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**TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT  
2004) SECTION 78 APPEAL.**

**STATEMENT OF CASE ON BEHALF  
OF THE APPELLANT**

**APPELLANT : MRS NICKY OKE**

**APPEAL SITE : 24 BEECHWOOD AVENUE  
HAYES UB3 1JN**

**OUR REF : B317/2020**

**LPA REF : 51562/APP/2019/2523**

**DATE : 16 FEBRUARY 2020**

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## **1.0 INTRODUCTION**

1.1 The London Borough of Hillingdon refused planning permission at 24 Beechwood Avenue Hayes UB3 1JN for the erection of a two storey, 2 bed dwelling with associated parking and amenity space on 3rd January 2020, application Ref: 51562/APP/2019/2523, for the following reasons:

- 1. The proposal by reason of its size, scale, bulk, depth, width, proximity to the side boundary and projection forward of the return building line along Lime Grove, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts**
- 2. The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy DMT 6 of the emerging**

**Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Layouts**

- 3. The proposed development, by reason of its siting in this open prominent position, size, scale, bulk, width and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.**

**2.0 THE SITE LOCATION AND DESCRIPTION**

- 2.1 The appeal site comprises a two storey semi-detached dwelling located on the East side of Beechwood Avenue in Hayes. This is a residential area characterised by terraced/semi-detached properties with large back and site gardens.  
The site benefits from a hardstanding capable of accommodating 3 cars.
- 2.2 The area is residential in character and appearance and the site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 2.3 The property is not listed, nor does it form part of a Conservation Area or other special designations.



**The photo shows the site of the proposed development**

### **3.0 THE APPEAL PROPOSAL**

- 3.1 The appellant seeks planning permission for the erection of a two storey side extension to provide one 2 bed dwelling with associated amenity space.
- 3.2 Copies of the planning application forms submitted to the Council are enclosed in Appendix B. The existing and proposed layout plans, are illustrated on drawings attached. The photographs of the site are enclosed in Appendix D.

#### **4.0 POLICY CONSIDERATIONS**

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 gives priority to the provisions of development plans in determining planning applications and appeals as well as all other material considerations.
- 4.2 The Planning law requires **that applications for planning permission be determined in accordance with the development plan**, unless material considerations indicate otherwise. **The revised National Planning Policy Framework which came into force 2019 must be taken into account in preparing the development plan, and is a material consideration in planning decisions.** Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 4.3 Advice in Paragraph 117 highlights that Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield'.
- 4.4 Advice in Paragraph 118 requires that Planning policies and decisions should:
- a) **encourage multiple benefits from both urban and rural land**, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
  - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

- c) **give substantial weight to the value of using suitable brownfield land within settlements** for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) **promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing** where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>45</sup>; and
- e) support opportunities to **use the airspace above existing residential and commercial premises for new homes**. In particular, they should **allow upward extensions** where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.
- 4.5 Underlining these principles is advice in paragraph 124 of the revised NPPF 2018 which underscores that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. **Good design is a key aspect of sustainable development**, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process".
- 4.6 Advice in paragraph 127 of NPPF states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change (such as increased densities);**
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development** (including green and other public space) and support local facilities and transport networks.
- 4.7 Advice in Paragraph 38 of NPPF highlights that Local planning authorities should approach decisions on proposed development in a **positive and creative way**. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. **Decision-makers at every level should seek to approve applications for sustainable development where possible.**
- 4.8 Advice in Paragraph 54 of NPPF underscores that, Local planning authorities should consider whether otherwise **unacceptable development could be made acceptable through the use of conditions or planning obligations**. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

#### **4.9 The London Plan**

- Policy 7.4- Local Character
- Policy 7.6- Architecture

#### **4.10 Hillingdon Unitary Development Plan Saved Policies (September 2007)**

**(As incorporated into the Hillingdon Local Plan (2012) set out below;**

**Including Supplementary Planning Guidance**

BE1 (2012) Built Environment

BE13 New development must harmonise with the existing street scene

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations

BE21 Siting, bulk and proximity of new buildings/extensions

BE22 Residential extensions/buildings of two or more storeys

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

#### **5.0 THE PLANNING CONSIDERATIONS**

- 5.1 This section considers the planning issues relating to this planning application and demonstrates – with reference to relevant Development Plan policies and other material considerations - that permission should be granted.

- Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.

- The relevant policies quoted in the decision notice in relation to the Development Plan Document provide only general guidance; each case is to be judged on its own individual merits, having regard to the circumstances at the site and the design of the proposal.

5.2 In refusing the application, the council raised the following main issues which will be discussed accordingly:

1- Principle of the development

2- Design considerations (impact on visual amenities of the street scene and the character and appearance of the surrounding area)

3- Impact on transport and highway in terms of insufficient off street parking/manoeuvring/access

4- Design considerations (impact on the character and appearance of the original building)

### 5.3 **Principle of the development**

Although the refusal did not make reference to the principle of the development, it is the view of this appeal that the principle of the development is taken into consideration.

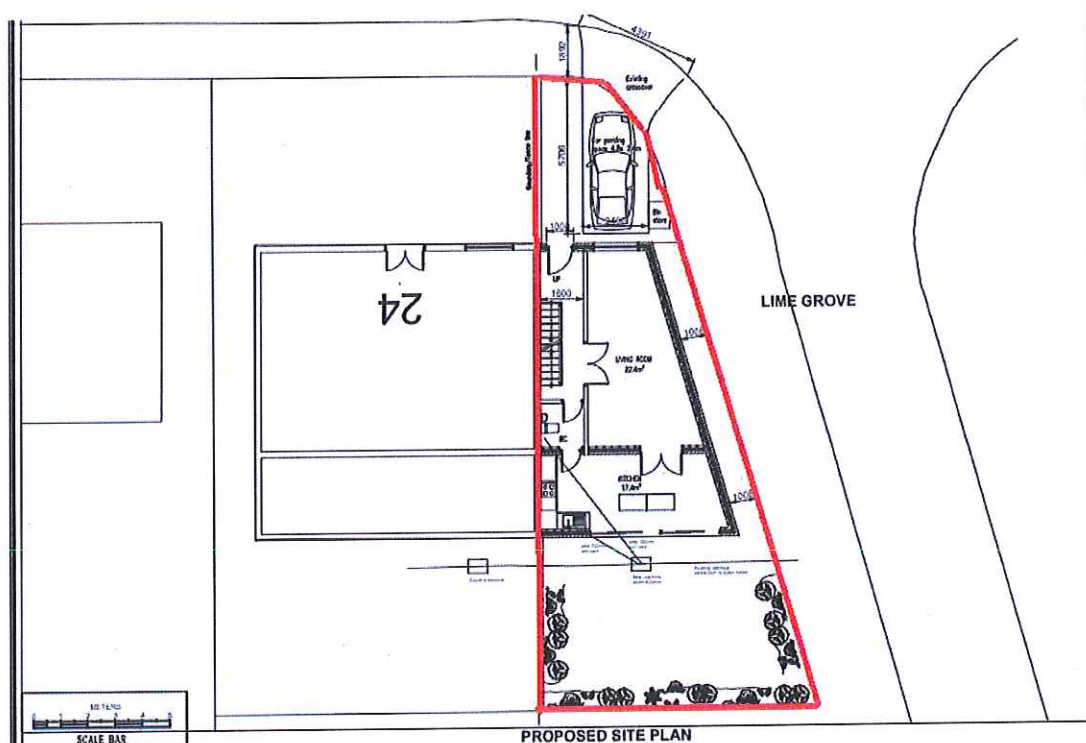
The principle of the development is supported by Paragraph 117 and 118 of the revised NPPF 2019 which advice that Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions; and that

Planning policies and decisions should encourage multiple benefits from both urban and rural land.

Furthermore paragraph 127 advocates that planning policies should ensure that developments **optimise the potential of the site** to accommodate and sustain an appropriate amount and mix of development.

In this case the Appellant benefits from a large side and rear garden and he proposes to erect an additional accommodation; the proposal will yield multiple benefits and put the property into effective use in compliance with Paragraph 117 and 118 which urge LPAs to support such developments.

The principle of development is a material consideration in this case and it should be given heavy weight.



**The Drawing shows the proposed site plan- The proposal will put the land into effective use**

5.4 **Reasons for refusal 1:** Impact on visual amenities of the street scene and the character and appearance of the surrounding area

The main material consideration in this appeal case is whether the proposal would have a detrimental impact on the character and appearance of the area and visual amenities of the street scene or not.

It is the appellant grounds of appeal that the proposed extension would not have a detrimental impact on the visual amenities of the street scene nor would it have a harmful impact on the character and appearance of the area.

The design of the extension is consider an enhancement and improvement of the street scene, the development indisputably accords with the underlining principles and advice in paragraph 124 of the NPPF which underscores that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

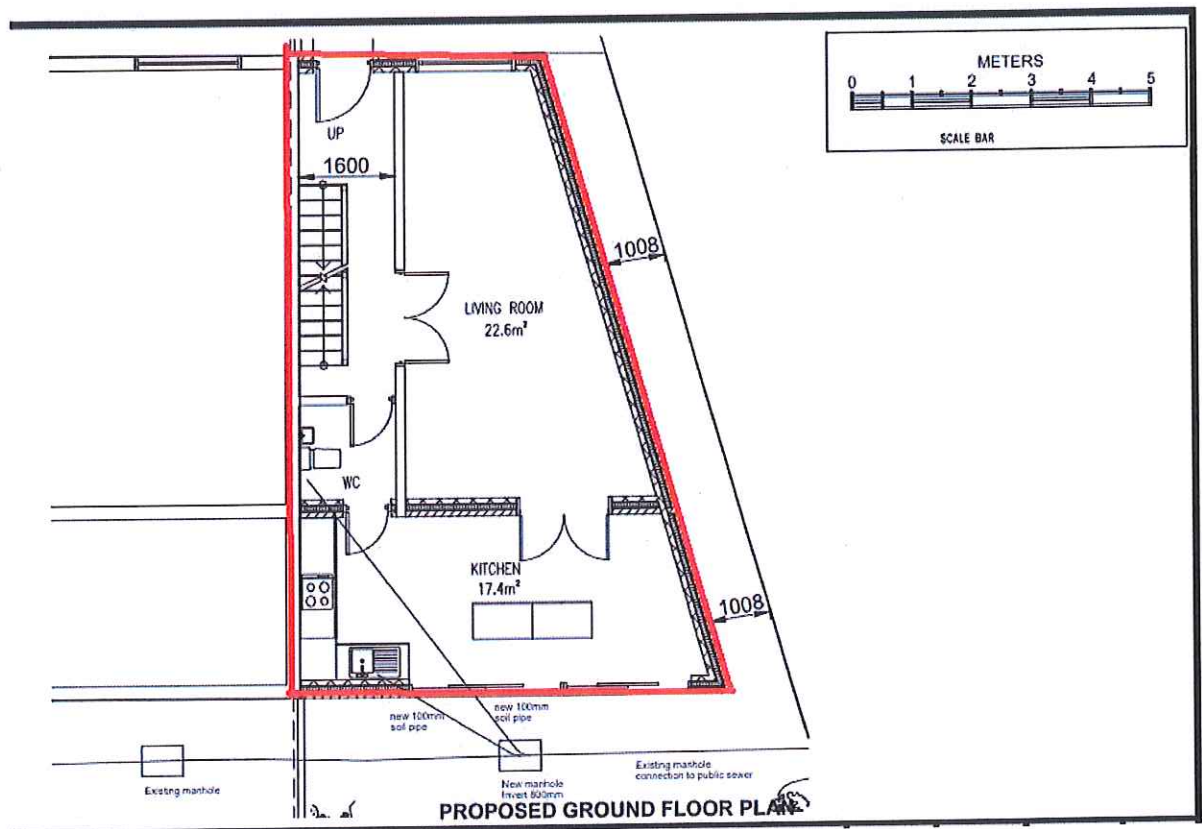
**Good design is a key aspect of sustainable development**, creates better places in which to live and work and helps make development acceptable to communities.

