

DESIGN STATEMENT FOR 114 Royal Lane, Uxbridge UB8 3QY

Brief: subdivide of existing property to accommodate a new dwelling and to existing dwelling a rear ground floor extension.

The application is a resubmission of the previous application with appeal ref no. Appeal Ref: APP/R5510/W/21/3285277

The reasons for appeal dismissal were:

- In adequate garden space
- Car parking provision
- Accessibility

The current proposal makes little change to the previous submission with regards to the areas of the design deemed acceptable, the changes from the previous scheme are focused on addressing the areas of concern by the planning inspector noted above, which are addressed as follows:

- Garden space
Rear extensions at ground floor level, have been reduced in depth to allow for more retained garden space, in addition the gardens have been split in a way that avoids narrow unusable spaces, hence both properties now benefit gardens that are usable and in excess of the space requirements.
- Car parking provision
A new parking provision is proposed and backed up by a parking survey, to demonstrate that there will be no adverse impact from the proposal.
- Accessibility
The new parking arrangement allows for ample circulation space in front of both properties, in addition to a new ramped access to the new proposed dwelling, all new internal doors having level thresholds and 800mm clear openings making it accessible to disabled and wheelchair users.

Our objective:

To achieve the brief, with the following in mind:

- To maintain the external look of the building and make minimal change to it.
- To ensure the development will not impede on neighbouring properties.
- Bearing in mind issues of simplicity of construction & cost we have tried to make very little change to any component of the building.
- The issue of privacy has been addressed, hence there is no overlooking from any windows onto other properties.
- Providing adequate internal space for each unit relative to the number of bedrooms, secondly all rooms are well proportioned and sized for their use.
- Minimising the effect of noise, by stacking rooms of the same use vertically on top of each other.

ACCESS STATEMENT FOR 114 Royal Lane, Uxbridge UB8 3QY

Access to the transport network:

The site is within the built-up area of Uxbridge. It is well located for pedestrian access to facilities as set out below, all within walking distance (approx. 1 mile).

- 1- Schools.
- 2- Local shopping areas.
- 3- Doctors.
- 4- Public transport.

In all cases there are no steep gradients or major roads to cross giving good accessibility to all in the community.

Public transport is well provided for in the locality. There are bus stops on Falling Lane & Pield Heath Rd, also there is West Drayton train station.

The location of the site is sustainable and has good provision for means other than a car.

Inclusive access:

The building is accessed via the front door of the property on Royal Lane, this in turn leads to the stairwell lobby leading to the different floors, new internal doors to have level thresholds and 800mm clear openings making it accessible to disabled and wheelchair users.