

Design and Access Statement

17 Lansdowne Road, Uxbridge UB8 3JR



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Introduction

The plot at 17 Lansdowne Road, Uxbridge has an area of approximately 324.7 sq. m. At present the site is occupied by semi detached family house which has a traditional appearance and copious amounts of garden space.

Proposal

The intention of the planning application submitted is to subdivide the existing plot, and propose 1no. **2 bed 3 person** dwelling. Access proposed is demonstrated by existing drop kerb. The proposed footprint of the new dwelling would be 42.9 sqm in the ground floor level and 42.9 sqm in the first floor. The total plot size is 324.7 sq.m. The new plot after division (proposed plot) will be 168.5 sqm

The proposals are simple in nature and will not be evident from the local streetscape. The proposed design is simple and blends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/ recycling collection within the site. **(2 BED 3 PERSON HOUSE)** require 70 sqm minimum gross area).

Layout

The proposed dwelling would have a closed Living room, a store and a shower room which can be accessed from the lobby .The kitchen and the dining area are on the ground floor will be facing the rear garden. The First floor would have decent size bedrooms, a bathroom and a study.

The design of the dwelling is of a traditional appearance, having walls finished with render work under a plain clay tiled roof with uPVC windows and doors as the style would best suit the character of the street. The modest design allows light to enter the building making use of the constraints on the site and elegantly provides a triple aspect property. The proposed design is simple and blends itself to the existing stock within the surrounding area. The layout provides a generous amount of amenity space for future occupants. There is

adequate space for the provision of refuse collection within the site. Internally, all the rooms are of a reasonable size and the design can easily be modified on request by the council to give full consideration to ambulant users. All doors are proposed to have clear openings of 850mm including the main entrance which can be altered easily for wheelchair users. Consideration of the adjoining owners privacy has also been taken into account with windows facing any of the adjoining properties to be of obscured glazing and openable above 1.7m.