This advice distinguishes good design from poor design and encourages LPAs to approve development with good design.

- 5.5 Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a high quality of design in all new buildings, alterations and extensions. Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that new development should harmonised with the character and appearance of the existing street scene and surrounding area and the scale, form, architectural composition and proportions of the original building.

Policy BE22 seeks for all two storey side extensions to be set back a minimum of 1 metre from the side boundary for their full height in order to protect the character and appearance of the street scene and preserve the visually open gaps between properties and prevent dwellings from visually coalescing.

- 5.6 Furthermore Section 5.0 of the HDAS SPD states all residential extensions of two or more storeys should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects gaps between properties. To ensure side extensions appear subordinate, the ground and first floor should be set back 1 m from the main front building line and at least 500 mm below the main roof level to ensure a subordinate appearance to the existing house.



**The drawing shows that the proposal would be set back by 1m from side boundary and that the proposal would substantially be smaller in size, scale, bulk and width**

- 5.7 The appeal proposal provides a part two storey side extension that would appear subordinate and congruous by virtue of its siting, scale and size. The proposal would be erected on the eastern side elevation, it would be set

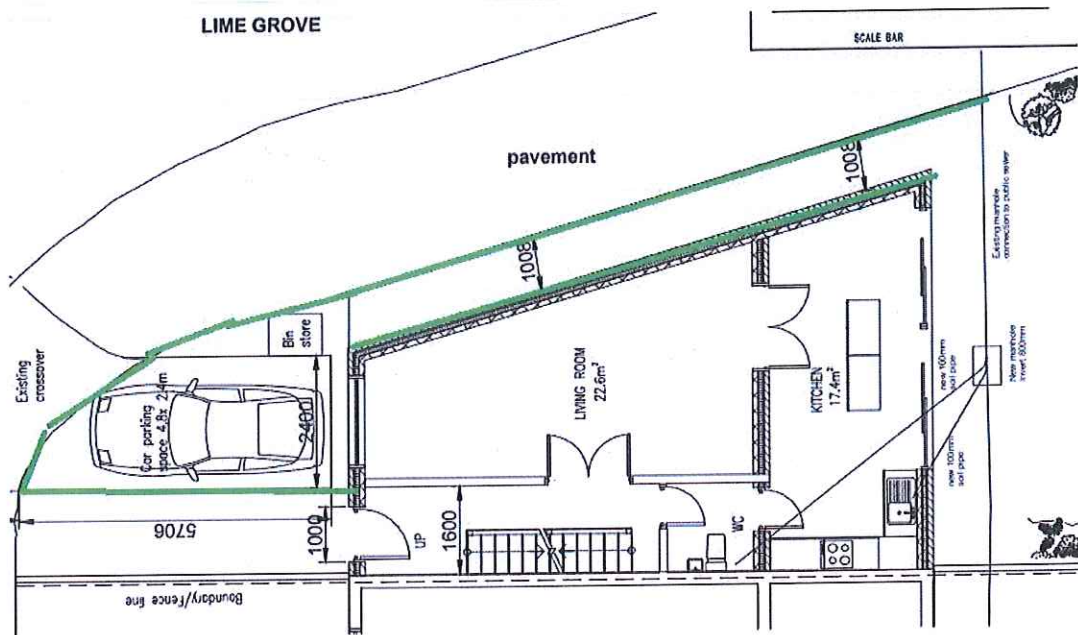
back by 1m from side boundary. The proposal would substantially be smaller in size, scale, bulk and width

These measures would ensure that the scale of the extension would appear subordinate, complement the host property and respect the character and appearance of the surrounding area in accordance with Policy BE1 BE13, BE15, BE19 and BE22

The development would provide a high standard of design and seeks to seamlessly blend in with the character of the host dwelling particularly the roof profile, form and urban grain prevalent in the immediate locality. The development understands and positively responds to the local context; and would contribute to the established 'sense of place' within the surrounding area. Therefore, it is considered that the proposed development would be congruent with the existing pattern of development in the area.

- 5.8 The LPA claimed that the proposed development by reason of its size, scale and bulk would protrude forward of the return building line along Lime Grove and would appear result in the closing of an important gap plus it will be unduly overbearing and prominent to the detriment of the visual amenities of the and street scene.

The claim is unfounded as the proposal is set back from the side boundary by more than 1m, this will maintain the openness of the area and would not diminish the important gap which is a characteristic of the area.



**The draawing shows that the proposal will be set back from the side boundary by more than 1m and that even though the gap will be narrow the proposal will not have a harmful impact on the character of the area or the streetscene**

The development in the view of this appeal, would respect the streetscape value of the existing layout, the special local and architectural townscape in accordance with Policy BE1 of the Unitary Development Plan. The proposal is seen as enhancement the street scene.

- 5.9 The proposed extension would have a reasonable set back from the side boundary and would not encroached the building line either at the front of Beechwood Avenue or along Lime Grove.

This appeal acknowledge that the proposed extension will narrow the gap and open space along Lime grove but argues that a setback of more than 1m will be retained and therefore the proposed development will not detract from the character and appearance of the area.

- 5.10 The claim that the development would result to cramped and overdevelopment of the site is unfounded. The site had no previous history of extension, however, the size of the proposed extension in comparison with the size of the building and the plot size ration would not result to overdevelopment of the site.

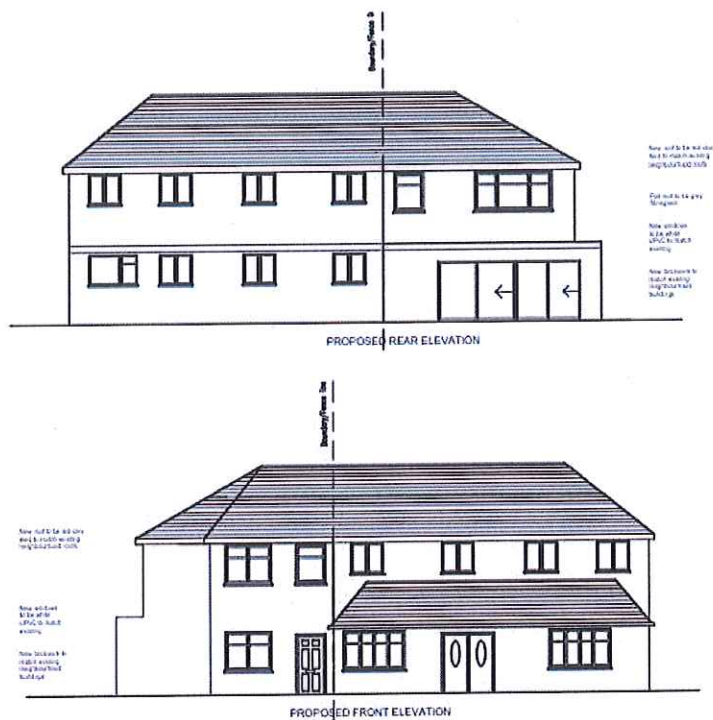
Relating to the prominence and dominance of the proposal, every extension /development by default would appear dominant by virtue of its character and nature. Irrespective of the site located at a prominence area, the extension is considered to be of a moderate size and therefore, the prominence of the extension would not have a significant impact on the character and appearance of the area.

- 5.11 Generally the proposal will be sympathetic to the character of the surrounding area in compliance with Paragraph 127 of NPPF 2019 which requires that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live and work"

- 5.12 The surrounding area is characterised by properties which are dominated by extensions and additions which are an established feature and contribute greatly to the character of the area. It is therefore considered that the

development would not detract from the character of the area and relates satisfactorily to the residential use of the site in accordance with Policy.





**The photos show that the surrounding area is characterised by rolls of terrace and blocks of semidetached houses and therefore the proposal will not have a significant impact on the character of the streetscene**

**5.13 Reasons for refusal 2: Impact on transport and highway in terms of insufficient off street parking/manoeuvring/access**

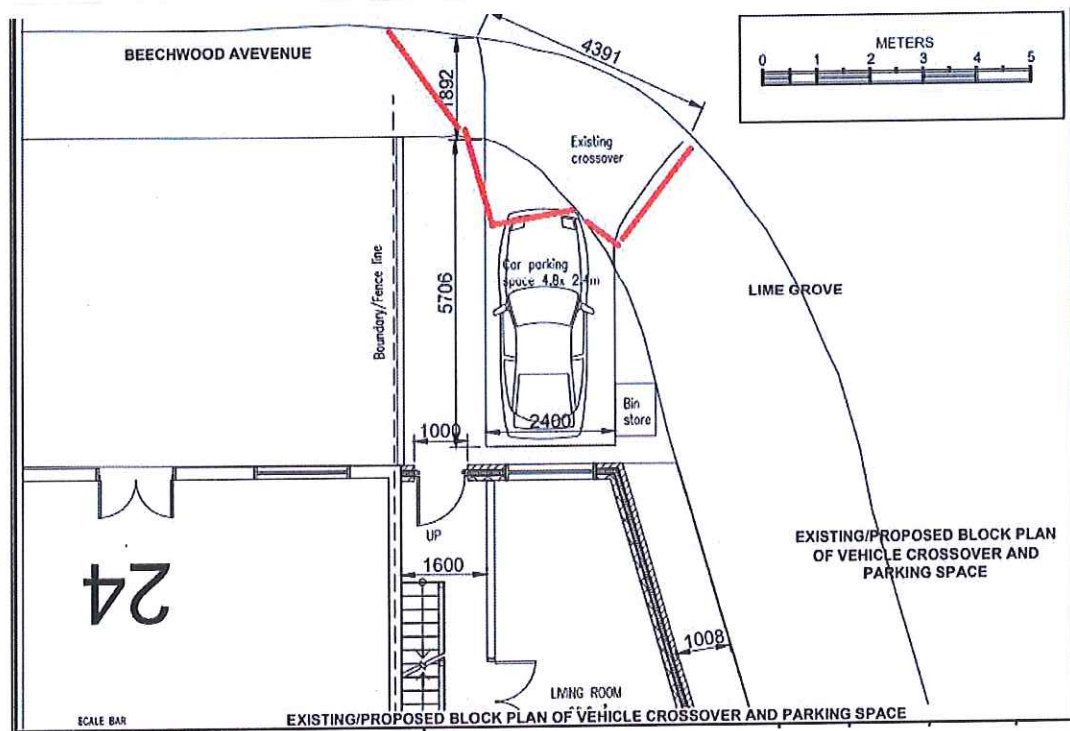
The refusal stated that there is insufficient off street parking resulting to highway impacts.

