

Uxbridge - Land off the corner of Bader Way & Masterman Place

Design and Access Statement

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Introduction

The following document is to be submitted in support of a FUL application to a former development compound off Bader Way

Uxbridge - Land off the corner of Bader Way & Masterman Place

1.0 Project Summary

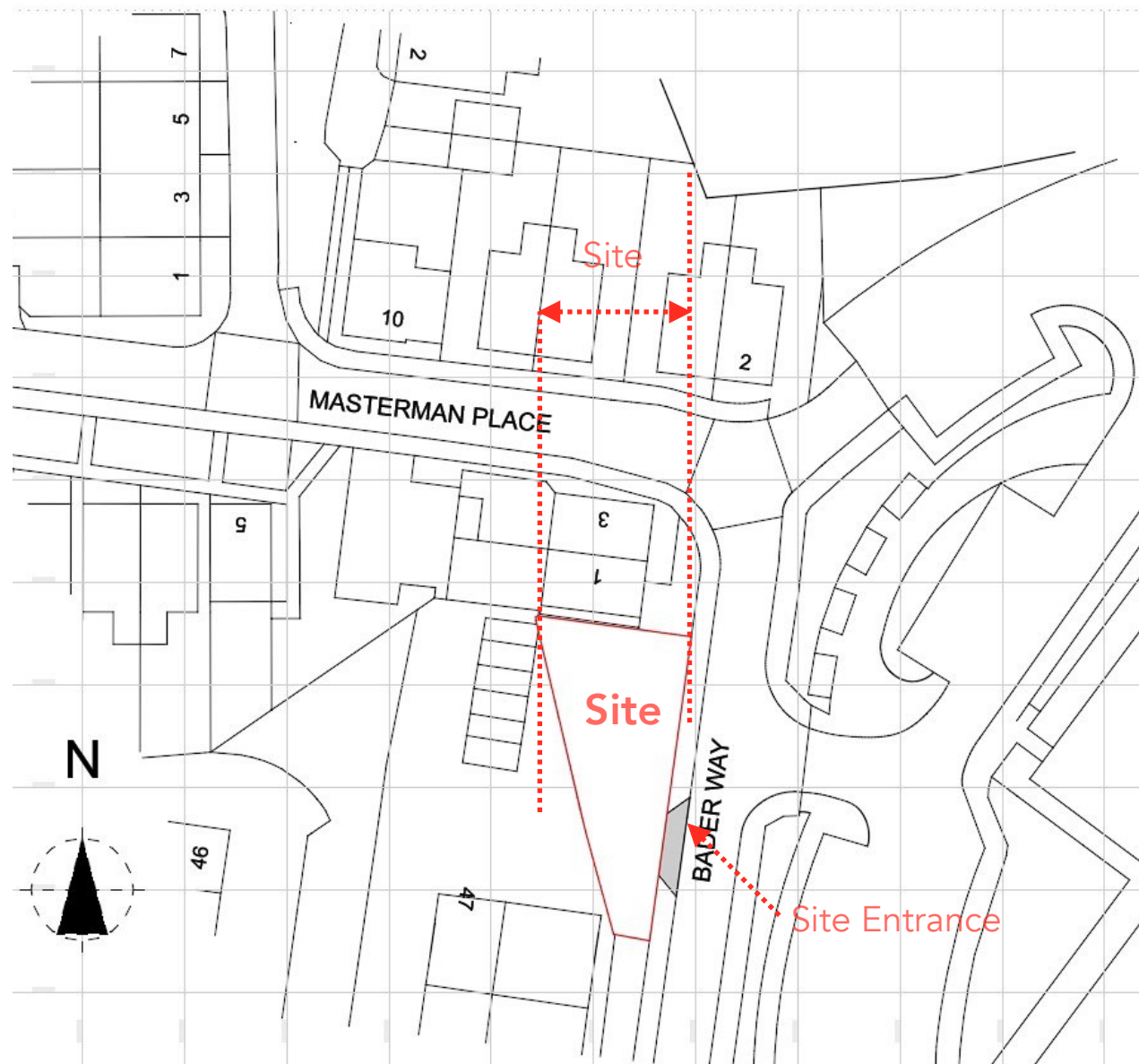
Chapter 1.0 Project Summary

The proposal is for 1no. self build plot to be sold with planning permission, the scheme is of exceptional quality and design to match the house types around the site. The site is located off Bader Way, and was the main site compound for the PHASE 6 development around the site.

