

# **DESIGN & ACCESS STATEMENT**

## **IN SUPPORT OF PLANNING APPLICATION**

**Doc. Ref: 3526/AE/DA**

For

Construction of a single storey ground floor part rear and part side, first floor rear extension and front porch extension

at

80 Vine Lane,  
Uxbridge  
UB10 0BE

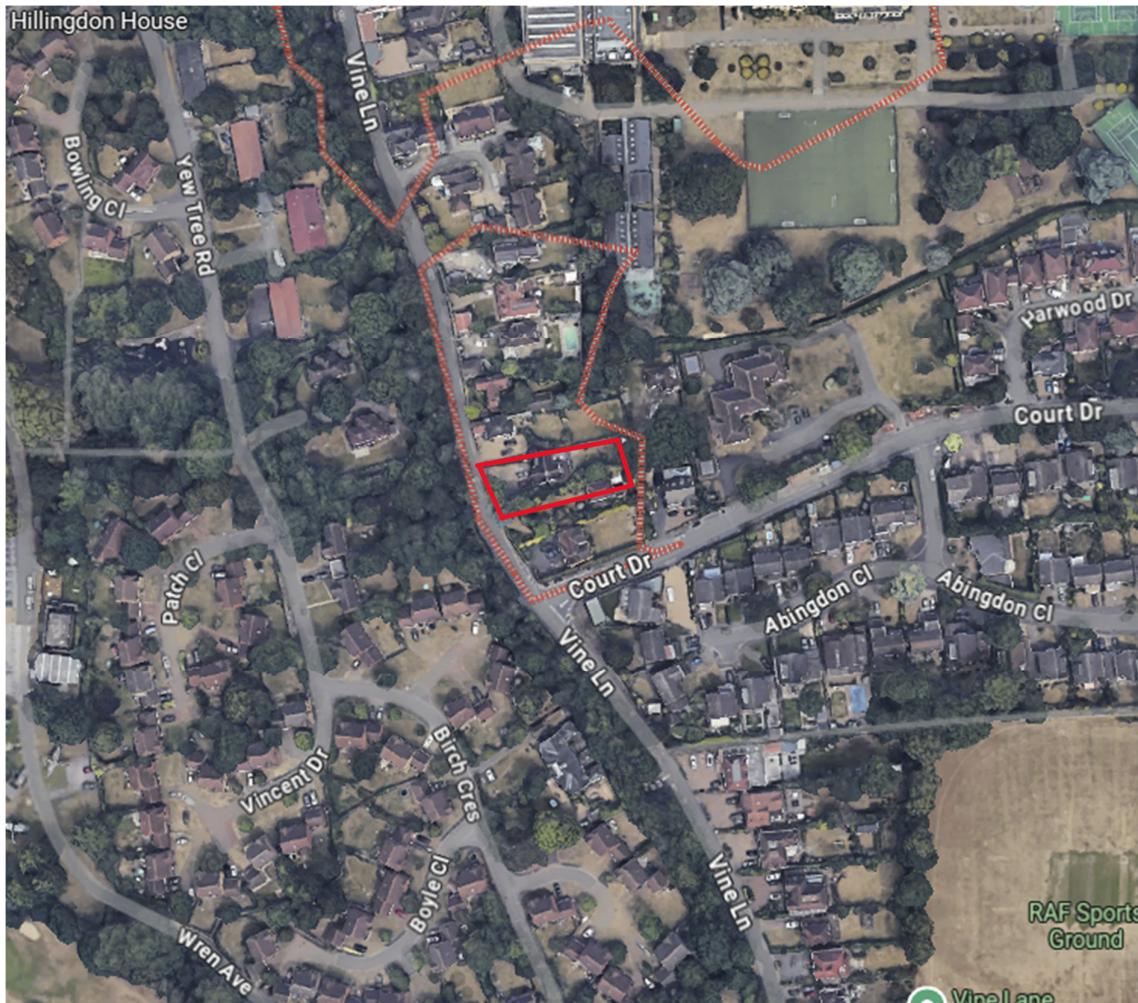
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## **Contents**

1.0	Location	3
2.0	Existing building condition	4
3.0	Design proposals	5
4.0	Access consideration	7
5.0	Conclusion	8



Site Plan

## 1. Introduction

This Design and Access Statement has been prepared in support of a planning application for proposed alterations and extensions to the residential property located at 80 Vine Lane, Uxbridge UB10 0BE. The application seeks to adapt and enhance the existing three-bedroom detached dwelling to create a purpose-built, fully accessible home that meets the needs of a disabled occupant requiring ongoing support and care.

