

Design and access Statement :

19B RUTTERS CLOSE, WEST DRAYTON UB7 9AL

The Proposal :

The proposed scheme would involve the re-development of a piece of opposite land, presently the site of a 19 and 19A 3 and 4 Bedroom semi detached house.





The proposed use of the land as residential will be more in keeping with the residential properties around the site and decrease disturbances associated with the existing uses. It is proposed that the plot be a 3 bedroom home. The plot has been designed to be regular home utilising sustainable technology and modern construction techniques. The building has been designed with Lifetime Homes standards in mind. The plot will include a 2 car park space with a cycle storage and Bin storage and plenty of space for Garden.

The dwelling will have use of the existing access on to RUTTERS CLOSE road. The plot will be provided with a generous turning area to the front of the property as well as private amenity/ gardens to the rear.

The site area can comfortably accommodate a single dwelling of this nature with adequate amenity space. The use of local materials and forms will add character and enhance the local area. The scheme with strategic new tree and hedge planting will ensure that the dwelling fits sensitively within the surrounding landscape. Impact on the local character will be minimal due to the proposed boundary screening. The development will be a positive redevelopment of an existing site.

Few of Similar properties nearby:



Design :

The house's eaves and ridge heights have been designed with the neighbouring two storey dwelling as a reference. The new dwelling will fit comfortably along the road and have minimal impact on the character of the area .

Construction details will include brick window headers, oversized barge boards, , brick detailing, cladding and brickwork plinths to give individual style and character .

The house has been designed and orientated on site to maximise the available amenity space, parking space and privacy from neighbours with tree planting. There are no overlooking issues from side windows at first floor height. Strategic planting will help to screen the dwelling from adjacent dwellings.

Site Services :

The site is already connected to mains water, electricity and a telephone line .The proposed home will implement Air Source Heat Pump and boilers. Sewerage will be connected to existing manholes and discharge to drainage field or soakaway subject to design and percolation tests. Rainwater will be discharged via soakaway crates in the rear garden.

Energy Statement :

The new build will use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made. Scheme to include: Air Source Heat Pump .High Levels of insulation and air tightness natural cooling and ventilation Low energy light fittings Rainwater Collection Butts , Water saving taps and flow regulating access valves Dual flush sanitary systems Low E, Argon gas filled double glazed windows Sustainably sourced soft wood joinery In terms of the Building Regulations the heat/energy loss of all individual elements of the building such as walls, floors, windows, etc. have all been designed to either meet or exceed the requirements of the regulations. This equates to a vast improvement in energy efficiency and lower running costs over the life span of the houses.

Paragraph 12 of the NPPF states that: "Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise". The material considerations on this scheme warrant a special case approach. These include

A traditionally designed house with sustainable technologies and high levels of insulation and air tightness Improvements to the site's ecological value and aesthetic value to the local .

In line with these material considerations NPPF para 55 states ; "To promote sustainable development in areas, housing should be located where it will enhance or maintain the vitality of local communities.

This Design and Access document supports and demonstrates a sensitive and positive redevelopment of the land at RUTTERS CLOSE. The development would add to the character of the area and compliment the road whilst remaining inconspicuous. It is offered that the site warrants a 'special' case approach and that it is suitable for development following the Hillingdon Borough council "Sensitive infilling of small gaps within small groups of houses or minor extensions to groups may also be acceptable though much would depend on the character of the surroundings and the number of such groups in the area".

The detailed design and planning work undertaken by this full application has demonstrated the site comfortably accommodates the home with adequate amenity spaces whilst not dominating the existing land and rural character surrounding the site. The house will be energy efficient and designed to allow occupation throughout a lifetime with generous door sizes, corridors and the adaptation potential to allow disabled support. Sustainable technologies with high levels of insulation to ensure low running costs in the future. The scheme's high standards of construction and long term sustainability could provide a positive addition to the area and wider community and as such it is submitted for full planning approval.