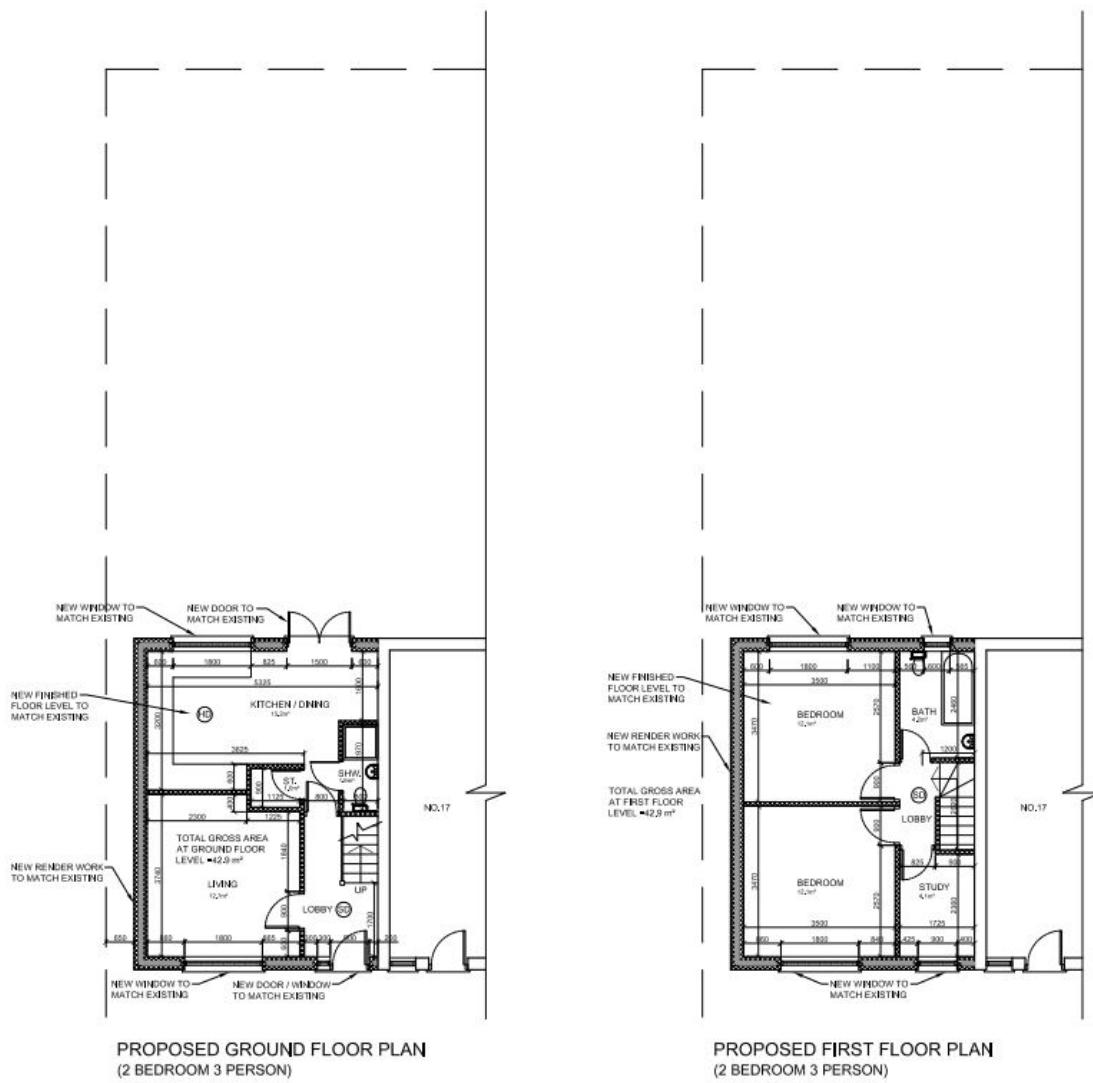


Figure 1: Proposed Floor Plan Layout

Vehicle Access:

Access to public transport would seem relatively good in terms of buses and trains, which stop within the local area. The property is also reasonably situated for the local amenities of the surrounding area. The site is capable of having two parking space within the proposed site area while also promoting cycling.

Appearance/Scale:

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The design is also simple in its appearance and not ostentatious nor contemporary. The gutter and ridge heights are at same level as the existing building stock in the surrounding area and not to disturb the street scene and carries a subordinate character as a secondary structure to the land. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding buildings. The overall proposal demonstrates a well suited design which is subservient to the main dwelling.