The proposed scheme has been developed in direct response to the current inaccessibility and functional limitations of the existing building, which does not comply with contemporary accessibility standards or support the complex care requirements of a wheelchair user. The modifications have been carefully designed to provide safe, step-free access, improve internal circulation, and create an environment that supports both independent living and assisted care, including accommodation for a full-time live-in carer.

The scope of the proposal includes:

- Conversion of existing non-habitable areas (garage and conservatory) into functional living spaces.
- Construction of ground and first floor extensions to improve the utility, bathroom, and bedroom layouts.
- Reconfiguration of internal spaces to support wheelchair maneuverability and accessibility in accordance with Approved Document M.
- Installation of safety and security features to enhance protection and independence.
- External works to improve disabled parking and ease of movement between vehicle and home.

The project has been developed with full consideration of the surrounding residential character, architectural context, and planning policies relevant to the London Borough of Hillingdon. The proposed works aim to integrate sensitively with the existing building fabric and streetscape, using materials and design elements that are in keeping with the established appearance of the area.

In addition to significantly improving the quality of life and safety of the intended occupant, the proposed adaptations will futureproof the property by ensuring long-term suitability for supported living. The location of the property—close to key medical facilities and with safe vehicular access—further supports the rationale for these essential modifications.

This statement outlines the existing building conditions, the design proposals, access arrangements, and the justification for the planning application. It is submitted as part of a comprehensive application package and demonstrates the applicant's commitment to providing a safe, dignified, and fully accessible home environment that aligns with inclusive design principles and planning objectives.

## 2. Existing Building Condition

The existing property at 80 Vine Lane is a detached two-storey residential dwelling, traditionally laid out to accommodate the needs of an average family. However, the current configuration and design do not meet the requirements necessary for a wheelchair user or an individual with reduced mobility who relies on daily support. The layout and infrastructure present several physical barriers that hinder safe, independent, and comfortable living.

Key issues identified within the existing building are as follows:

- Inadequate Entrance Access:

The current main entrance is raised above ground level with stepped access and a narrow front door, making it unsuitable for wheelchair use. There is no level threshold, handrail, or ramp to enable safe and dignified entry for a disabled person.

- Non-compliant Internal Circulation Spaces:

The width of hallways and doorways throughout the ground floor are below the standards set out in Approved Document M of the Building Regulations. These narrow passageways restrict free movement, turning radius, and independence for a wheelchair

user. This results in limited mobility between rooms and an increased risk of injury.

- **Lack of Accessible Sanitary Facilities:**

There are no ground-floor sanitary facilities designed for disabled use. The existing toilet is small and separate from the main bathroom, with no space for a wheelchair or carer to assist. The first-floor bathroom is similarly inaccessible, located up a flight of stairs and fitted with a standard bath, unsuitable for disabled access.

- **Unsuitable Kitchen and Living Areas:**

The kitchen is compact, with high-level units, inaccessible worktops, and limited floor space. It lacks the adaptability required for wheelchair-friendly use. The lounge and dining areas are also constrained and not configured to allow open-plan movement or clear floor zones.

- **Bedrooms Not Fit for Purpose:**

The bedrooms are of standard dimensions and do not allow necessary adaptations such as profiling beds, wheelchair access, or carer assistance. In addition, there is no existing provision for a live-in carer or support worker, which is critical for full-time care provision.

- **Inadequate Storage and Utility Facilities:**

There is insufficient space for essential equipment, such as medical supplies, mobility aids, and personal care items. The absence of a utility area further limits the functionality of the house for daily needs, particularly where care routines are involved.

