

DESIGN AND ACCESS STATEMENT

**PROPOSED CONVERSION OF PART GARDEN INTO DRIVEWAY TO
ACCOMMODATE CAR PARK AND INTRODUCTION OF NEW VEHICLE
CROSSOVER**

**AT 2A HILL LANE, RUISLIP
HA4 7JW**

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Contents

- 1. Introduction**
- 2. Local Area**
- 3. Site Photographs**
- 4. Site Analysis**
- 5. Design Considerations**
- 6. Access Considerations**
- 7. Benefits of the Proposal**
- 8. Noise**
- 9. Conclusion**

1. Introduction

This Design and Access Statement accompanies a full planning application to Hillingdon Council for the part conversion of a garden into a parking area accommodating two four-wheelers. The proposal also includes the provision of a vehicle crossover to allow access from the road to the parking area.

The property currently lacks off-street parking, and the residents are entirely dependent on on-street parking. This reliance on public spaces creates challenges such as limited availability, inconvenience, and increased vulnerability to theft. This proposal aims to address these issues while aligning with sustainable development principles.

2. Local Area:

The local area within which the site is located is in Ruislip in the borough of Hillingdon. The application site is situated at 2A Hill Lane. The existing house is typical of maisonettes within the immediate vicinity. It has a side garden adjoining a main road called Sharps Lane. There are existing on-street parking bays on Hill Lane, the road fronting the house.

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google maps

3. Site Photographs:



Front view from Hill Lane



Existing Pedestrian Entrance to site



Corner view



Side View from Sharps Lane (with location of Proposed crossover)

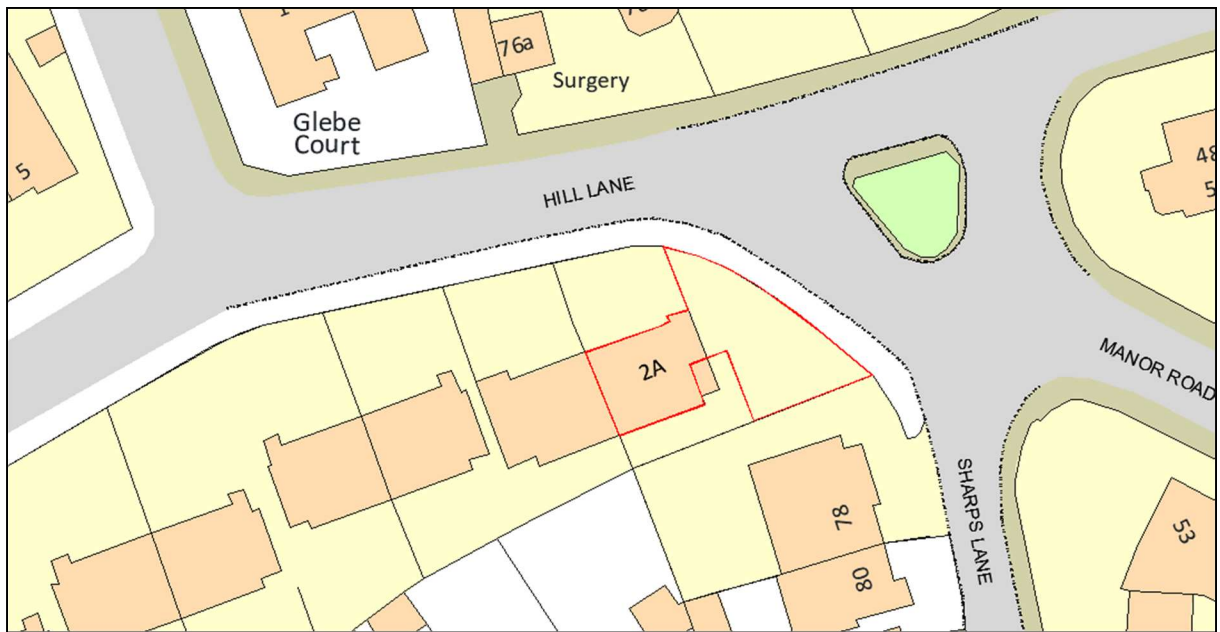


Side View from Sharps Lane (with location of Proposed crossover)



Inside view of the garden

4. Site Analysis:



The application site is situated off Hill Lane. The immediate site upon which the application is based is No 2. No 2 comprises of two storey maisonette dwellings with 2A on the first floor in relevance to this application. The proposal is to utilise a part of the garden (belonging to 2A) by converting it into a driveway in a manner to accommodate car parks. The existing garden is partly paved with stones and has a high timber fence surround. Our clients wish to improve existing garden by adding a driveway and add value to the property.

5. Design Considerations

The design of the parking area has been carefully planned to integrate functionality, safety, and sustainability:

1. Layout and Materials:

- The parking area is designed to maintain aesthetic harmony with the surrounding environment and allow a minimum of 2 car parks within the property.
- Permeable paving (interlocking brick pavers) will be used to promote drainage and reduce surface water runoff, adhering to sustainable drainage principles (SuDS).

2. Safety and Convenience:

- Off-street parking will significantly reduce dependency on on-street parking, mitigating risks associated with vehicle theft or damage.
- A secure parking space within the property boundary will enhance safety and accessibility for the residents.

3. Future Electric Vehicle Charging:

- In anticipation of transitioning to an electric vehicle in the near future, the applicant sees this as a practical step towards easing the installation of an electric vehicle charging point within the property. This aligns with broader initiatives to promote sustainable transportation.

4. Vehicle Crossover:

- The proposed parking area necessitates the introduction of a vehicle crossover. Currently, there is no provision for a dropped kerb at the property, making it essential to coordinate with the transport and planning team for approval. A separate dropped kerb application will be submitted in conjunction with this planning application.

5. Introduction of Greenery:

- To maintain and enhance the aesthetic appeal of the property and the surrounding streetscape, potted plants will be incorporated into the scheme. This measure ensures the introduction of more greenery to offset the reduction in garden space, contributing to biodiversity and visual interest.

6. Access Considerations

The proposed vehicle crossover will provide direct and safe access between the road and the new parking area. This will improve the overall accessibility and usability of the property. The dimensions and design

comply with Hillingdon Council's guidelines for vehicle crossovers, ensuring safe integration with the existing streetscape.

7. Benefits of the Proposal

1. Increased Property Value:

The introduction of off-street parking will enhance the property's value and appeal by addressing a common urban concern: the lack of dedicated parking space.

2. Reduction in On-Street Parking Pressure:

The proposal will reduce dependency on on-street parking, thereby contributing to a more organized streetscape and alleviating local parking congestion.

3. Alignment with Sustainability Goals:

By facilitating future electric vehicle use, the proposal supports the broader objective of reducing carbon emissions and promoting greener transport solutions.

4. Improved Safety and Security:

Off-street parking will offer a safer and more secure environment for vehicle storage, minimizing the risks associated with on-street parking theft or damage.

8. Noise

We believe this proposal will not have an adverse impact on noise to the neighbouring community as this Application is solely for the conversion of part of an existing garden into driveway. Our client is happy for standard construction working hour limits to be assigned as a Condition to the Application Decision, if necessary.

9. Conclusion

This application represents a practical and thoughtful solution to address the challenges posed by the lack of off-street parking. By providing a dedicated, secure parking area, it enhances the property's functionality and supports sustainable living goals. The proposed vehicle crossover

and garden conversion align with local planning and sustainability principles, offering long-term benefits to the residents and the surrounding community.

We respectfully request that Hillingdon Council considers this application favourably.