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[www.eximiusintentio.com](http://www.eximiusintentio.com)

Contact: 07825954620

Email: [dimitar@eximiusintentio.com](mailto:dimitar@eximiusintentio.com)

## DESIGN & ACCESS STATEMENT

In support of

## PLANNING APPLICATION

for

THE DEMOLITION OF AN EXISTING DWELLING AND PROPOSED ERECTION OF NEW DWELLING WITH  
DETACHED GARAGE. PARKING SPACES AND AMENITY SPACES

at

Hamilton, Vine Grove, Uxbridge

prepared on behalf of  
Mr I Kirov

by

Dimitar Solenkov

Dated

23 July 2023

## **Contents**

1. Introduction
2. Design
3. Conclusion

## 1. Introduction

- 1.1 This design statement describes the proposal, the subject of this planning application, for the demolition of an existing house and a proposed development of a new house with similar features, details and finishes including amenity spaces and parking.



*img 1: Street view of the property from the front road.*

- 1.2 The proposal site sits within the Uxbridge Area, part of the Hillingdon council



**Fig 3: Site Area – Planning Portal Maps**

## 2. Design

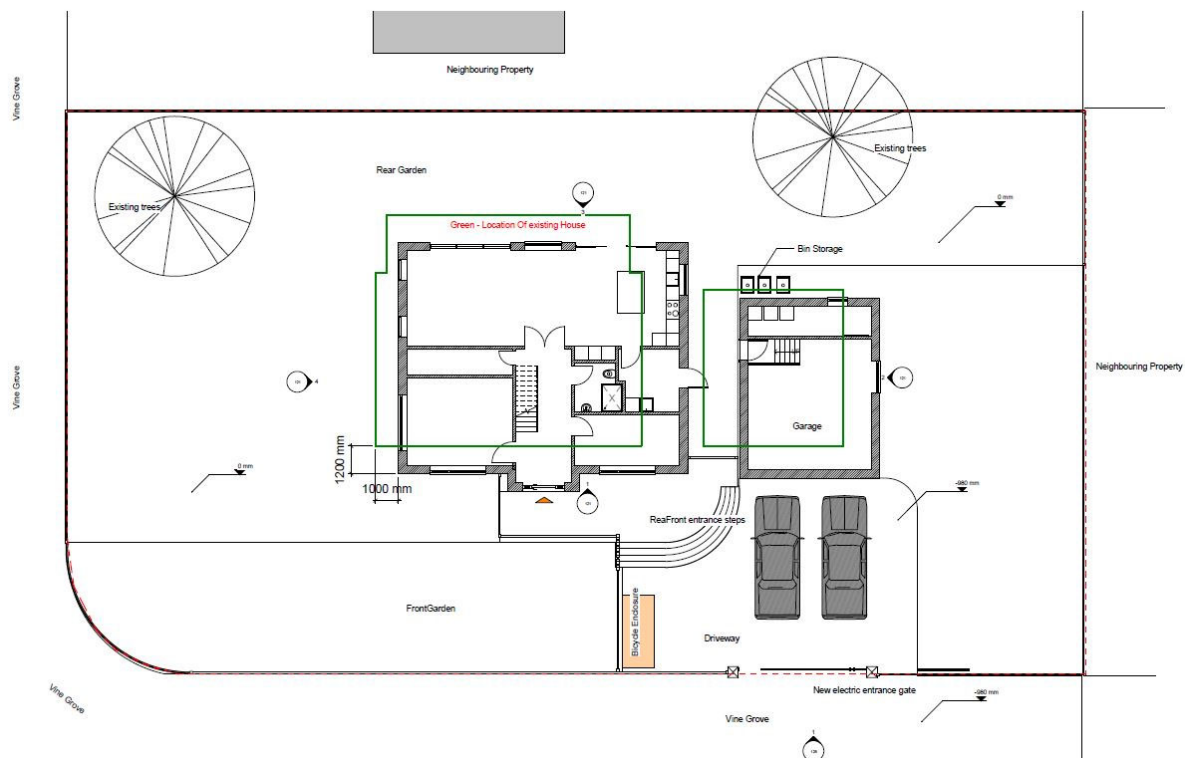
2.1 The property is currently being used for residential use but it has been in poor/derelict state and unused for more than a year.

2.2 The proposed scheme seeks to demolish the old building and to erect a new dwelling that meets the new housing standards. The site is approx. 900m<sup>2</sup> and the property is located to the middle.

2.3 The existing house, including the garage has a total gross external area of 233 m<sup>2</sup> which is detached from the neighbouring properties;

2.4 The proposal looks to increase the total gross external area of 30 m<sup>2</sup> including the garage, making total gross external area of 263m<sup>2</sup> split over 2 storeys.