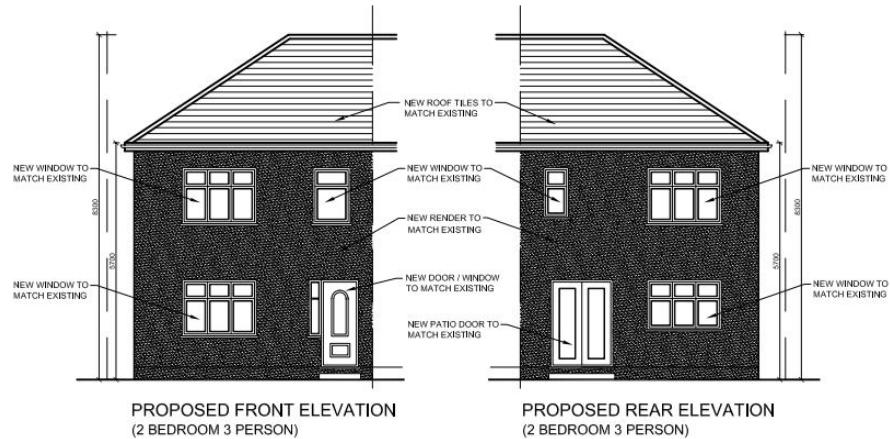


Figure 2: Proposed Elevations

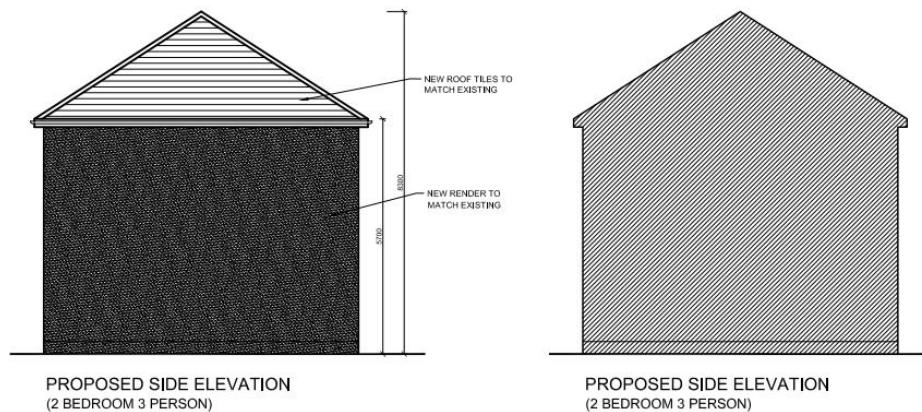
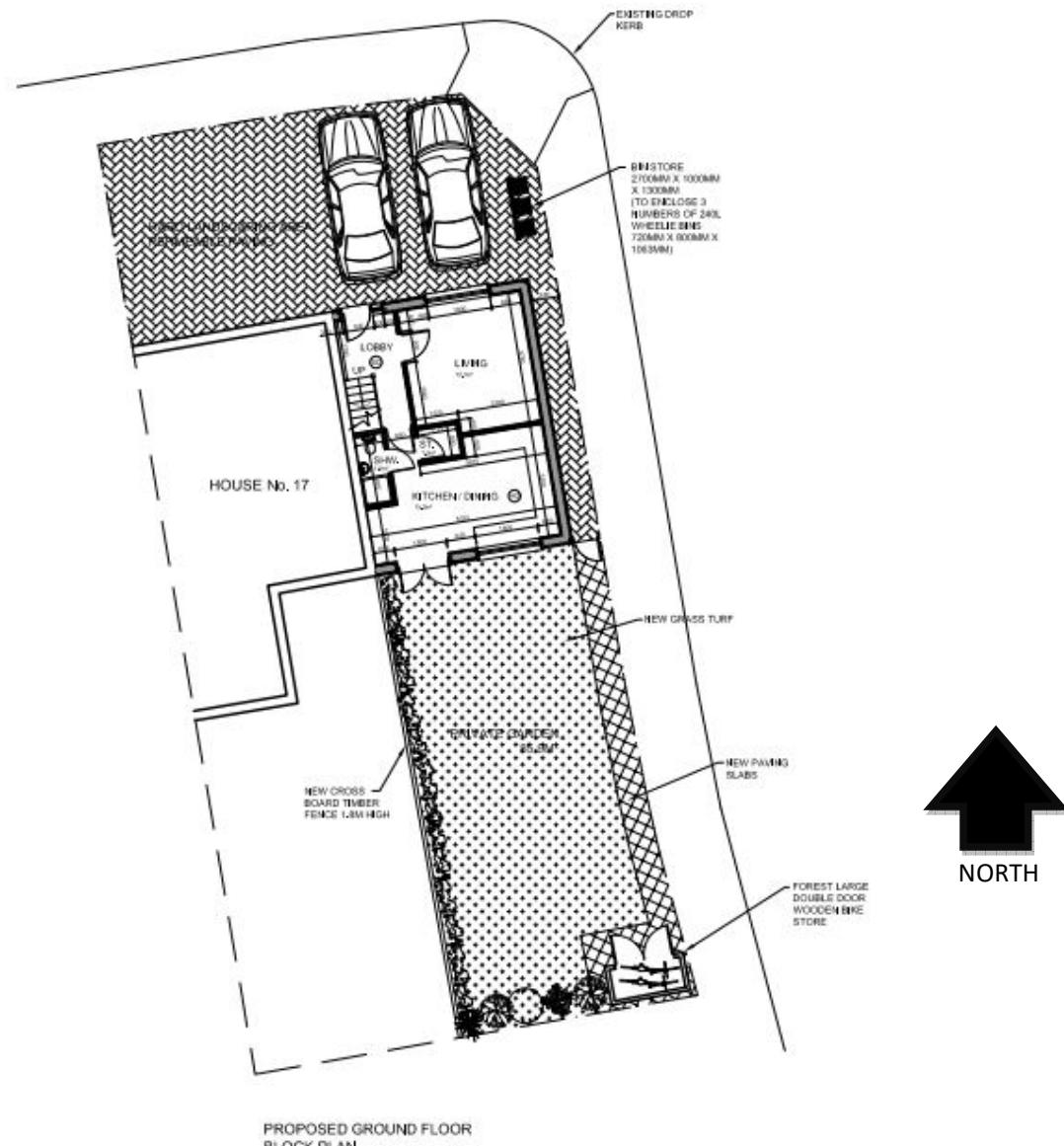


Figure3: Proposed Elevations

Security

It is considered that the proposed accommodation will be very secure. Access is proposed off Landsdowne Road. It is also proposed that the property will fully comply with the Secure By Design requirements and be provided with an intruder alarm system. Due to the building face being closer to the pedestrian path, hedge plants are to be inserted on boundaries to ensure the occupants have privacy and a reasonable outlook.



PROPOSED GROUND FLOOR
BLOCK PLAN

PROPOSED BLOCK PLAN - SCALE 1:200

Landscaping

The property is provided with space on the rear side of the property, which will be screened by natural means of hedge plants and fencing where necessary. The garden is to be the main amenity space for the proposed development.

Inclusive Design Features

Under this development proposal importance has been given to highest standards of accessible spaces for all future occupants.

During design process London's diverse population has been taken in to account by providing high quality people focused spaces that are designed to facilitate social interaction and inclusion.

Designed spaces to be convenient and welcoming with no disabling barriers with wide enough doors and corridors at ground floor level. If required, ramped access can easily be installed without additional undue effort. Accessible shower has been provided at the ground floor level.

This house has been designed to incorporate safe and dignified emergency evacuation for all users.