- **General Safety and Security Limitations:**

The property lacks external lighting, accessible emergency egress routes, and visual/audio alerts which are often required for enhanced safety in homes adapted for vulnerable individuals.

In summary, while the property is structurally sound and situated in a suitable location, it is not presently capable of meeting the practical or emotional needs of a disabled resident. The current layout and facilities would make day-to-day living not only difficult but also potentially unsafe without significant modification. The proposed changes outlined in this application seek to address each of these issues comprehensively.

### **3. Design Proposals**

The proposed alterations have been carefully designed to address the specific accessibility and care requirements of the intended disabled occupant, while also ensuring the property remains compatible with the surrounding residential context. The scheme aims to deliver a functional, safe, and dignified living environment with all necessary facilities for daily life and long-term care provision. The key elements of the proposal are outlined below:

#### **3.1 Conversion of the Existing Garage**

The existing attached garage will be converted into habitable accommodation. This space will form part of a new primary entrance arrangement, which includes a covered porch and a

purpose-built ramp to ensure level, step-free access for wheelchair users. The approach and entrance will meet the requirements set out in Approved Document M, promoting independent and inclusive access.

### **3.2 Conversion of the Conservatory**

The existing rear conservatory will be enclosed and thermally upgraded to function as a dining area. This will be connected to the kitchen and living space to support open plan living and ease of movement, particularly for a wheelchair user or carer operating within the home.

### **3.3 Ground Floor Bedroom for the Disabled Occupant**

The existing lounge area will be reconfigured to serve as a dedicated ground-floor bedroom for the disabled resident. The room will be enlarged and adapted to provide sufficient space for a hospital-style profiling bed, unobstructed wheelchair access around the bed, and an adequate room for a carer to assist. The bedroom will also be located in close proximity to the new accessible WC and shower facilities.

### **3.4 Single Storey Side Extension**

A new single storey side extension is proposed to accommodate a utility room, allowing for laundry and storage functions to be separated from the main living space. This will also improve the overall flow and usability of the ground floor layout.

### **3.5 Accessible Bathroom Facilities**

The existing front porch and adjacent ground floor WC will be enlarged and reconfigured to create a fully accessible wet room with level-access shower, WC, and washbasin. The design will follow best practice guidance for accessible bathrooms, including sufficient space for wheelchair turning, grab rails, and carer assistance, in line with Part M standards.

### **3.6 First Floor Rear Extension**

A single-storey rear extension at first floor level is proposed to increase the size of two bedrooms and the main bathroom. This will provide enhanced private spaces for family members or full-time carers and ensure adequate storage and support facilities. Enlarged bedrooms will allow for future flexibility as care needs evolve.

### **3.7 Roof Extension**

The rear roof will be extended in a sympathetic form that integrates with the existing roofline and neighbouring properties. The pitch, materials, and detailing will be consistent with the existing design, ensuring the addition blends harmoniously with the established character of the street scene.

### **3.8 Materials and Aesthetic Considerations**

All external materials will be carefully selected to match or complement those of the existing property. Specific design features include:

- The rear first-floor bathroom window will be fitted with obscure glazing to protect neighbouring privacy.

- The new front porch will be constructed with a pitched apex roof, reflecting the architectural form and detailing of the existing dwelling and maintaining a cohesive appearance from the street.
- The proposed extensions and alterations will not appear overbearing or out of character with the surrounding residential development.

### **3.9 Security and Safety Enhancements**

To ensure the safety and wellbeing of the disabled resident and carers:

- Security lighting and CCTV cameras will be installed at both the front and rear of the property to provide 24/7 surveillance and deter anti-social behaviour.
- The front paving will be re-laid and regraded to accommodate a dedicated disabled parking space and safe vehicle drop-off point, with a smooth, non-slip surface that facilitates ease of movement from vehicle to entrance.