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMT 6 of the Emerging Local Plan 2019 seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards where 2 car parking spaces are provided per dwelling.

The proposed development is in favour of sustainable development whereby the use of private car is discouraged while promoting public transport and other forms of greener modes of travel.

- 5.14 The existing site is capable of accommodating 2 cars and there is 1 car parking provision for the proposed site. The Council delegated officer report has acknowledged that "there are no parking restrictions adjacent to the site". It is considered that in the event where there is an overspill of car on the site, there will be an alternative parking on the street.

Concerning manoeuvring/access to the site, it is considered that the main entrance to site will be maintained. The entrance is wide enough with a reasonable angle of splay which can enable cars to enter and exist with forward drive. The proposed parking arrangements on the proposed site are considered to be sufficient and will not result to any significant highway risk.



The drawing shows that the parking/manoeuvring/access to site is wide enough with a reasonable angle of splay which can enable cars to enter and exist with forward drive

**5.15 Reasons for refusal 3: Design considerations (impact on the character and appearance of the original building)**

The Council claimed that the proposal will have a detrimental impact on the character and appearance of the original building.

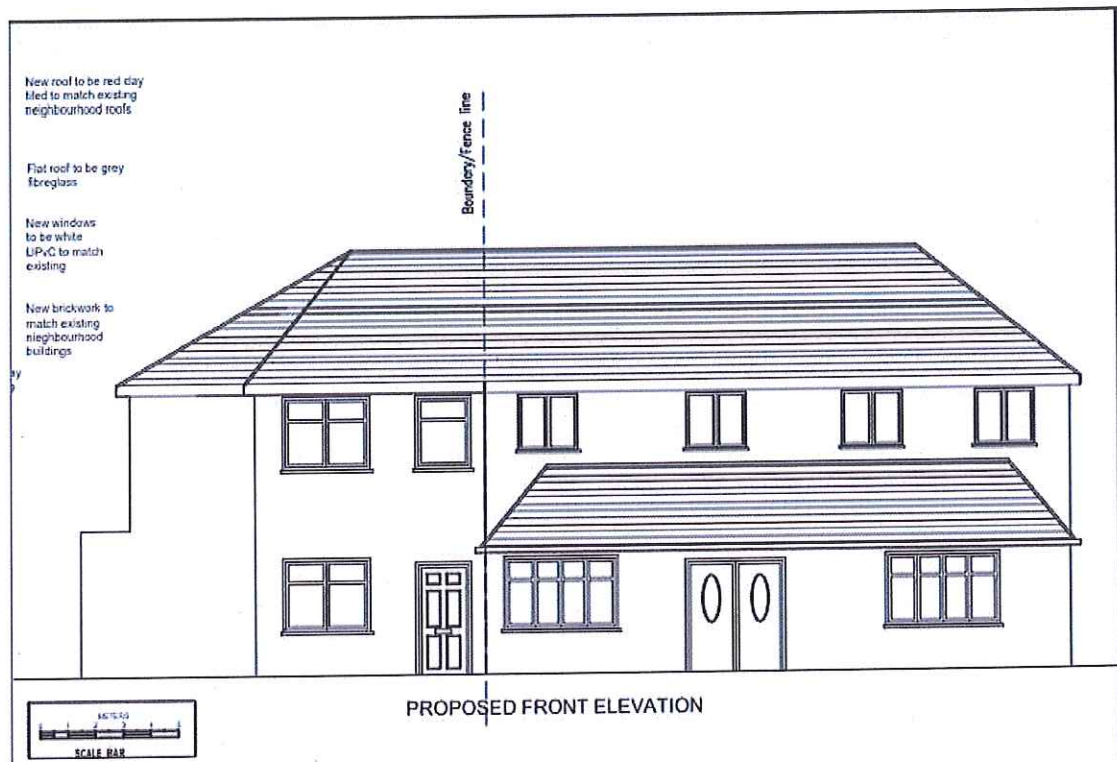
- 5.16 Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a high quality of design in all new buildings, alterations and extensions. Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that new development should harmonized with the character and appearance of

the existing street scene and surrounding area and the scale, form, architectural composition and proportions of the original building.

Furthermore, Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping

- 5.17 The appeal proposal provides a two storey 2 bedroom attached dwelling on the flank elevation of the original dwelling. The design of the proposal would have a similar design, same ridge height, the materials will match the original dwelling. The proposal by virtue of its size and height would appear congruous. The proposal would mimic the original dwelling in terms of architectural features, the fenestrations and openings would be symmetrical, the proposal has been designed to create a terrace effect that will be sympathetic to the character of the street scene. The size of the proposal has drastically been downsized from three bedrooms to two bedrooms to ensure that it does not appear massive, dominant and overbearing and most importantly that the proposal retain a reasonable open space at this prominent corner of the street.

The proposed design will be in harmony with the original dwelling and would ensure that the proposal appear symmetric and complement the original property and moreover that the proposal respect the character and appearance and the visual amenities of the street scene and the wider area in accordance with Policy BE1 BE13, BE15, BE19 and BE22



The drawing shows that the design of the proposal would have a similar design, same ridge height, the materials will match the original dwelling. The proposal by virtue of its size and height would appear congruous. The proposal would mimic the original dwelling in terms of architectural features, the fenestrations and openings would be symmetrical, the proposal therefore will not have a detrimental impact on the character and appearance of the streetscene.

#### 5.18 Other material considerations

The Council has been either biased or inconsistent in the processing of this application. This application which is the subject of this appeal is a resubmission following a previous refusal.

The previous application ref: 51562/APP/2018/1353 was for a 3 bedroom 2 storey dwelling and it was refused mainly for the reason stated below:

**RFR 3. The proposal would provide a bedroom of insufficient size and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).**

The other two reasons for refusal are the same for both the previous and current proposals.

- 5.19 In the current application, the appellant has addressed the issue of room sizes and the setback by modifying the design including reducing and the number of bedrooms from 3 to 2 and creating a setback of more than 1m from the side boundary.

In assessing the current proposal the Council has not taken into considerations the revised proposal instead they raised an issues concerning the character and appearance of the proposal which was not mentioned or raised in the previous submission. This appeal therefore concludes that the Council is either biased or inconsistent in the processing of the application.

## **6.0 APPEAL PRECEDENT**

- 6.1** Each appeal should be determined on its own merits and the similar appeal precedent enclosed in our Appendix E is offered as material considerations in the instant case.

Examples of similar development that planning permission has been granted in the area:

**Example A-**

Planning ref: 21072/APP/2016/3626

Address: 66 BEECHWOOD AVENUE HAYES

Description: Part two storey, part single storey rear extension, conversion of roof space to habitable use to include a rear dormer and 1 side rooflight and porch to front.

Decision: Approved

Date: 25.11.2016

**Example B-**

Planning ref: 17768/APP/2013/757

Address: 56 BEECHWOOD AVENUE RUISLIP

Description: Part two storey, part single storey rear extension and first floor side extension involving alterations to side

Decision: Approved

Date: 29-05-13

**Example C-**

Planning ref: 66014/APP/2009/983

Address: LOCK-UP GARAGE SITE ADJACENT TO 91  
PINEWOOD AVENUE & 52 BEECHWOOD AVENUE  
HILLINGDON

Decision: Approved

Date: 17-08-09

**Document A**

A similar development that was allowed at appeal.

Appeal Ref: APP/R5510/D/16/3149460

Address: 35 The Rise Hillingdon, UB10 0JL

The Inspector in a similar case allowed the appeal on the following considerations:

"Although it would be two storey, the scheme would be set down from the host's ridge line, and it would have a similar hipped roof form. Whilst the proposed ground floor would be flush with much

of the adjoining front wall, so is the single storey side projection it would replace, and it would be set back from the property's two storey bay window. Consequently the bay window on this property, and on its attached neighbour at no. 37, would remain the building's dominant feature. The lean-to roof which would link the scheme's ground and first floor elements would be modestly proportioned and would reflect the angle of the existing roof slopes. It would not add significant bulk. Given the scheme's width, which would be under half the width of the host property's retained front elevation, its set down, and its m set back at first floor, the proposal would appear subordinate to the original dwelling.

At paragraph 5.6 the Hillingdon Design and Accessibility Statement: Residential Extensions Supplementary Planning Document 2008 ('SPD') states that on Semi-detached houses ground and first floor side extensions should be set back by 1m from the host building's front building line. The scheme would comply with that at first floor. Whilst it would not at ground floor, neither does the existing single storey side projection, and for the reasons above, it would comply with the SPD's broad objective of ensuring that extensions achieve a subordinate appearance to the existing house.

No. 37 does not have a two storey side extension and, to a degree, this scheme would therefore unbalance the symmetry of the pair. However, its subordinate appearance, similar roof form and the use of matching materials would significantly limit that effect. Consequently the scheme would not harm the character and appearance of the host dwelling or the area.

For those reasons the proposed development would not conflict with policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies 2012, or with policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan 1998.

Amongst other things, and in broad terms, those policies require schemes to achieve a high quality design with regard to the local area, including its character and distinctiveness; and to harmonise with the scale, form, composition and proportions of the original building. It would also accord with the National Planning Policy Framework ('Framework') requirement for good design as a key aspect of sustainable development, and with the broad thrust of the SPD. The appeal will therefore be allowed".