The submitted plans represent typical ST Modwen house types matching the existing site, the proposal will be 3 bedroom home to be in keeping with what is already in and around the site for balance and sit respectively in context with the surroundings.

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2.0 Site/Use



Chapter 2.0 Site/Use

The overall site area is approximately 284m² (0.028 hectares), and was a former site compound to the recent St Modwen Phase 6 site.

The site sits on a parcel of land to the corner of the existing development where the roads of Bader Way and Masterman Place intersect.

The land is currently open with a hardcore hardstanding ground cover, which formed a compound during the construction phase of the already constructed Phase 6 development at St Andrew's Park (the former RAF Uxbridge) submitted on behalf of St Modwen Homes. The Phase 6 development comprised 66 dwellings (8 of which are located within the retained buildings, the Sick Quarters and Lawrence House, and are subject to full planning permission), associated parking, landscaping and infrastructure on land located within the northern quarter of St Andrew's Park. The Phase 6 submission is made pursuant to the hybrid planning permission, which redeveloped the overall site to provide:

- 1,340 residential dwellings
- 7 one bedroom assisted living retirement accommodation
- Primary School
- Extension to Uxbridge town centre to include retail, office and leisure uses

Site:

Site compound on
Land off Bader Way,
Uxbridge.

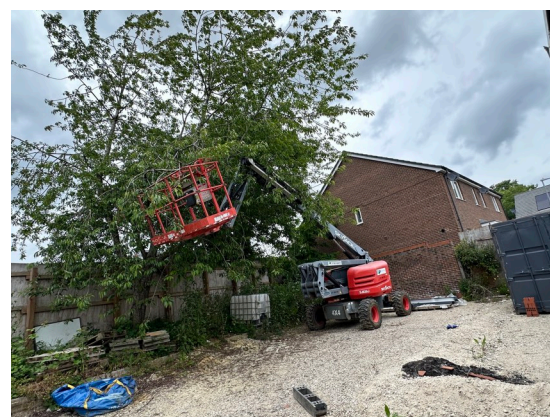


Chapter 2.0 Site/Use

The land off the corner of Bader Way is currently bound by dark high level security hoarding and would have formed a secure compound for the more recent phase 6 development.

Site:

Land off Bader Way,
Uxbridge.



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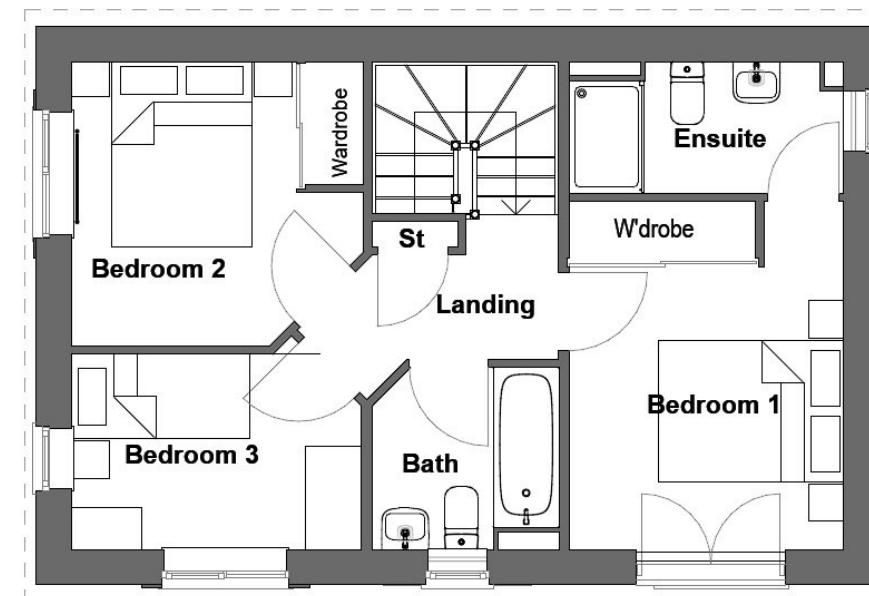
3.0 Layout

