

PLANNING, DESIGN AND ACCESS STATEMENT

incorporating
SUSTAINABILITY & ENERGY STATEMENT

for the proposed development at:

No.37 MIDHURST GARDENS
UXBRIDGE
UB10 9DN

JULY 2022



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PROPOSAL & SITE ASSESSMENT

Amasia Architects Ltd has prepared this statement on behalf of Kearns Development Ltd in support of a full planning application, which seeks permission for a new dwelling attached to the existing No.37 Midhurst Gardens., subdivividing the existing site into two. The proposed new two storey end of terrace dwelling contains two bedrooms, associated parking and dropped kerbs, following partial demolition of the existing No. 37 Midhurst Gardens. A new access is to be formed for the existing property. The new dwelling will use the existing access off Midhurst Gardens, which currently serves No.37.

The application site measures 445m² and is located along Midhurst Gardens, opposite Oakleigh Road. It is currently occupied by an end of terrace house, set over two storeys featuring painted white pebble dashed walls and plain roof tiles. Surrounding development is residential in use, comprising mostly identical terraced units.

There are no previous planning applications at 37 Midhurst Gardens.

DESIGN

The proposed new dwellings measure two storeys in height and of similar appearance to existing dwellings along Midhurst Gardens. Proposed external materials are to match the existing dwelling with painted white external walls, plain roof tiles and white uPVC windows, also in keeping with the traditional appearance of neighbouring dwellings.

The proposal is for a two-bedroom end of terrace house, which complies with the Nationally Described Space Standard. The proposed units principal elevation addresses Midhurst Gardens. The proposed and existing dwellings are served by a private gardens to the rear, each of which accords with minimum provisions set out in the Hillingdon Residential Layouts SPD.

No trees require removal to facilitate the development, and the level of hardstanding is limited to the footpaths and parking areas.

ACCESS

Each of the proposed dwellings is served by a single parking bay with electric vehicle charging. The new end of terrace unit is to be served by the existing dropped kerb off Midhurst Gardens. The existing dwelling will be served by a new access and drop kerb. Bicycles may be stored securely in sheds in the rear gardens.

The application site is four minutes' walk from the nearest bus stops along Windsor Avenue, which provide regular services to the wider locality. The site is also six minutes' walk from Rocket Park recreation ground to the east and six minutes' drive from Hillingdon railway station to the north-east. Local shops and supermarkets are also within walking distance of the application site.

The dwellings have been designed in accordance with Requirement M4(2) of Approved Document M, which includes the approach to the dwellings, WC facilities and circulation space.

SUSTAINABILITY & ENERGY STATEMENT

This sustainability statement has been prepared in support of a full planning application. It examines how the proposal is efficient in terms of energy and water usage, and how the general level of accessibility is concerned.

The proposal is for a new end of terrace dwelling, sited in a sustainable and established residential location.

The intention is to provide a well-designed, low-maintenance house, which will be insulated to exceed the requirements of Part L of the current Building Regulations.

Standard Assessment Procedures (SAPs) will be completed upon submission of building regulations to produce an indication of the overall energy efficiency of the dwelling.

Domestic heating will be via energy efficient condensing boilers and under-floor heating. Low-energy electrical equipment and apparatus will be installed where practical, including low-energy lamps.

The dwelling will incorporate low flow appliances with supply restrictor valves, spray taps and dual flush toilets. This can potentially provide up to 40% saving in water usage when combined with 'A' rated appliances.

Ventilation will be via natural means of opening windows and trickle vents, with mechanical extractors for the kitchens and bathrooms.

Selection of materials throughout the construction process will ensure, where possible, the usage of sustainable materials from managed sources. All timber used within the construction of the dwelling will be FSC certified.

The choice of materials will also reflect future requirements in terms of maintenance redecoration and component replacement.

Any soil excavated during construction will be either reused on site, or disposed of in an environmentally friendly way.

The main living areas have been located to take advantage of solar gain, where possible.

Rainwater run-off will be collected in water butts, with surplus running to soakaways.

Refuse and recycling bins will be stored externally within the curtilage of each property, then collected from the roadside by the Local Authority.

The site is within walking distance of public transport services, public open space, local shops and schools.

Overall, the development will be constructed to the most up-to-date legislation, and utilise energy and water resources in a sustainable and efficient manner.

CONCLUSION

The proposed development is to provide a new two-storey, two-bedroom dwelling on the land at 37 Midhurst Gardens. The proposal is well-suited to the site, and should be supported for the following reasons:

- The proposal is sited on developed land in an established residential location, where the principle of redevelopment is permissible;
- The development proposes a net increase of one dwelling to provide a two bedroom home;
- The application site is a sustainable location for development, within walking distance of public transport and local amenities;
- The proposal complies with Hillingdon's parking and amenity standards;
- The design, scale and external materials of the proposal are in keeping with the appearance of neighbouring development;
- Overall, the proposed development will be built to a high quality, and provide accommodation suited to that of modern day living and the requirements of future occupants.