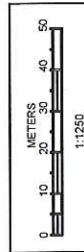
## **7.0 CONCLUSIONS**

- 7.1 Taking into account the above, it is considered that the proposals would not harm any interests of acknowledged importance. The proposed development would be visually congruous and would not harm the character and appearance of the area nor the visual amenities of the street scene.
- 7.2 The proposed extension would not unduly detract from the amenities of the area. The design and layout is a well thought-out, creative and appropriate design solution, specific to this particular appeal premises. The proposal would not detract from the visual amenities, the character of the street scene and wider area. Consequently, the proposal would not conflict with the NPPF, policies of the London Plan, and The London Borough of Hillingdon Unitary Development Plan.
- 7.3 The main material consideration in this particularly case is whether or not the development would have a detrimental impact on the original dwelling, visual amenities, the character and appearance of the area or not. In the light of this appeal, the development is considered as an improvement and enhancement of the street scene.
- 7.4 It is considered that the proposal will not result to a significant impact on parking in the area, the appeal proposal has provided 1 parking space on

site, in addition to that the adjacent street has unrestricted parking which could be used as alternative parking in the event of overspill car on site. it is considered that the main entrance to the site is wide enough for manoeuvring with a reasonable angle of splay which can enable cars to enter and exist with forward drive and therefore the proposal will not have a significant impact on highway.

- 7.5 In these circumstances, the Inspector is respectfully requested to uphold the appeal and grant planning permission.

# Appendix A



SCALE BAR

LOCATION PLAN SCALE 1:1250

J B ASSOCIATES  
CHARTERED SURVEYORS & ENGINEERS  
140 Morton Way, Southgate, London N14 7AL  
Tel: 07967 966 097



ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES.

PROJECT 24 BEECHWOOD AVENUE, HAYES, UB3 1JN.  
PROPOSED NEW DWELLING

SCALE 1:1250@ A3

DATE 20/3/2019

DRAWING NO. F/1

REVISION B

# Appendix B



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

|                                                                          |                                               |
|--------------------------------------------------------------------------|-----------------------------------------------|
| Number                                                                   | <input type="text"/>                          |
| Suffix                                                                   | <input type="text"/>                          |
| Property name                                                            | <input type="text"/>                          |
| Address line 1                                                           | <input type="text" value="Beechwood Avenue"/> |
| Address line 2                                                           | <input type="text"/>                          |
| Address line 3                                                           | <input type="text"/>                          |
| Town/city                                                                | <input type="text" value="Hayes"/>            |
| Postcode                                                                 | <input type="text" value="UB3 1JN"/>          |
| Description of site location must be completed if postcode is not known: |                                               |
| Easting (x)                                                              | <input type="text" value="508757"/>           |
| Northing (y)                                                             | <input type="text" value="180786"/>           |

Description

### 2. Applicant Details

|                |                                             |
|----------------|---------------------------------------------|
| Title          | <input type="text" value="Mrs"/>            |
| First name     | <input type="text" value="Nicky"/>          |
| Surname        | <input type="text" value="Oke"/>            |
| Company name   | <input type="text"/>                        |
| Address line 1 | <input type="text" value="26 Blossom Way"/> |
| Address line 2 | <input type="text"/>                        |
| Address line 3 | <input type="text"/>                        |
| Town/city      | <input type="text" value="Middx"/>          |
| Country        | <input type="text"/>                        |

## 2. Applicant Details

|                  |          |
|------------------|----------|
| Postcode         | UB10 9LN |
| Primary number   |          |
| Secondary number |          |
| Fax number       |          |
| Email address    |          |

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

## 3. Agent Details

|                  |                             |
|------------------|-----------------------------|
| Title            |                             |
| First name       | Anthony                     |
| Surname          | John-Baptiste               |
| Company name     | JB Associates               |
| Address line 1   | 140 Morton Way              |
| Address line 2   |                             |
| Address line 3   |                             |
| Town/city        | London                      |
| Country          |                             |
| Postcode         | N14 7AL                     |
| Primary number   | 07967966097                 |
| Secondary number |                             |
| Fax number       |                             |
| Email            | johnbaptiste@btinternet.com |

## 4. Site Area

What is the measurement of the site area?  
(numeric characters only).

154

Unit

sq.metres

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

New 2 bedroom property attached to side of 24 Beechwood Avenue

Has the work or change of use already started?

☐ Yes ☒ No

## 6. Existing Use

Please describe the current use of the site

Overgrown derelict land area to side of 24 Beechwood Avenue

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Overgrown derelict land area to side of 24 Beechwood Avenue

When did this use end  
(if known)?  
DD/MM/YYYY

30/06/2018

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

## 7. Materials

Does the proposed development require any materials to be used?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

|                                                            |                                                     |
|------------------------------------------------------------|-----------------------------------------------------|
| Walls                                                      |                                                     |
| Description of existing materials and finishes (optional): | None                                                |
| Description of proposed materials and finishes:            | Yellow stock bricks to match surrounding properties |

|                                                            |                                                |
|------------------------------------------------------------|------------------------------------------------|
| Roof                                                       |                                                |
| Description of existing materials and finishes (optional): | NONE                                           |
| Description of proposed materials and finishes:            | red Clay tiles to match surrounding properties |

|                                                            |                                            |
|------------------------------------------------------------|--------------------------------------------|
| Windows                                                    |                                            |
| Description of existing materials and finishes (optional): | None                                       |
| Description of proposed materials and finishes:            | White PVCu to match surrounding properties |

|                                                            |                            |
|------------------------------------------------------------|----------------------------|
| Doors                                                      |                            |
| Description of existing materials and finishes (optional): | None                       |
| Description of proposed materials and finishes:            | Timber frame painted white |

|                                                            |                                   |
|------------------------------------------------------------|-----------------------------------|
| Boundary treatments (e.g. fences, walls)                   |                                   |
| Description of existing materials and finishes (optional): | None                              |
| Description of proposed materials and finishes:            | Close boarded timber fence panels |

## 7. Materials

|                                                            |              |
|------------------------------------------------------------|--------------|
| Vehicle access and hard standing                           |              |
| Description of existing materials and finishes (optional): | None         |
| Description of proposed materials and finishes:            | Block paving |

|                                                            |      |
|------------------------------------------------------------|------|
| Lighting                                                   |      |
| Description of existing materials and finishes (optional): | None |
| Description of proposed materials and finishes:            | None |

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes ☒ No

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--------------------------------------------|----------------------|
| Cars            | 0                         | 1                                          | 1                    |

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

## 11. Assessment of Flood Risk

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

## 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

see site plan F/9

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Location shown on site plan F/9

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market  
☐ Social  
☐ Intermediate  
☐ Key Worker

Add 'Market' residential units

| Market: Proposed Housing |                    |   |   |    |         |       |
|--------------------------|--------------------|---|---|----|---------|-------|
|                          | Number of bedrooms |   |   |    |         |       |
|                          | 1                  | 2 | 3 | 4+ | Unknown | Total |
| Houses                   | 0                  | 1 | 0 | 0  | 0       | 1     |
| Total                    | 0                  | 1 | 0 | 0  | 0       | 1     |

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market  
☐ Social  
☐ Intermediate  
☐ Key Worker

Add 'Market' residential units

| Market: Existing Housing |                    |   |   |    |         |       |
|--------------------------|--------------------|---|---|----|---------|-------|
|                          | Number of bedrooms |   |   |    |         |       |
|                          | 1                  | 2 | 3 | 4+ | Unknown | Total |
| Houses                   | 0                  | 0 | 0 | 1  | 0       | 1     |
| Total                    | 0                  | 0 | 0 | 1  | 0       | 1     |

Total proposed residential units

1

Total existing residential units

1

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

## 18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Residential Dwelling

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

## 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant  
☒ The agent

## 25. Ownership Certificates and Agricultural Land Declaration

|                                  |               |
|----------------------------------|---------------|
| Title                            | Mr            |
| First name                       | Anthony       |
| Surname                          | John-Baptiste |
| Declaration date<br>(DD/MM/YYYY) | 26/07/2019    |

☒ Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

|                                  |            |
|----------------------------------|------------|
| Date (cannot be pre-application) | 26/07/2019 |
|----------------------------------|------------|

J B Associates  
140 Morton Way, London N14 7AL  
Tel: 07967 966097



**24 BEECHWOOD AVE  
HAYES, LONDON UB3 1JN**

**DESIGN AND ACCESS STATEMENT  
24<sup>TH</sup> MARCH 2018**

# 24 Beechwood Avenue, Hayes UB3 1JN

---

## DESIGN AND ACCESS STATEMENT

### INTRODUCTION/ PROCESS

Further to the submission of a planning application, the Local government requirement for properties in a conservation area requires that a design and access statement must now be submitted to the Planning Authority.

The design and access statement will not form part of the planning application but will accompany and support the application to communicate to Local Authority Planning Services the scheme design in full to secure their recommendation for planning approval.

The aim and purpose of this Statement was to consider the qualities and characteristics of the site and the surrounding area and formulate a proposal and design that would be suitable for the site and the proposed development.

A Design and Access Statement is required by statutory regulation such as the Disability Discrimination Act.

The design and access statement will not form part of the planning application but will accompany and support the application.

The aim and purpose of this Statement was to consider the qualities and characteristics of the site, 24 beechwood Avenue, and the surrounding area and formulate a proposal and design that would be suitable for the site.

Having considered different design solutions for the site we chose the most appropriate scheme by taking account of the following

The use

The amount

The layout

The scale

The landscaping

The appearance

And the access requirements in and around the building.

## **THE USE / PROPOSAL**

The proposal is to erect a two storey end of terrace building attached to the side of the existing building at 24 Beechwood Avenue. The proposal is to create an additional and separate building for social and affordable housing space which is very much needed in this area

## **AMOUNT AND LAYOUT**

The amount of development proposed is very similar to that which is displayed by the neighboring properties to either side of the application property. Taking into consideration character of the prevailing area in mind, the extensions will be designed with a scale mass and form to match the existing town scape. The building frontage in particular will be designed to blend into the existing local street pattern and skyline. The prevailing rhythm of the existing building frontages was maintained to make visual sense to the people who will use the building and others living in the area. Consideration will also be given to ensure that the material used and color of the building and its roof will be compatible with the neighborhood.

## **SCALE**

The property is a detached property. With a form and design which identical to many of the other houses on the road  
The first floor extension and loft extension will be redesigned with walls doors and a roof to mimic and match the existing construction of other houses on the road, We believe this will produce a very symmetrical and attractive front rear and side elevation which blends in and suits the existing structure.

## **LANDSCAPING**

The property existing front and rear gardens are overgrown and derelict. The proposal front and rear gardens will be landscaped. The front garden will be finished with evergreen and block paving for car parking. The side and rear gardens will have low level hedging turfed , and evergreen shrubbery introduced to as shown on the submitted plans

## **APPEARANCE**

All materials to be used in the construction will match as closely as possible the existing building. All new walls will be rendered block work to match the existing.

The materials to be used are as follows:

- Windows white timber.
- Doors painted hardwood
- Roof tiles clay tiles to match existing
- Blockwork/brickwork walls to be exposed stock bricks to match existing

Consideration will also be given to ensure that the material used and color of the building will be compatible with the neighborhood.

## **ACCESS CONSIDERATIONS**

The accessibility of the proposed development at the Beechwood Avenue site with regard to Mobility Impaired Persons, that is not just people confined to wheel chairs but includes all types of impairment such as ambulant disabled people suffering with arthritis, stroke, rheumatism or, and people with impaired sight, poor dexterity, poor comprehension or hearing impairment.