Layout

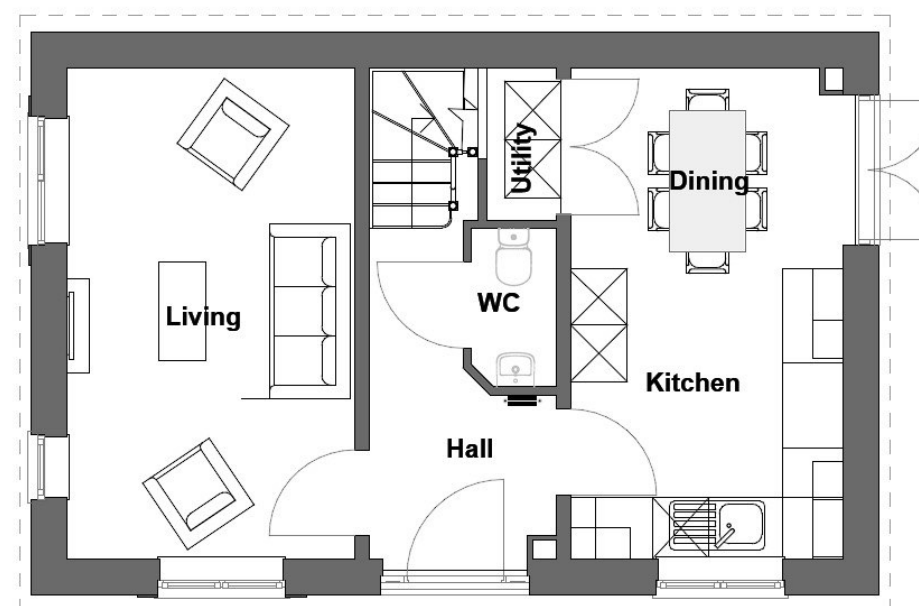
3.0

Chapter 3.0 Layout

The layout is identical to that already approved house types with a forward facing floor plan with a predominantly blank elevation to the rear, and 1 side elevation; which responds to the site and context respectively, while addressing any space about dwellings.



First Floor Plan



Ground Floor Plan

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4.0 Scale/Amount

Chapter 4.0 Scale/Amount

The proposal seeks approval for a 3 bedroom detached home with a scale to match the neighbouring houses with eaves and ridge heights to suit, though stepped lower than the adjacent semi-detached in order to respond to the topography.

The proposal seeks approval for 1no. 3 bedroom detached homes with a scale and character to match the neighbouring houses with eaves and ridge heights to suit. The ridge height will look to step as the site rises much the same as with the existing houses.

Consideration has been given to the gable ends and to better suit the site and context in order to sit respectfully in context.

