

## DESIGN AND ACCESS STATEMENT

LAND ADJACENT TO 2 PAIGNTON ROAD, RUISLIP, HA4 0BU

PROPOSAL – REDEVELOPMENT OF SITE FOR THE ERECTION OF A DETACHED DWELLING



*Street scene from in front of 2 Paignton Road (frontage of site underlined in red)*



*Aerial view (site outlined in red)*

**EXISTING:** The site is a rectangular fenced off area at the South Western end of Paignton Road, close to the junction with Thurlstone Road. It is separated from the adjacent rear gardens of Thurlstone Road by two garages and from the closest house in Paignton Road, by a small remaining site owned by the National Grid and an access road. The site is a redundant part of National Grid land which fronts Paignton Road, and is currently surrounded by a 2m high timber panel fence.

**PROPOSED:** In its current form, the property is an unattractive closed in plot on Paignton Road, which quickly becomes overgrown with brambles and other tall weeds (until recent clearance works these were 1.5-2m in height and although cleared in August, these are expected to regrow quickly). Therefore, it is proposed that to open up this site to the road, and to develop it as proposed, should be a considerable improvement in appearance.

In detailed pre-application advice (ref: 78742/PRC/2024/85), the agreed best option for the site was for a single family dwelling house. This was subject to meeting various criteria as set out below (NB. all items in quotes are taken directly from the pre-application advice report):

**Principle of development** – the use of the land for residential purposes was agreed in principle as it would *‘represent an opportunity to uplift residential accommodation within a residential area and would therefore result in a contribution towards the housing stock in the borough’*.

**Design** – the proposed detached dwelling *‘would not affect, in principle, the integrity of the terrace houses, by reason of the acceptable separation distance’*. We note that this distance measures approx. 7m from No.2 and approx. 20m from the original rear elevations of the houses in Thurlstone Road.

The *‘proposed roof form, height and façade, articulation, and building line should respond to neighbouring properties’* – as set out in the accompanying drawings, the building is to be of similar height and proportion to adjacent properties, and has been set down into the site in order to accommodate current standards on ceiling heights and practical floor and roof construction thicknesses etc. The height of the building will be similar to neighbouring properties, and the building line will also be roughly similar (taking account of angled boundary lines). We note the front garden to No.2 measures 4.5m approx whereas the proposed property will have a garden of 4.8m in depth. With regard to the roof, the proposal has been designed to accommodate a bedroom in order to meet space standards and work within the tight constraints of the site. Consequently, it is a gable ended roof with a rear dormer which we note from the pre-application advice *‘would not detract in principle from the character and appearance of the street scene’*. Bearing in mind other adjacent rear dormers to Thurlstone Road which are very dominant from Paignton Road, as shown below, the proposal would be far less prominent by comparison.



*Rear dormers to Thurlstone Road as seen from Paignton Road*

With regard to landscaping the proposal will remove the 2m high fencing from the street scene and replace that with low privet hedging to delineate the front and side boundaries and conceal the required bin store etc.

**Amenity** – the house has been set out to meet the London Plan housing space standards, with a gross internal floor area of just over 90m<sup>2</sup> set over three floors, ceiling heights of 2.5m and built in storage well in excess of the minimum. With regard to external private amenity space, due to the tight constraints of the site, this has been set out to exceed the standards set out in policy D6 of the London Plan, which was considered potentially acceptable in the pre-application advice bearing in mind the close proximity of open communal spaces at the New Pond Playing Fields. The building will also be in accordance with Part M4 (2) increased standards for access.

Impact on residential amenity of neighbouring properties – the proposed house is less deep than its neighbour at No.2 and so would cause no issue to the light or outlook to that property. To the opposite side the house would be separated from the adjacent gardens by garages and a parking area of 7m in width and approx. 20m to the rear elevations and so cause no issue to those properties. To the longer adjacent garden of Thurlstone Road that extends behind, it is noted that the rear ends of those gardens are devoted to garages/sheds and so the building would cause no

issue of loss of light or overlooking there. We note it is also located to the North of those gardens and so would not block direct sunlight which is predominantly from the South. Furthermore, no glazing has been proposed to the side elevations, and the glazing to the rear of the building closest to garden space of the Thurlstone Road properties has been proposed as obscured glazed and fixed closed to above eye level. As noted in the pre-application advice, '*no concerns*' were noted in these aspects.

**Highways** – To the front, the garden has adequate space for parking with a proposed cross over to the footpath to be applied for separately. The paved garden area will ramp down slightly from footpath level and will be self draining. Further, a secure cycle store for two bicycles is proposed in the garden, largely concealed by hedging. As noted previously, a bin store is also located in the front garden, behind the proposed privet hedging to conceal it from view from the street.

As a final note we are keen to continue discussions with the planning department on behalf of the applicant, who will be open to alterations and amendments as required during the application process in order to achieve a positive outcome.