An Access Statement is required by statutory regulation under the Disability Discrimination Act. Below is a list of the reference documents used to compile this document and used in the design.

The statement is an evolving document, and should be updated throughout the planning process and during design development and construction. It will demonstrate compliance with the statutory regulations and the intent of the Disability Discrimination Act.

Although the building is existing in structure with inherent accessibility constraints the following has been considered.

- **ACCESS UPTO AND AROUND THE DEVELOPMENT**
- **BUILDING /SITE APPROACH AND ACCESS ROUTES**
- **ACCESS INTO THE DWELLING**
- **CIRCULATION WITHING THE ENTRANCE STOREY OF THE DWELLING**
- **VERTICAL CIRCULATION WITHING THE BUILDING**
- **ACCESSES TO SWITCHES AND POWER SOCKETS**
- **SANITARY PROVISIONS**

## ACCESS UPTO AND AROUND THE DEVELOPMENT

**The needs of disabled people in getting to and from a building** as pedestrians, public transport users, motorists, and car passengers are taken into account as the development has the following.

### **Bus or Taxi**

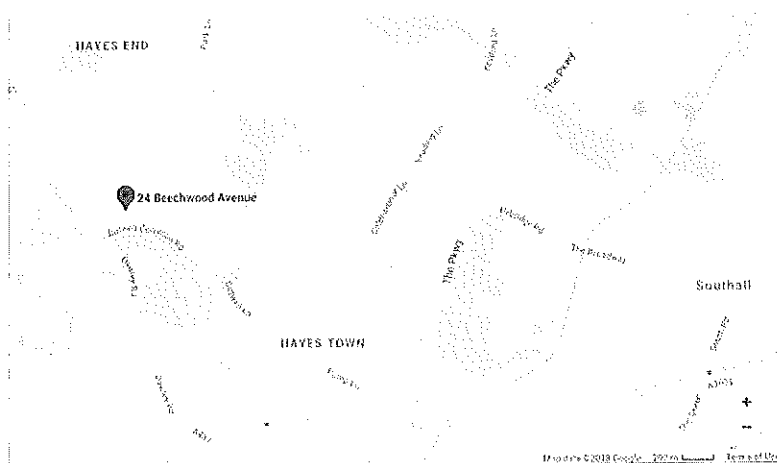
Located in a convenient area of **Hayes** close to the multitude of **shops**, restaurants and **transport** links of the Uxbridge road. Where there are approximately 6 No. bus routes taking passengers to major shopping areas such as **Hayes & Harlington** (1.4 miles); **West Drayton** (1.9 miles) and **Uxbridge**.

### **Train and Tube**

Dawley Road is approximately 300m from the site, which has bus routes within 5 minutes of Hayes and Harlington. Uxbridge road underground is also only 10 minutes away by bus

### **Access by car**

It is proposed to provide off street car parking to the site with one car parking space provided. However the property is well served by public transport.



## BUILDING /SITE APPROACH AND ACCESS ROUTES

The objective is to make reasonable provision within the boundary of the plot of the dwelling for a disabled person to approach and gain access into the site from the point of alighting from a vehicle which may be within or outside the plot.

Beechwood Avenue is an established street which is predominately paved to London Highway and Building Act Standards. This street leading to the property is reasonably level, therefore wheelchair users or stick or crutch users should normally be able to approach the site entrance without difficulty.

## **ACCESS INTO THE DWELLING**

The front path is hard paved and level with only one step at the front door therefore access into the building is adequate.

## **CIRCULATION WITHING THE ENTRANCE STOREY OF THE DWELLING**

Once within the building Regulations require that Circulation within the entrance storey of the building must be possible for wheelchair users, providing access via doorways, corridors and passageways to the kitchen, habitable rooms and a room containing a WC

Therefore we will ensure that to facilitate access within the entrance storey or the principal storey of the dwelling, and into habitable rooms and a room containing a WC, all:

### **Entrance doors**

To enable a wheelchair or walking stick user to maneuver into the dwelling. external door will have a minimum clear opening width of 775mm.

Corridors and passageways in the entrance storey should be sufficiently wide to allow convenient circulation by a wheelchair user. The designers will also make Consideration to the effects of local obstruction by radiators and other fixtures.

**Minimum widths of corridors and passageways within the building will be 900 and all doorway widths will be 800mm.**

## **VERTICAL CIRCULATION WITHING THE BUILDING**

Because of the building size and financial constraints there will be no provision for a passenger lift or alteration to existing stairs

The existing stair meets Building Regulation standards and has the following:

uniform going of each step, which is not less than 250mm, which for tapered treads should be measured at a point 270mm from the inside of the

- a. it has flights whose clear widths are at least 800mm;
- b. there is a suitable continuous handrail on each side of the flight and any intermediate landings where the rise of the flight comprises three or more rises; and
- c. the rise and going are in accordance with the guidance in Approved Document K for private stairs.
  - a. all step nosing's distinguishable through contrasting brightness;
  - b. top and bottom landings whose lengths are in accordance with Part K1;
  - c. steps with suitable tread nosing profiles and uniform rise of each step, which is not more than 200mm;

## **ACCESSES TO SWITCHES AND POWER SOCKETS**

- Any new switches and sockets on all levels within each dwelling will be located within an accessible zone of appropriate heights between 450mm and 1200mm. This is to assist people who's reach is limited to use the dwelling more easily.

## **SANITARY PROVISIONS**

A WC will be provided in the entrance storey of the dwelling. The toilet will be located such that it can be reached from the habitable rooms in that storey without using stairs and the following will be ensured:

An obstruction free zone of 900mm wide must be maintained outside the w.c. and opposite door openings in general. This zone should extend 200mm both sides of the projected edges of the clear opening

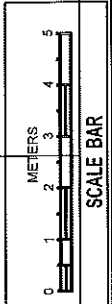
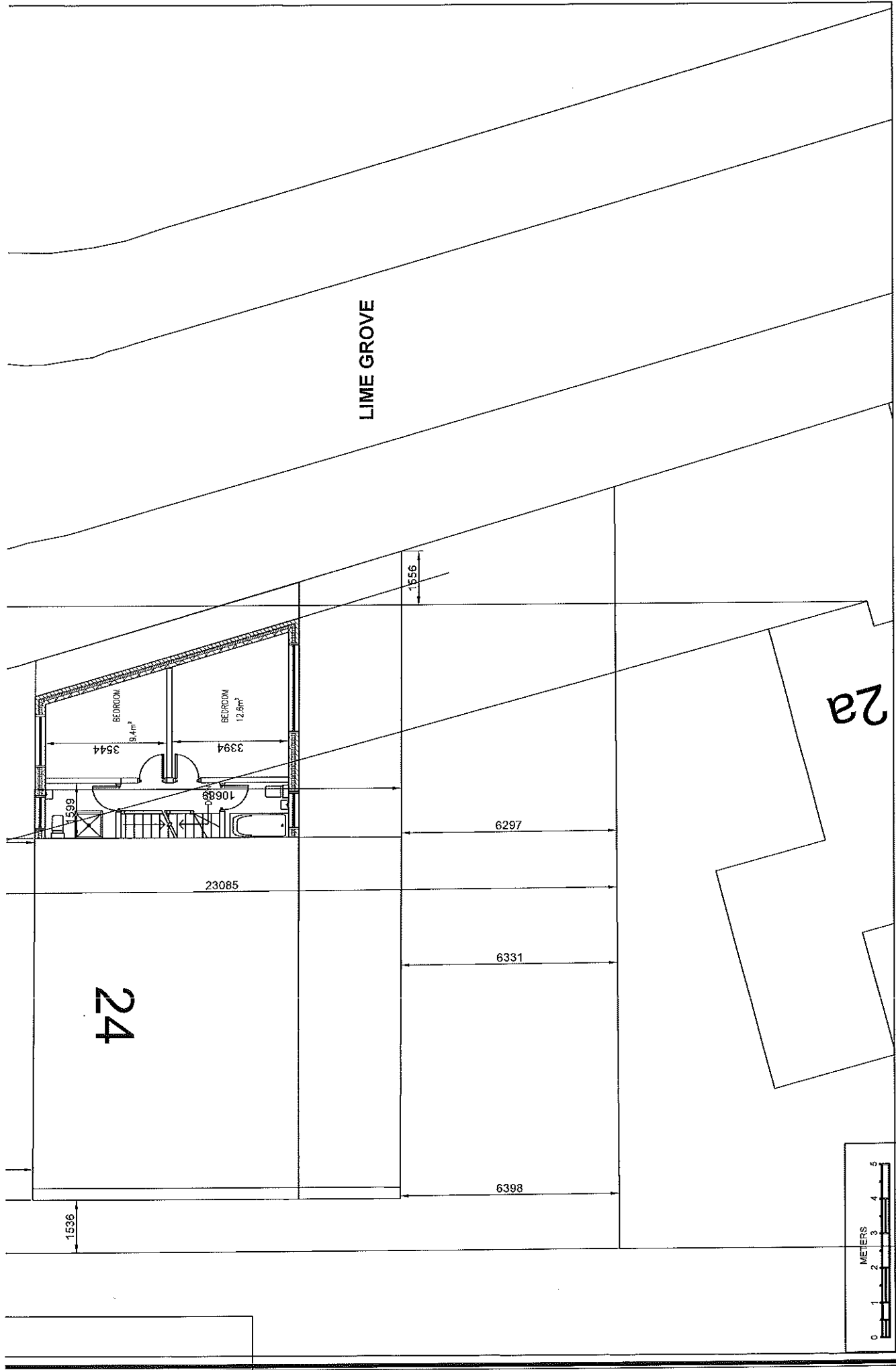
The door to the WC will

- open outwards, and is positioned to enable wheelchair users to access the WC
- The door to the WC compartment has a clear opening width which is at least 800mm wide to allow easy maneuvering access.
- the WC compartment provides a clear space for wheelchair users to access the W.C. and the washbasin is positioned so that it does not impede access.

N.B. The compartment does not have to fully accommodate a wheelchair, and handrails are not required.

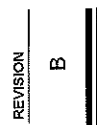
## REFERENCE DOCUMENTS

- Approved Document Part M of the Building Regulations (2004 Edition).
- GLA "Housing Provision, The London Plan, Draft Supplementary Planning Provision December 2004".
- BS 8300:2001 (Design of Buildings and their approaches to meet the needs of disabled people)
- BS 5588:1999 Part 8 (Code of practice for means of escape for disabled people).
- Adopted London Borough of Hammersmith and Fulham UDP (2003).
- Consideration of issues arising from the Disability Discrimination Act 1995.
- "Lifetime Homes", Joseph Rowntree Foundation, 1991.
- "Colour, contrast and perception - Design guidance for internal built environments", Reading University.