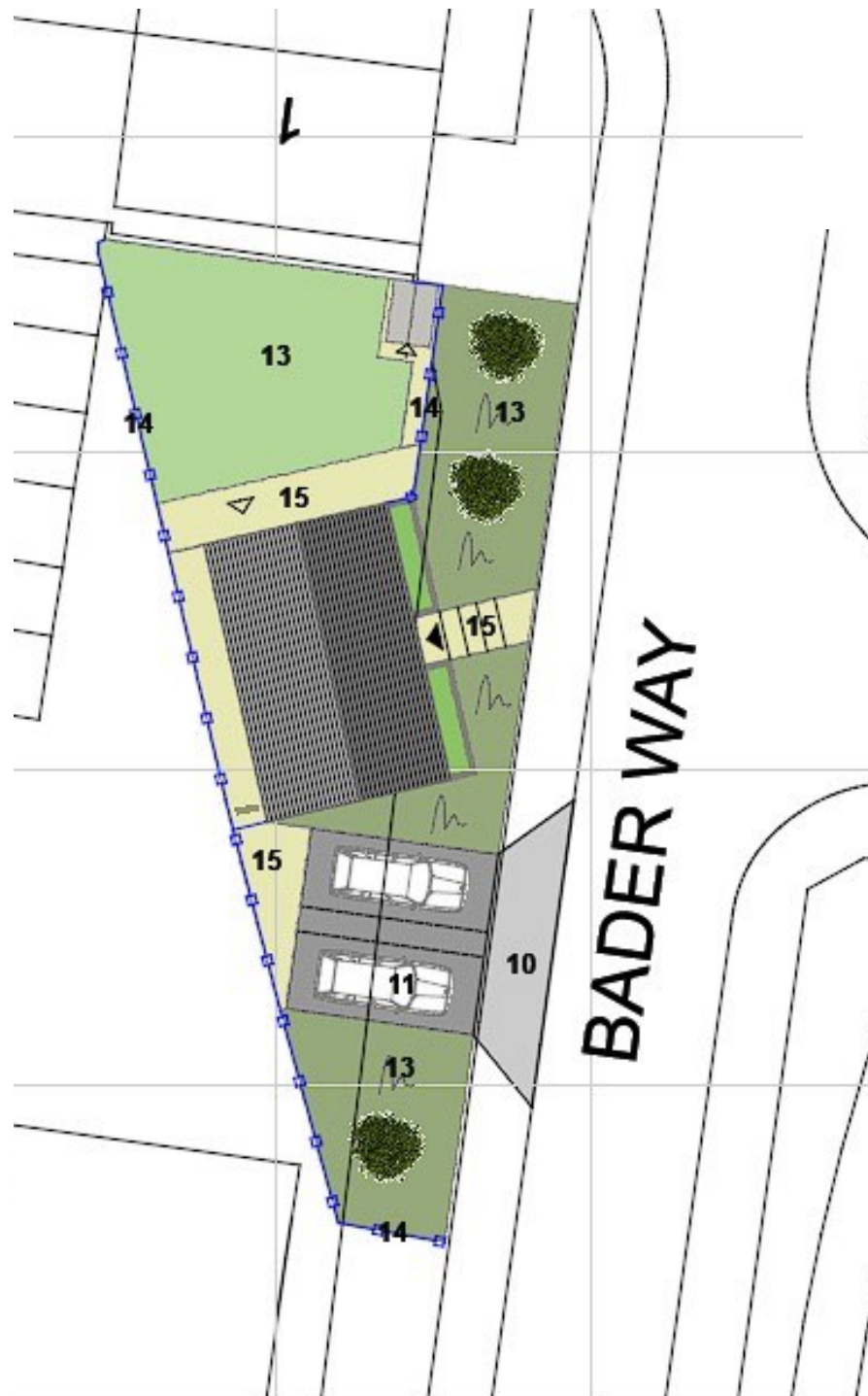


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5.0 Landscaping

Landscaping

5.0



Proposed Site Plan

Chapter 5.0 Landscaping

Vehicular and pedestrian access will be gained off Bader Way. The site will not impact on any existing use or visibility.

The dwelling would have private off-road parking for 2 no cars, with hard standing to the main entrance and some green lawn to the front elevation to create a more pleasant street scene, and matching that of the neighbouring dwellings in terms of green space and stepped access to the main entrance. The rear garden is larger than required which is more due to the site and layout.

Brown close boarded fencing will be used throughout to match the approved local development and there will be some Hedgehog highways should be used throughout.

Tree planting will be proposed to the front of the site and soft low level planting to the front of the house to with side of the entrance.

