

Design and Access Statement

Date 21 / 02 / 2022

22 FEB 2022

Address: 29e Bosanquet Close, Uxxbridge, UB8 3PE

The site

The site is situated in Uxbridge within a large residential area. There are some green spaces nearby and the local amenities are within easy reach of the area. The site offers easy access to transport links with buses taking you to Hounslow, Heathrow Airport as well as Uxbridge Town Centre, where you can get the London Underground.

The existing dwelling is on a plot of circa 100sqm it's an end of terrace 2 bedroom house with a front lounge and a modest kitchen on the ground floor. There is a rear paved and turfed garden and a small path leading to the front of the house. It shares the same boundary of No. 29d on the east side. Parking facilities are available to the front of the house. The dwelling is of brick and timber construction in need of some modernisation to accommodate the living standards of the present occupants.

Proposal

The aim of the proposal is to erect a front porch circa 2.6 sqm and a single storey rear extension which will provide an open plan kitchen/dining area of circa 14 sqm. The materials to be used will match the existing and the construction will be of a high standard to meet the Local Planning Requirements.

Landscape and Ecology

There are no trees within the site that may be disturbed by the proposal. There are no badger sets or runs on and across the property. There are no bat roosts within the site.

Scale Design and Appearance

The scale of the proposal was kept within the specified overall land available. The size and bulk of the proposal has been designed to provide a similar character and appearance of the other properties in the vicinity and to match the same construction materials of the existing.

Impact on the Neighbours

Although this proposal shares the same boundary of No. 29d, it has been designed not to create an unacceptable overbearing impact, and or loss of privacy to the occupants of the adjoining property.

Parking

The proposal will not reduce existing parking space

In Summary

The proposal will benefit the present occupants and will create extra living space needed to this modest dwelling. It will blend with the character of the area and will look attractive. The proposal will match materials used in the construction of the existing and other properties in the vicinity. Therefore, whilst there may be a minimum visual impact from the proposal, all efforts were made to be sympathetic to the local surroundings.

On behalf of the applicant

Carlos Nunes

The Agent