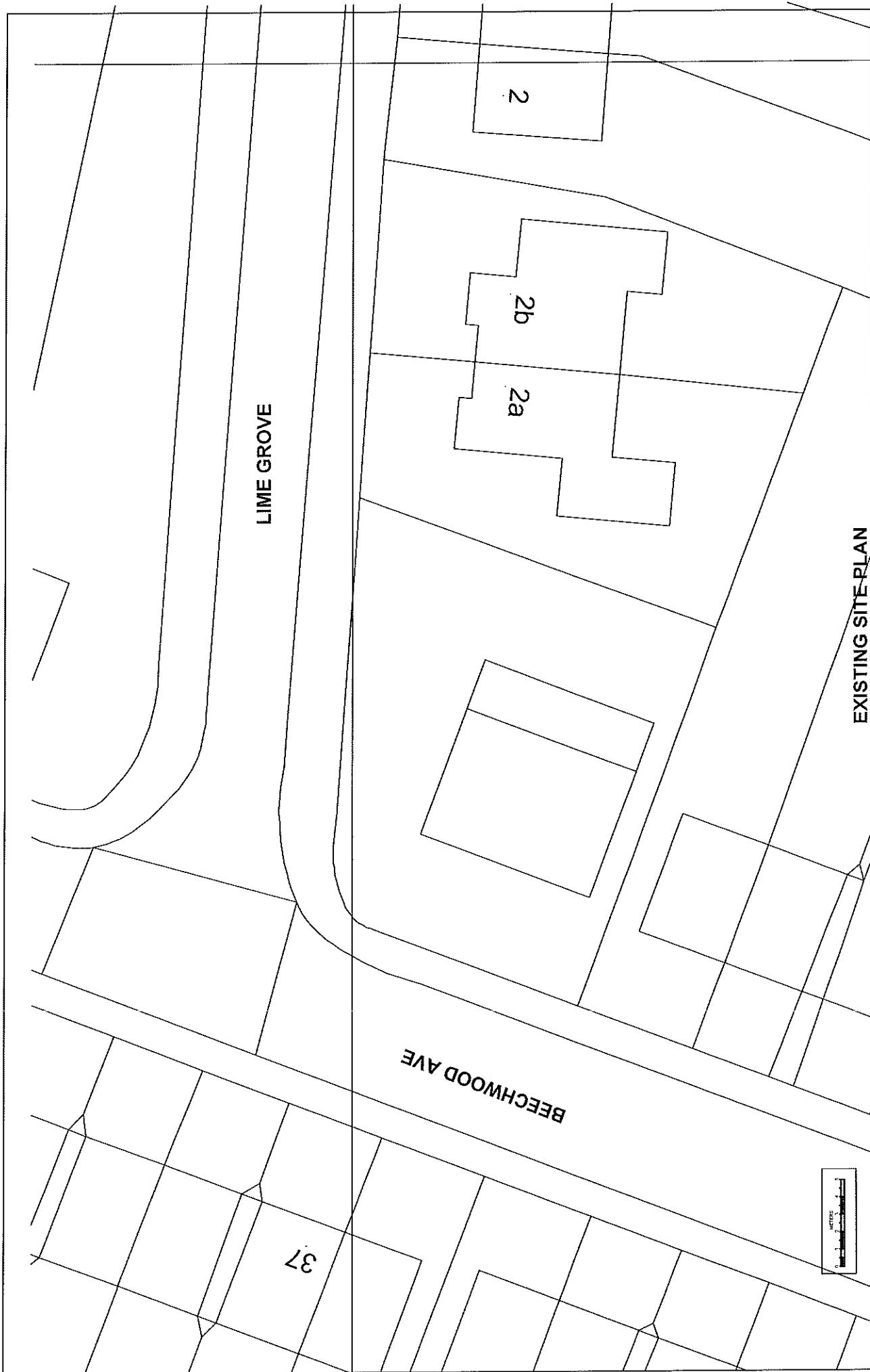


SCALE BAR

**PROPOSED SITE PLAN SHOWING PROPOSED FIRST FLOOR**

|                                                                                     |                                                                                                                                                                                      |                                                                              |                        |                      |                        |                   |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------|----------------------|------------------------|-------------------|
|  | <b>J B ASSOCIATES</b><br>CHARTERED SURVEYORS & ENGINEERS<br>140 Morton Way, Southgate, London N14 7AL<br>Tel: 07967 966 097<br>ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES. | PROJECT <b>24 BEECHWOOD AVENUE, HAYES, UB3 1JN.</b><br>PROPOSED NEW DWELLING | SCALE <b>1:100@ A3</b> | DATE <b>2/2/2019</b> | DRAWING NO. <b>F/4</b> | REVISION <b>B</b> |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------|----------------------|------------------------|-------------------|

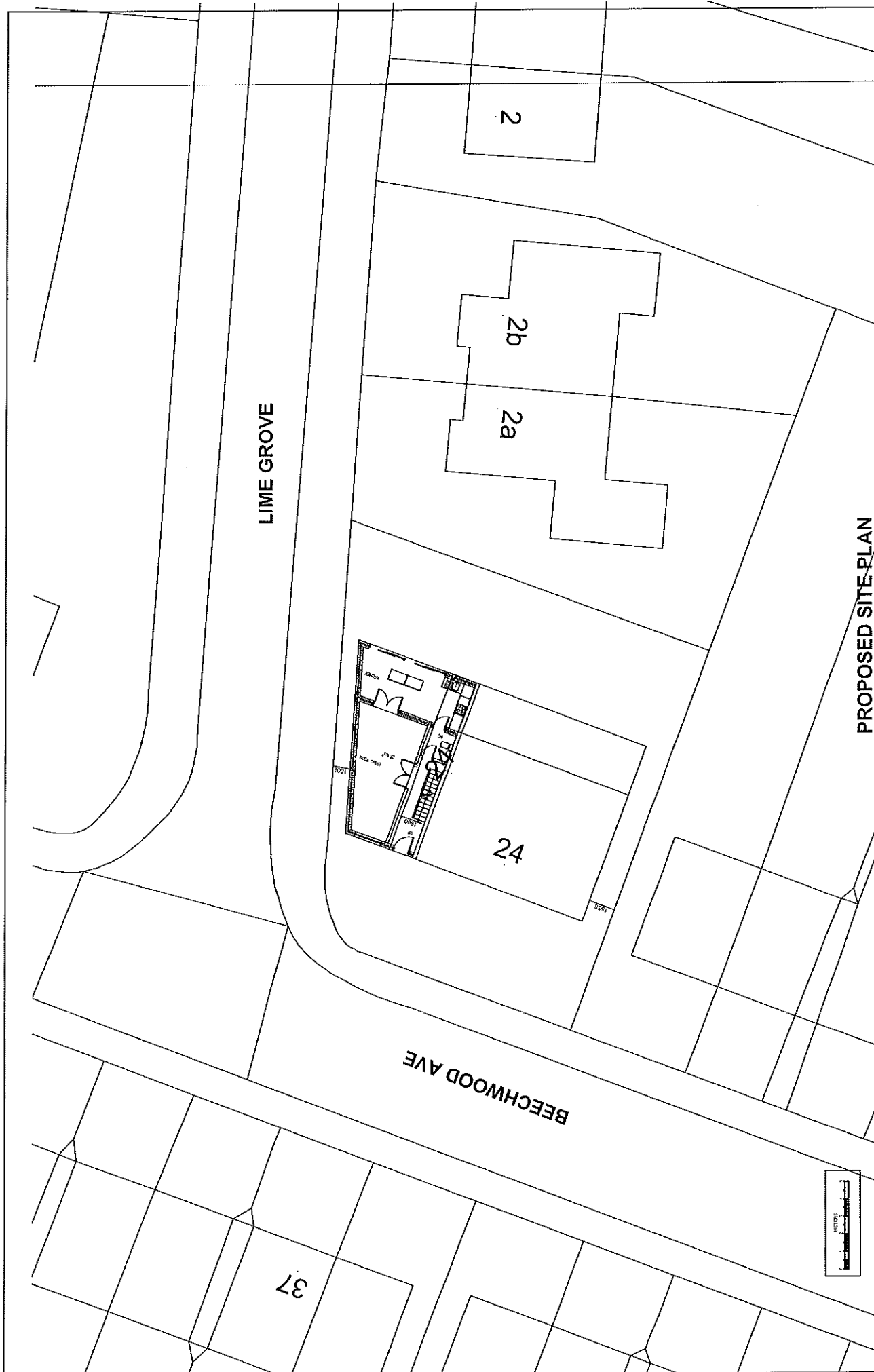




# EXISTING SITE PLAN

SCALE 1:200

|                                                                                       |                                                                                                                                                                                           |                                                                               |                        |                      |                        |                   |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------|----------------------|------------------------|-------------------|
|  | <p>JB ASSOCIATES<br/>CHARTERED SURVEYORS &amp; ENGINEERS<br/>140 Morton Way, Southgate, London N14 7AL<br/>Tel: 07967 966 097<br/>ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.</p> | <p>PROJECT 24 BEECHWOOD AVENUE, HAYES, UB3 1JN.<br/>PROPOSED NEW DWELLING</p> | <p>SCALE 1:200@ A3</p> | <p>DATE 2/2/2019</p> | <p>DRAWING NO. F/2</p> | <p>REVISION B</p> |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------|----------------------|------------------------|-------------------|

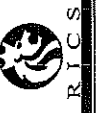


# PROPOSED SITE PLAN

SCALE 1:200

SCALE BAR

|                                                                                                                                                                                                                                                             |                                                                                               |                                                                                         |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------|
| <p><b>R I C S</b></p> <p><b>J B ASSOCIATES</b><br/>         CHARTERED SURVEYORS &amp; ENGINEERS<br/>         140 Morton Way, Southgate, London N14 7AL<br/>         Tel: 07967 966 097<br/>         ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.</p> | <p>PROJECT <b>24 BEECHWOOD AVENUE, HAYES, UB3 1JN.</b><br/>         PROPOSED NEW DWELLING</p> | <p>SCALE <b>1:200@ A3</b></p> <p>DATE <b>2/2/2019</b></p> <p>DRAWING NO. <b>F22</b></p> | <p>REVISION <b>B</b></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------|



