

Tel: 01628 660444
Fax: 01628 660555

Email: info@thewhitedesign.co.uk
www.whd1.co.uk

The White House Design Ltd

Consulting Civil & Structural Engineers

7 Progress Business Centre Whittle Parkway Slough Berkshire SL1 6DQ

Planning and Service Department
London Borough of Hillingdon
The Civic Centre
Uxbridge
Middlesex
UB8 1UW

15 January 2015

Dear Sir/Madam,

**Re: Design and Access Statement in support of planning application at
3 Blossom Way Hillingdon Middlesex UB10 9LL**

Background:

PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. Good design plays a fundamental role in achieving this. As PPS1 states:

10 “Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wide area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

This statement illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way. A major part of the statement is the explanation of how local context has influenced the design.

Use

The existing site comprises of a detached 4 bedroom house that requires substantial remedial works to bring it up to a standard for modern day living. Due consideration was given and it was decided by the client that the most beneficial approach for modern day living, family requirements and cost effectiveness, the existing house should be replaced with a new detached single family dwelling house. This new property would be more energy efficient and environmentally friendly.



Existing house that is proposed to be demolished

The current house consists of a lounge, kitchen, pantry, office, 2 bedrooms, shower/wc and a garage on the ground floor. There are 2 bedrooms, a study area and bathroom on the first floor.



Proposed Front Elevation

It is proposed in the new house to have one reception room, kitchen/dining room, office, w/c, living and bedroom with en-suite bathroom on the ground floor. To the first floor it is proposed to have 3 bedrooms with en-suite bathrooms and in the loft 2 bedrooms and a bathroom. The floor area of the existing and proposed house is stated below.

Amount

The plot size is 965m². It has a width of approximately 15m and depth of approximately 66.5m.

The existing house has a footprint of 150m². The proposed house is to have a footprint of 214m².

To the front there will be a front garden that will be partly laid for car parking and partly for landscaping. It is proposed to provide the local authority with a landscape once planning is granted. It is requested that landscaping be one of the conditions for any approval. The total area of the front garden is 263m².

The house is set in from the neighbouring boundaries by 1m.

Layout

In terms of layout this is shown on the accompanying drawings. In general the proposal floor by floor is as followed (all measurements rounded to nearest metre):

Ground floor

Kitchen/dining measuring 5m x 7m

Utility measuring 5m x 2m

Bedroom 1 measuring 5m x 4m

Living measuring 8m x 7m

Reception measuring 5m x 4m

Office measuring 5m x 4m

W/c measuring 2m x 1.6m

First floor

Bedroom 2 measuring 5m x 4m

Bedroom 3 measuring 5m x 3m

Bedroom 4 measuring 5m x 4m (+ office inside bedroom 4 measuring 5m x 4m)

Second floor

Bedroom 5 measuring 5.5m x 9m

Bedroom 6 measuring 3.5m x 6m

Bathroom measuring 2m x 3m

Scale

In terms of layout this is shown on the accompanying drawings. The ground floor has an internal floor area of 196m². The first floor has an internal floor area of 157m². The second floor has a floor area of 102m².

The building has been sited so as not to impact in any way with the adjoining properties.

The house is set in from the neighbouring boundaries by 1m.

Landscaping

There is ample space both to the front and rear of the site for hard and soft landscaping. We would request that any approval should be subject to a condition that a suitable scheme be submitted and approved to the satisfaction of the local authority prior to occupation or commencement of the building.

Appearance

The proposed dwelling is pleasant in appearance, which compliments the character of the street scene and blend in. The designs of the newly constructed properties within the immediate vicinity are similar in size and design and the proposed dwellings would fit comfortably with the surroundings.

The materials to be used on the dwellings will match the existing neighbouring buildings so as to merge with the surrounding buildings.

Vehicular and transport links

There is vehicular access directly onto the site, however the parking scheme for the proposed house will have 4 off street parking spaces on the gravel driveway. The pedestrian access is via the front and side of the premises. The local transport infrastructure provides local bus services within a 5 minute walk to the Uxbridge Road and with underground stations within 1.5 miles at Uxbridge and Hillingdon providing direct access into central London.

A small timber shed is to be placed in the rear garden to house 4 bicycles. This timber shed will also be used for storing other household garden items.

Lifetime homes

The proposal meets all of the lifetime home requirements. We would ask that any approval be subject to a condition to satisfy all lifetime home requirements.

London Plan

The proposal meets all of the requirements within the London Plan.

Refuse

It is proposed to have recycling refuse bins in the front garden enclosed in timber enclosure as below:



Refuse bin enclosure

Inclusive access

The proposed development is designed to incorporate easy access for wheelchair users and also provides access to a w/c on the ground floor level. The proposed layout is designed to allow all persons free movement regardless of age, disability, ethnicity or social grouping.

We trust this design and access statement meets your requirements. Should you require any further information please feel free to call us?

Yours faithfully

The White House Design Ltd