cars which have to be reversed into the road)

Although the site has a PTAL 2 rating but I have surveyed the road is very Close to a main Road 9 Judge Heath Lane)and found that the area is well served by buses to Uxbridge Town

Hayes Town, Uxbridge Road, Hayes and Harlington Railway station (Soon to be a very prominent Station) Heathrow airport 20 minutes by bus. Local park and Schools are 5 Minute walk.