In summary, the proposed design reflects a thoughtful and practical response to the occupant's specific accessibility needs, delivering a high-quality and sustainable adaptation of a typical residential dwelling. The proposal also respects the character of the surrounding built environment and is expected to have no adverse impact on neighbours or the streetscape.

### **4. Access Considerations**

The primary objective of this application is to significantly improve access within the home for a disabled occupant, ensuring safe, convenient, and independent movement throughout the property. The proposed alterations and extensions have been carefully developed to comply with the principles of inclusive design and the relevant provisions of Approved Document M of the Building Regulations.

Key access considerations include:

- Step-Free Access:  
The proposed works will introduce a new main entrance via a converted garage space, complete with a level-access ramp and covered porch. This arrangement ensures unobstructed, step-free access from the street to the interior of the dwelling.
- Wheelchair-Friendly Circulation:  
Internal alterations have been designed to provide sufficient corridor widths and door clearances to accommodate wheelchair movement. Turning zones have been incorporated, particularly within the ground floor bedroom, bathroom, kitchen, and dining areas, to support independent use or care-assisted mobility.
- Accessible Room Layouts:  
All principal living spaces on the ground floor—including the bedroom, accessible WC/shower room, kitchen, utility, and dining areas—are designed for full wheelchair access. This ensures day-to-day living can be conducted without reliance on stairs or inaccessible areas.
- Care Provision Accommodation:  
The layout includes facilities not only for the disabled resident but also for full-time

carers. The enlarged first-floor bedrooms and bathroom are intended to comfortably accommodate care staff or family members who provide round-the-clock support.

- **External Access and Parking:**  
The property benefits from safe and direct vehicular access off Vine Lane, a well-connected residential road. The existing driveway will be reconfigured to provide a dedicated disabled parking space and level access to the front door, improving ease of arrival and emergency access for ambulances or support services.
- **Proximity to Medical Facilities:**  
The property is conveniently located near a hospital, which is a vital consideration in the case of medical emergencies, regular treatments, or routine care visits. Enhanced access and circulation will facilitate safe and efficient transfer between the home and medical facilities when required.

The proposed development is therefore not only compliant with accessibility regulations but goes beyond the minimum standards to provide a tailored, dignified, and long-term solution for a disabled resident with complex care needs.

## 5. Conclusion

This planning application seeks permission for a series of carefully considered alterations and extensions to 80 Vine Lane, Uxbridge, with the clear and pressing objective of creating a fully accessible, inclusive, and dignified living environment for a disabled resident. The proposals have been developed to address serious limitations in the current building layout, which is unsuitable for wheelchair access, carer support, or independent living.

The design responds directly to these challenges, incorporating practical solutions such as step-free access, an accessible ground-floor bedroom and shower room, widened circulation spaces, a converted dining area, and extended kitchen and utility facilities. The upper floor is also enhanced to provide more suitable spaces for carers and family support. These interventions will transform the property into a home that is not only functional but also uplifting, safe, and adaptable to future care needs.

Importantly, the proposed development has been designed with sensitivity to the existing character of the property and the surrounding area. The scale and form of the extensions are modest and proportionate, ensuring they integrate seamlessly with the existing built form. Architectural detailing, rooflines, and materials have been chosen to complement the surrounding dwellings, while ensuring that privacy, light, and residential amenity for neighbours are fully preserved. The inclusion of obscure glazing to the rear bathroom window and a sympathetic pitched roof to the front porch reflects this careful attention to context.

Additional enhancements, such as improved driveway surfacing for disabled parking, and the installation of security lighting and CCTV, further reinforce the applicant's commitment to providing a safe and secure environment for the resident and their carers.

The location of the property—close to major roads and within close proximity to a hospital—

adds further justification for the works, as it will enable timely access to medical services and emergency response when required.

In summary, the proposals represent a well-justified and necessary adaptation of an existing dwelling to meet the needs of a vulnerable resident. They deliver a high standard of accessible and supported living accommodation, while maintaining full respect for the surrounding built environment and the amenity of neighbouring residents.

Planning permission is respectfully sought to allow these critical adaptations to proceed, in the interests of health, independence, and quality of life for the occupant.

