

Design & Access Statement

04 Court Drive, Hillingdon, UB10 0BJ

1. Introduction

This statement is for the planning application put forward for a new two-storey attached single family dwelling with two bedrooms, situated near the current residence at 04 Court Drive, UB10 0BJ. The proposed dwelling will replace the existing side extension and garage upon demolition.

The planned structure is a semi-detached dwelling located on the northern side of the Court Drive. Access to Court Drive is available from Long Lane, situated to the east of the property. The western side of the property is situated within the Hillingdon Court Park ASCL. The building with site area of 417.6 m² is set back approximately 6.5 meters from Court Drive and features brickwork exteriors with interlocking roof tiles.

Currently, the existing dwelling supports a hard standing parking area capable of accommodating up to four vehicles, located directly in front of the principle elevation. Additionally, the property includes a private garden area situated at the rear of the building.

The new proposed structure is meticulously designed to uphold the character and appearance of the neighborhood. It ensures minimal interference with the existing parking space. Additionally, both the existing and proposed premises will feature designated bin areas at the front. Furthermore, parking space for cycles and gardening equipment is allocated at the rear of the building.

2. Proposed self-contained units

The proposal is made to replace the existing side extension and garage into a two-storey attached single dwelling with two bedrooms. The new dwelling is planned to the west of the existing dwelling. The gap on the west is proposed 1700 mm away from the neighboring structure.

The layout of the plot and the position of the dwelling is very similar to its neighbours on Court Drive, it has been designed to appear as an extension to the principal dwelling. The proposals have been designed with community safety in mind offering a well supervised and secure environment. It will clearly define the private from the public and will provide a safe family home.

2.1. The standard of the accommodation created.

The recently implemented London Plan now establishes minimum standards that override the local Supplementary Planning Guidance (SPG) 14 concerning Indoor Living Space for New Dwellings & Conversions.

The designs have been carefully crafted to adhere to the space requirements outlined in the London Plan, taking into account room dimensions, ceiling height, and internal floor space. The proposed two-storey two-bedroom unit, is for three person, is having a total area of 84.2 m² that comfortably meets the minimum area requirement of 70 m² for a similar unit at two levels and for 3 person.

2.2. Proposed car park and cycle store

The proposed construction of the dwelling will utilize the space currently occupied by the existing side extension and garage, ensuring that the overall parking capacity remains unaffected. The parking area for four vehicles will still be accessible from Court Drive, with the new plan allowing for access for two vehicles. However, this will reduce the available parking space for the existing dwelling from four vehicles to two. There will be one active electric charging point for both existing and proposed unit and one passive charging point.

Moreover, the plan integrates a garden shed in the rear yard to meet storage needs for bicycles and essential gardening equipment. The shed is designed as a contemporary log cabin, featuring treated softwood cladding. Additionally, secure refuse bins are designated for placement at the front of the property.

The site's location also promotes sustainable transportation options, with various means of public transport accessible within a short walking distance. Hillingdon Underground Station can be reached within a 10-minute walk, and nearby bus stops are situated within approximately 4-5 minutes' walking distance from 04 Court Drive, Hillingdon.

2.3. Proposed refuse bin store and amenity space:

Secure refuse bins have been specifically allocated for placement at the front of the proposed property. Refuse storage facilities have been included at the front boundary of the proposed dwelling, with an enclosed area featuring treated softwood cladding. Both the existing and proposed units will adhere to council guidelines for refuse collection and recycling waste by providing bins for normal waste and recycling waste at the front of the property. Furthermore, the terraces will be paved using permeable paving blocks to enable natural drainage.

No changes are proposed to the existing access and parking arrangements other than those mentioned in section 2.2. The only exception is a small planting beds in front of the proposed bay window and to the sides. As such the proposal accords with the relevant parking and access requirements set out under London Plan.

3. The impact of the proposed development upon the character of the area

The proposed new dwelling is one that will sit comfortably and very discretely on its plot with minimal impact upon any neighbouring property. It will reflect the existing pattern and density of development and respect the form and design of nearby homes.

4. Conclusion:

The scale and design of the proposed dwelling are carefully considered to align with the original dwelling and the surrounding environment. This approach ensures the preservation of the neighborhood's character and appearance, with minimal impact on the levels of amenity enjoyed by neighboring residential properties. The proposals meet the relevant policies of the Supplementary Planning guides and the current London Plan 2021.