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6.0 Appearance

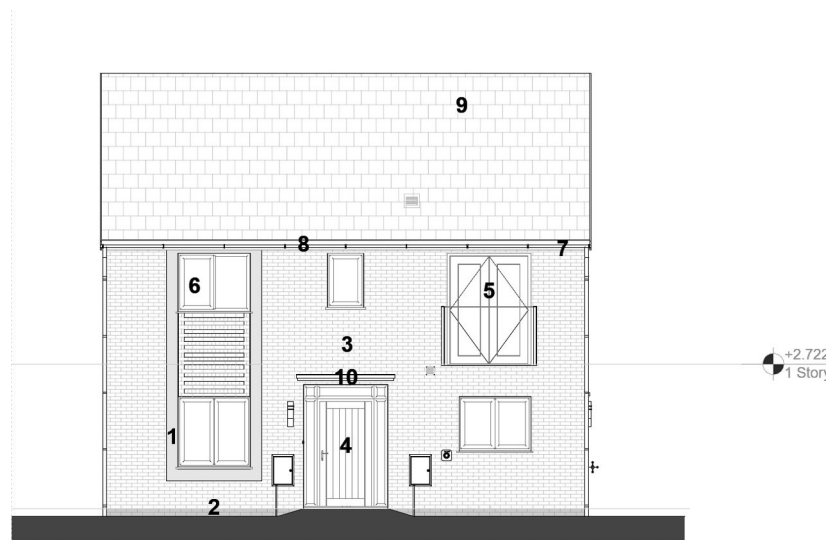
Appearance

6.0

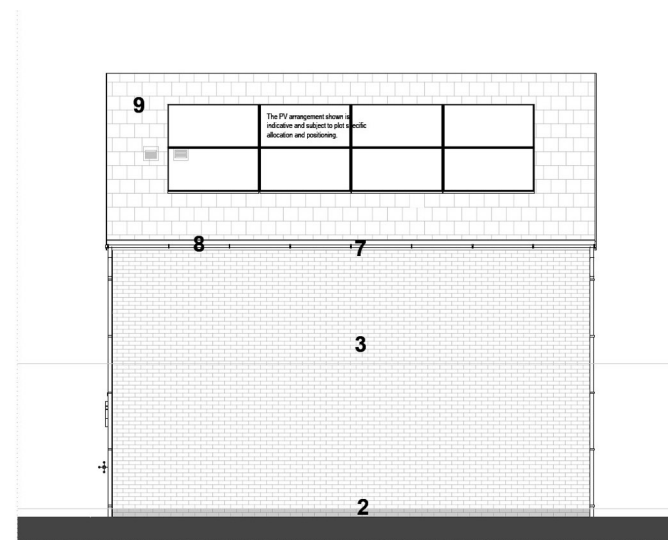
Chapter 6.0 Appearance

The house type as shown is largely brick built with front and side end gables opposed to hipped gables, this is more to match with the same design as the neighbouring dwellings and also to match in character with the existing development.

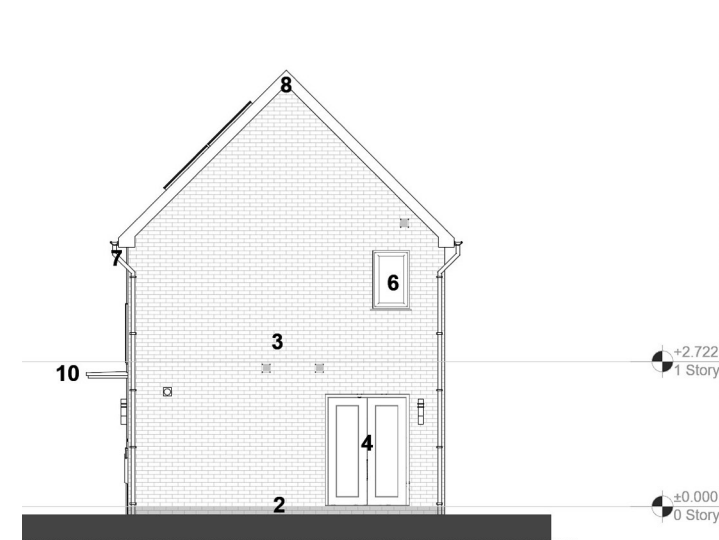
The windows, doors, and decorative features around the fenestration will match the existing already built development in order to appear as one vernacular material palette type.