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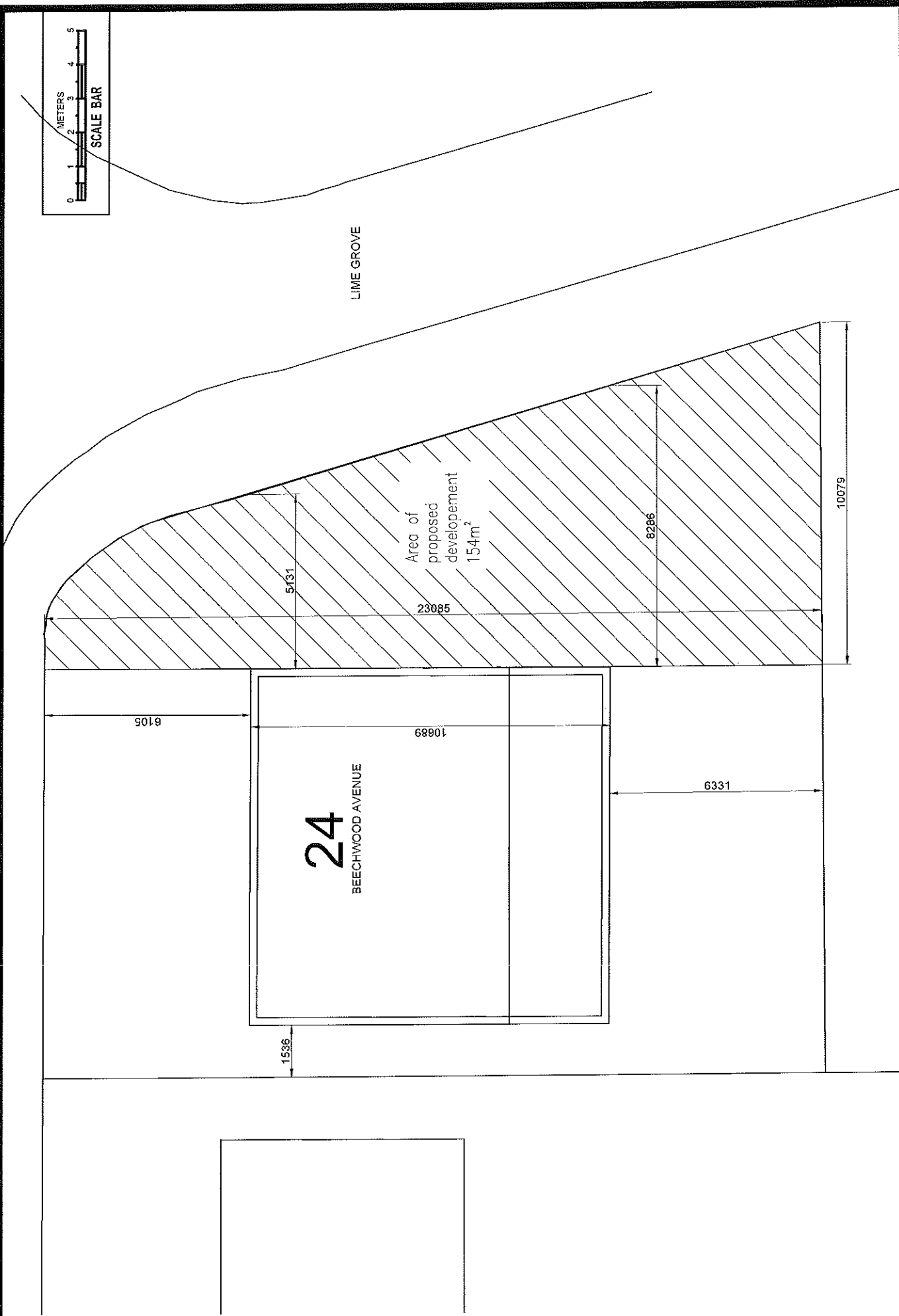
PROJECT 24 BEECHWOOD AVENUE, HAYES, UB3 1JN.  
PROPOSED NEW DWELLING

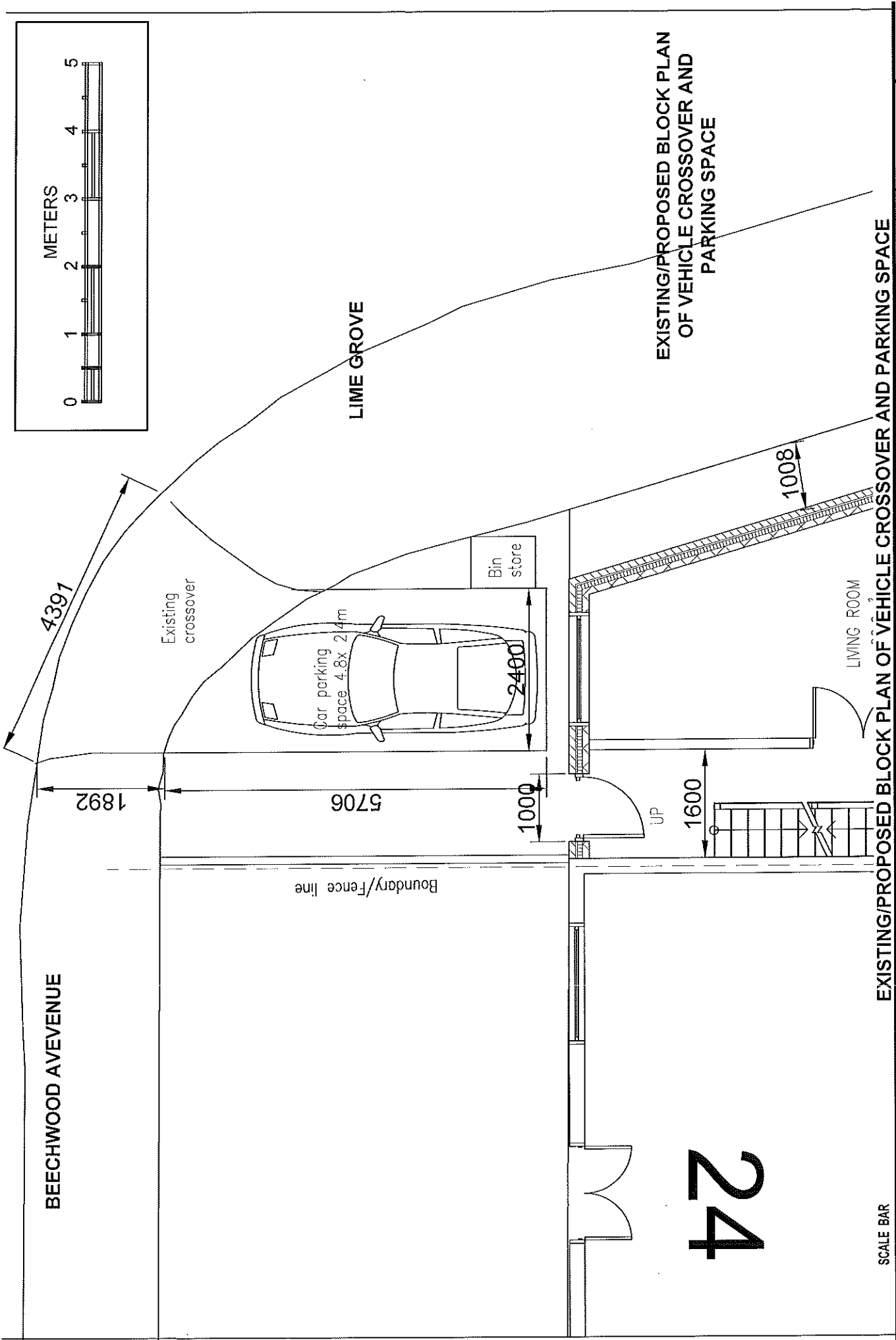
SCALE  
1:100@A3

DATE  
2/2/2019

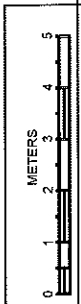
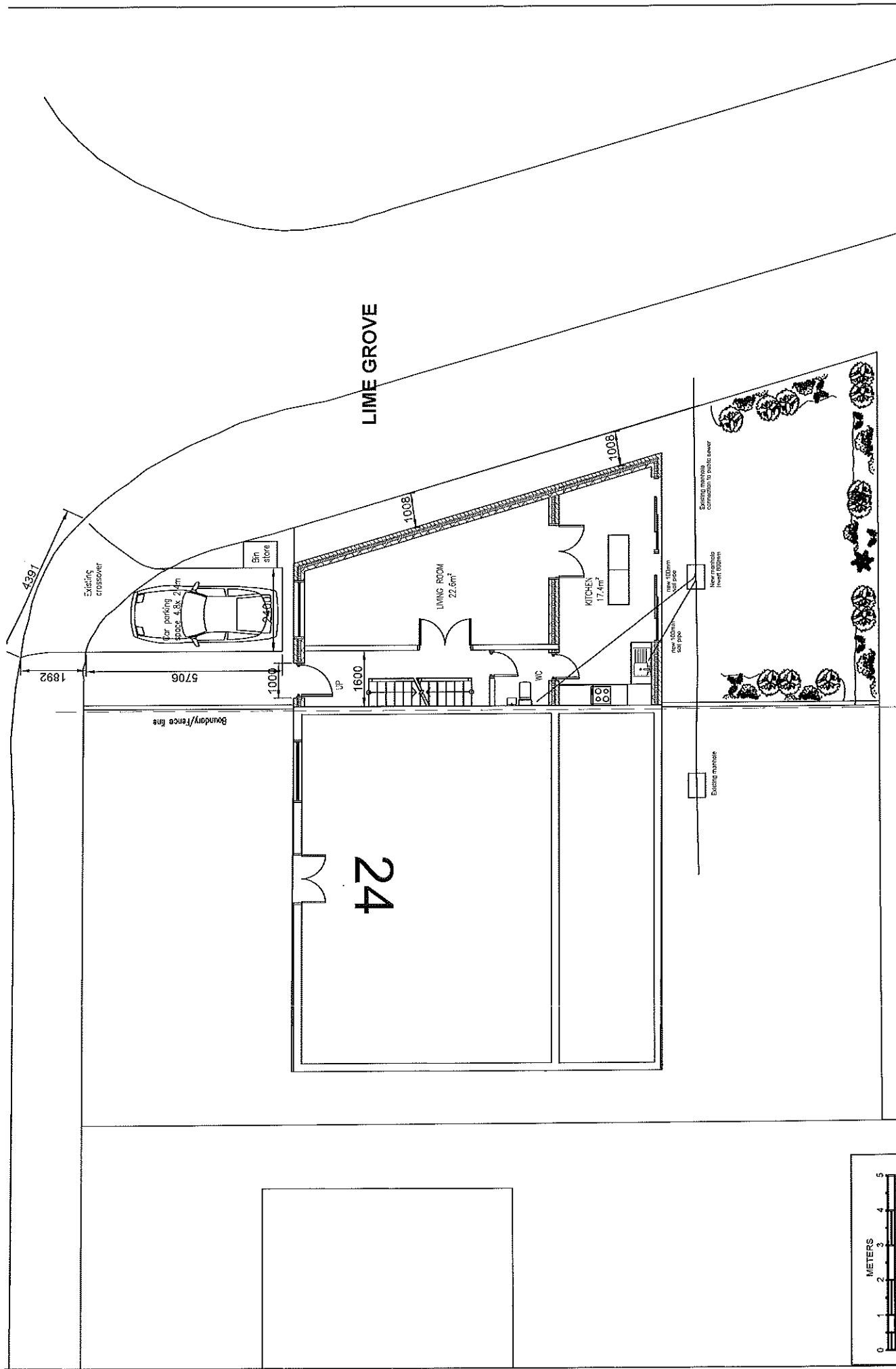
DRAWING NO.  
F/3

