

DESIGN & ACCESS STATEMENT – 26 Merle Avenue, Uxbridge, UB9 6DG

ADDRESS OF DEVELOPMENT:

26 Merle Avenue, Uxbridge, UB9 6DG

DESCRIPTION OF WORK:

Partial conversion of existing garage into an accessible bathroom to connect to existing living room which will also be turned into a bedroom. The development will include the addition of a window on the rear wall of the proposed bathroom.

INTRODUCTION:

This document has been provided to support the planning application made for a garage conversion at 26 Merle Avenue, UB9 6DG to

This Design and Access Statement has been prepared with reference to the CABE (Commission for Architecture in the Built-in Environment) document 'Design and Access Statements' and the London Borough of Hillingdon's 'Local Plan: Part 1' and 'Local Plan Part 2'.

The accessible bedroom and bathroom will benefit the family who live in the property with a disabled child. At present, the child is carried up and down the stairs which is dangerous for everyone involved and is becoming increasingly difficult. An accessible downstairs bedroom and bathroom will allow the child to have their own, adapted space to receive the care they need and make it easier for the family to provide necessary care without injuring themselves.

SITE CHARACTERISTICS:

The property is situated along a residential road, made up of mainly detached, two-storey properties.

The site does fall within the Harefield Village Conservation Area, and therefore an effort has been made to minimise external changes and use materials already used within the building.

PLANNING HISTORY:

From searching Hillingdon's planning database, there has been no previous planning permissions at 26 Merle Avenue however many other properties along the street have carried out similar work to what has been proposed. A recent, similar approved application would be Ref: 11125/APP/2016/1422, where the existing garage was converted into a study involving changes to the front and rear elevations.

LANDSCAPING AND APPEARANCE:

The proposed window will be white, upvc to match the existing windows on the property.

The existing corrugated, metal roof will be replaced with a warm deck roof finished with felt.

CONSULTATION AND COMMUNITY SUPPORT:

Although the scheme has not been shared with local residents, similar proposals have been approved around the area and there is no proposed change to the front elevation visible from the street.

CONCLUSION:

This Design and Access Statement accompanies a planning application for a garage conversion at 26 Merle Avenue, Uxbridge, UB9 6DG.

The proposed development retains most of the existing building and materials, and careful consideration has been undertaken to not disturb the character of the surrounding area.

Having regard for all matters, it is kindly requested that planning permission is granted for the proposed development and should you require any further clarification on any matters, we would be grateful for the opportunity to discuss these ahead of any decision made on this application.