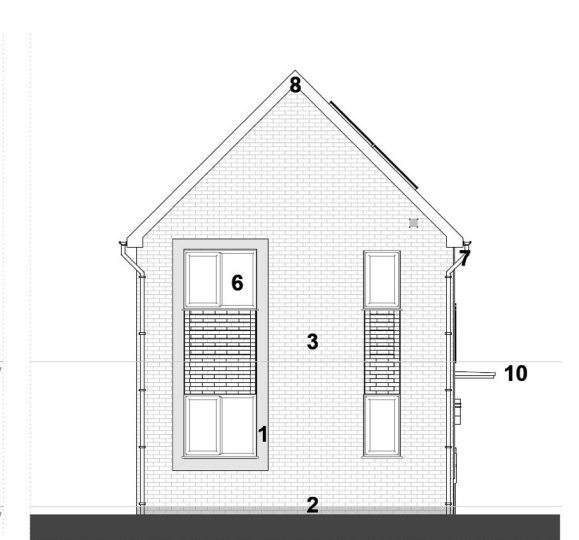
E-01 Front North East Elevation



E-02 Rear South West Elevation



E-04 Side North Elevation



E-03 Side South Elevation

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7.0 Sustainability & Ecology

Sustainability & Ecology

7.0

Chapter 7.0 Sustainability

As part of the stage 3 design process the buildings types have the benefit of SAP calculations to ensure compliance with current building regulations. Part O has been assessed to ensure overheating compliance throughout to inform window sizes.

Promotion of energy efficient buildings-

The proposals have been designed to maximise levels of energy efficiency including the provision of the following: high levels of natural day light, high levels of insulation, energy saving lighting, high performance glazing and limiting water consumption - This will be achieved through the specification of low flow and efficient water fittings and/or appliances to minimise demand. Minimising waste production - Waste will be generated during construction and this will be fully dealt with through the Construction Management Strategy on site.

Encouraging the sustainable use of materials in construction –

During the construction period, a range of measures will be put in place to encourage the sustainable use of materials including giving preference to the use of locally sourced materials, using recycled material and aggregates where appropriate, sourcing timber from sustainable sources, providing environmental awareness training for staff and complying with the Considerate Constructors Scheme.

Bader Way, Uxbridge
Biodiversity Metric Report
August 24



EXECUTIVE SUMMARY

Site Address	Land west of Bader Way, Uxbridge, UB10 0FW
Co-ordinates	E 506274, N 184137
Site Area	0.03 ha
Current Site Use	The site comprised an area of ruderal/ephemeral ground to the west and south of existing residential developments. Bader Way was present along the eastern site boundary with the John Locke Academy located beyond.
Proposed Development	Development proposals comprise the creation of one residential dwelling and vegetated garden on site, as well as an access road.
Results	The biodiversity metric results show a loss of 0.40 habitat units on-site based on the Plans and Elevations as Proposed, which is a deficit to 10% of 0.47 . The trading rules will not be satisfied. According to the trading summary of the metric, a deficit of 0.40 habitat units will need to be compensated for to satisfy the trading rules, comprising 0.39 units of individual trees and 0.01 units of low distinctiveness units.
Conclusions and Recommendations	<p>A loss of 0.40 habitat units (61.53%) will be incurred as a result of the development. If the trading rules cannot be satisfied and a 10% net gain is not achieved, off-site compensation or conservation offset payment will be required for the development to proceed. The Local Planning Authority (LPA) will need to be consulted to determine if an offset payment is acceptable. A 10% gain is not deemed feasible on site.</p> <p>Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses and hedgehog highways.</p>