2.5 The building is designed to sit comfortably into the surrounding context and all the design decisions regarding the proposed development, including scale, density, architectural appearance, street arrangements and landscape design have been carefully considered against the Hillingdon Local Plan and the planner officers' advice in the pre-application process.



**Fig 4: Site Constraints.**

- 2.6 Well-chosen materials are proposed for the envelope of the building to help the building to sit comfortably within the existing surroundings, using them with a modern shape but following the proportions and character of the both of the neighbouring buildings. The mixture between modern and traditional creates a positive balance between old and new.
- 2.7 The ridge height of the proposed building has been set to be lower than the ridge heights of the existing building as its not needed to be at that height.
- 2.8 The front elevation and front access to the property have not changed and access will remain as existing.
- 2.9 The internal arrangement is similar to the existing, kitchen and living space is to the rear of the property, bedrooms are on the upper level.
- 2.10 The neighbour's property does not have any openings facing the residents garden and the proposed design would not affect them in regards to their views or rights to light.
- 2.11 No detrimental alterations have been made regarding the communications in the street. All the routes within the street (pedestrians, cyclist and cars) are kept safe, direct and legible.
- 2.12 To not disturb the next-door houses, the proposal has windows similar to the windows location of the existing house, which apart of the rear dormer are more than 21m away in all other directions.
- 2.13 The pedestrian access to property is via Vine Grove Private Route
- 2.14 Both entrances (vehicular and pedestrian) are closed by 1.8 m high gates which provide security and privacy to the new building. The gates are set back from the street line creating an open front space which provides the stage for street movement and daily life. However, to establish a sense of ownership, a garden space will be provided along the boundary line, creating a clear definition between the public realm and private amenity space.
- 2.15 With regards to outdoor amenity spaces, the property has a large front garden to both left and right of the vehicle driveway, further rear garden that surrounds the property with wooden fencing and shrubbery areas. There are two large and matured Oak trees within the rear garden. The multifunctional outdoor space is over 500m2, offering a range of benefits to the development; a desirable outdoor amenity space, secure covered bicycle parking and covered bin storage.
- 2.16 The proposal provides functional, convenient and safe parking spaces with capacity for 4 cars; two located in the garage and 2 to the front of the garage (within the gated driveway)

- 2.17 The proposed building is designed to provide practical and economic natural lighting, ventilation and thermal insulation.
- 2.18 The proposals represent a scheme that will aim to achieve high levels of sustainability, with robust, environmentally sustainable features that aim to capture the interest of end users. The sustainability aims will target:
- Minimisation of CO2 emissions.
  - Water consumption reduced to 80 l/p/d through the use of high efficiency water systems.
  - Environmental assessment conducted into the materials that make up the main building elements.
  - A dedicated area for waste recycling in each dwelling (in addition to space set aside for general waste storage).
  - Design of surface water drainage systems that avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers.
  - To provide adequate internal and external storage space for non-recyclable and recyclable household waste.
  - A commitment to go beyond best practice site management techniques, including a strategic review of how to reduce waste arising from the construction process.
- 2.19 Subject to a full technical design, a combination of air source and 'solar thermal' energy sources will provide the hot water requirements for the buildings heating system. Air source will provide the core heating requirements for the heating system, with a supplementary solar thermal hot water system. The system also has the potential to be designed so that it can be used on a reverse cycle to pump cooled water through the under-floor heating coils and provide some comfort cooling during the warmer months.
- 2.20 The required ventilation for the building will primarily be provided via a 'natural' solution in which thermal comfort is achieved through the use of the following measures:
- excellent levels of insulation with min thermal bridges.
  - passive solar gains and internal heat sources
  - excellent level of airtightness
  - good indoor air quality, provided by a whole house mechanical ventilation system with heat recovery.
- 2.21 Rainwater to be harvested from the run off from each rain water pipe and stored/ drained to a new soakaway. NB: consideration will be given to the need for additional water treatment/maintenance requirements, which may be considered less sustainable.

- 2.27 The Proposed Development will minimise waste arising during construction as well as operation. Dwellings will be provided with sufficient bins and composting storage capacity to allow sorting of general and recyclable waste.

### **3. Conclusion**

- 3.1 The proposed development at Hamilton, Vine Grove, has been carefully considered, well-proportioned and respectful within the character of the district.
- 3.2 This has produced a designed proposal, which fits contextually within this area. As such we believe this proposal as presented constitutes a comprehensive and considered planning application, which should enable a favourable outcome.