REVISION  
B





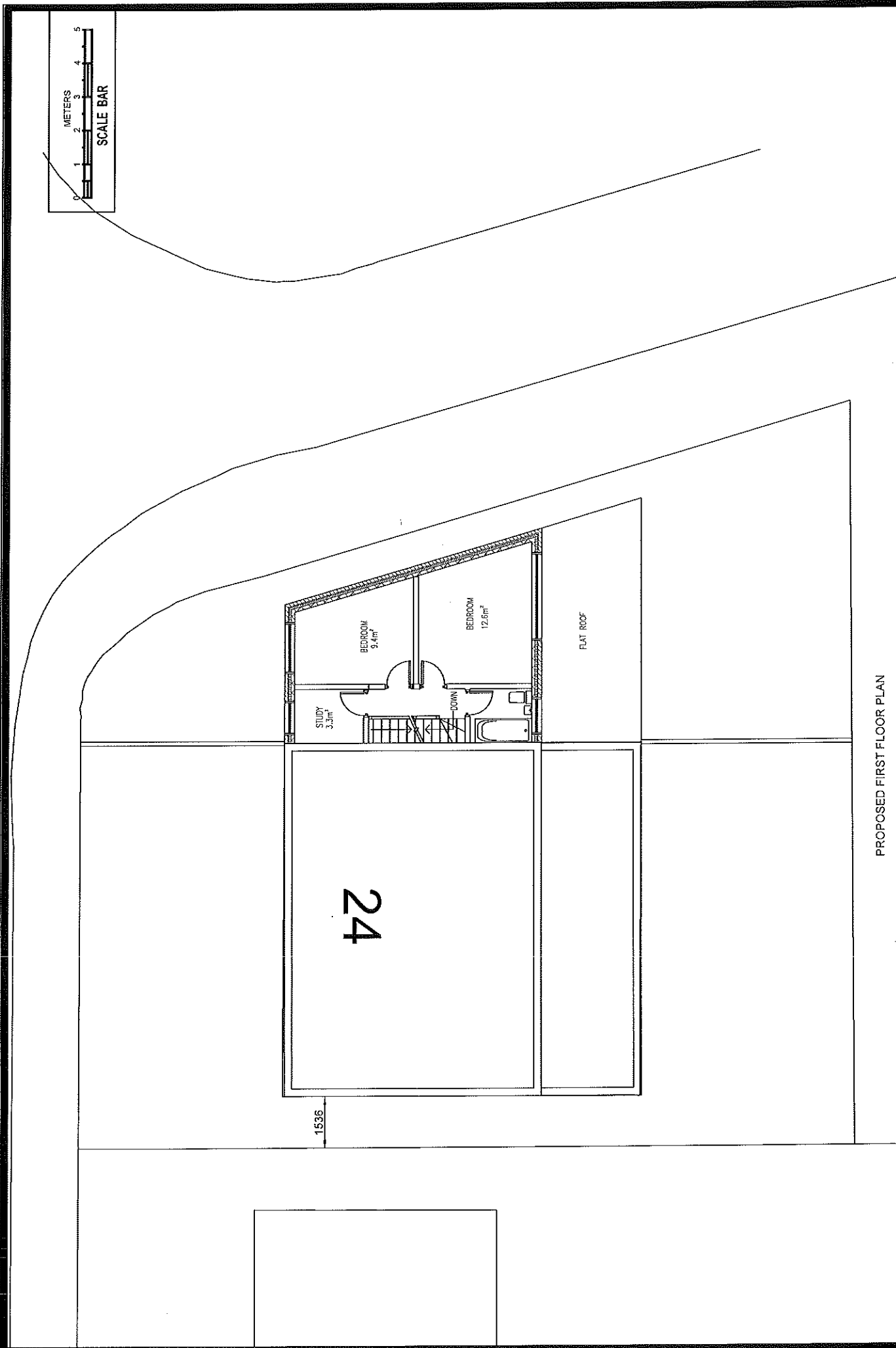
|                                                                                     |                                                                                                                                                                                      |                                                                        |                  |                |                  |             |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------|----------------|------------------|-------------|
|  | <b>J B ASSOCIATES</b><br>CHARTERED SURVEYORS & ENGINEERS<br>140 Morton Way, Southgate, London N14 7AL<br>Tel: 07957 986 097<br>ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES. | PROJECT: 24 BEECHWOOD AVENUE, HAYES, UB3 1JN.<br>PROPOSED NEW DWELLING | SCALE: 1:50 @ A3 | DATE: 2/2/2019 | DRAWING NO.: F10 | REVISION: B |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------|----------------|------------------|-------------|



SCALE BAR

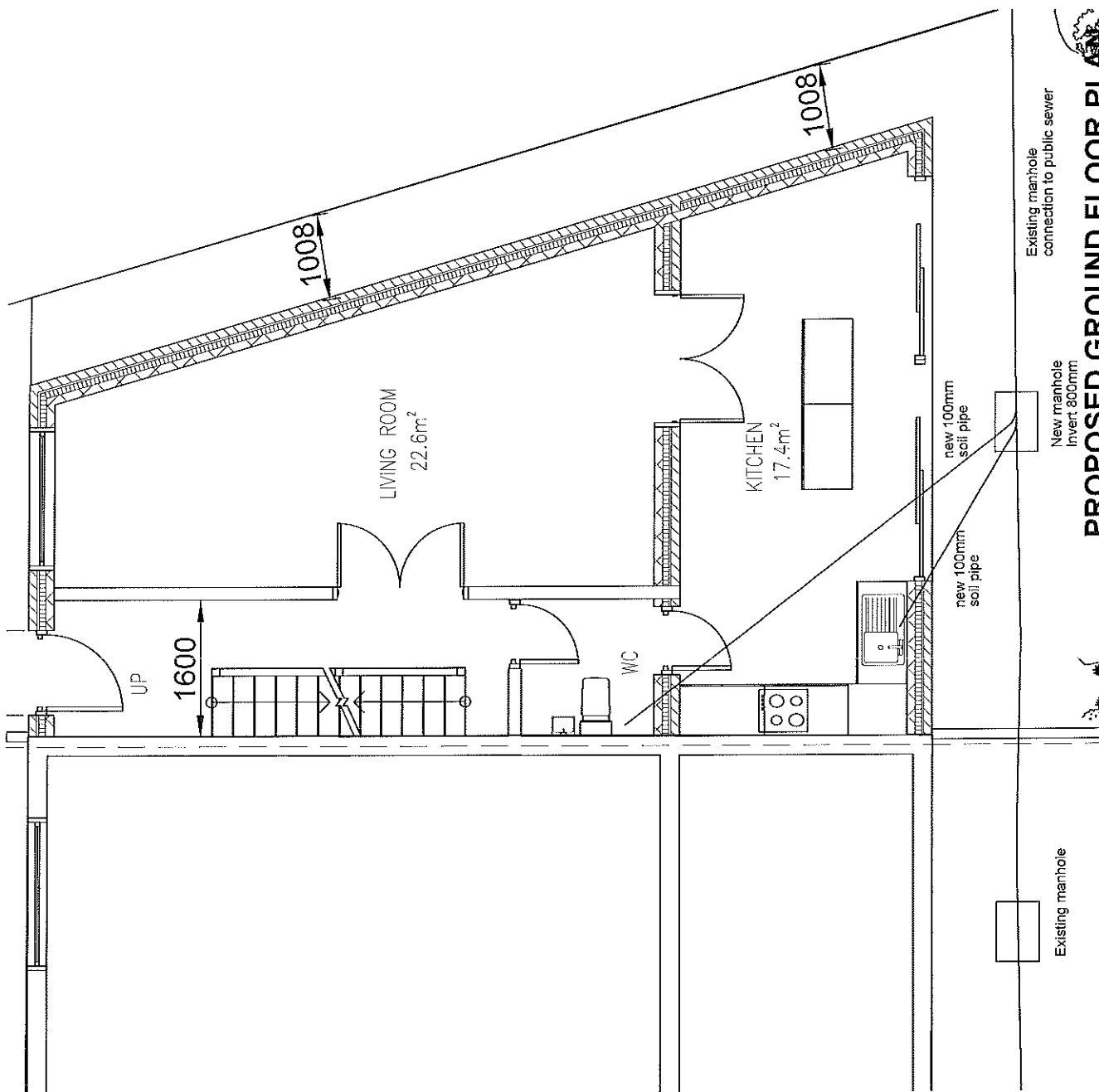
# PROPOSED SITE PLAN

|                                                                                                                                                                                                                                        |                                                                                               |                               |                             |                               |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------|-----------------------------|-------------------------------|--------------------------|
| <p><b>J B ASSOCIATES</b><br/>         CHARTERED SURVEYORS &amp; ENGINEERS<br/>         140 Morton Way, Southgate, London N14 7AL<br/>         Tel: 07967 966 097<br/>         ALL DRAWINGS REMAIN THE COPYRIGHT OF J B ASSOCIATES.</p> | <p>PROJECT <b>24 BEECHWOOD AVENUE, HAYES, UB3 1JN.</b><br/>         PROPOSED NEW DWELLING</p> | <p>SCALE <b>1:100@ A3</b></p> | <p>DATE <b>2/2/2019</b></p> | <p>DRAWING NO. <b>F/4</b></p> | <p>REVISION <b>B</b></p> |
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PROPOSED FIRST FLOOR PLAN

|                                                                                                                                                                                                                                                                                                                        |                                                                                               |                              |                             |                               |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------|-----------------------------|-------------------------------|--------------------------|
|  <p><b>R.I.C.S.</b><br/>         CHARTERED SURVEYORS &amp; ENGINEERS<br/>         140 Morton Way, Southgate, London N14 7AL<br/>         Tel: 07967 966 097<br/>         ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES</p> | <p><b>PROJECT</b> 24 BEECHWOOD AVENUE, HAYES, UB3 1JN.<br/>         PROPOSED NEW DWELLING</p> | <p><b>SCALE</b> 1:100@A3</p> | <p><b>DATE</b> 2/2/2019</p> | <p><b>DRAWING NO.</b> F/5</p> | <p><b>REVISION</b> B</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------|-----------------------------|-------------------------------|--------------------------|



METERS



SCALE BAR

# PROPOSED GROUND FLOOR PLAN

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PROJECT 24 BEECHWOOD AVENUE, HAYES, UB3 1JN.  
 PROPOSED NEW DWELLING

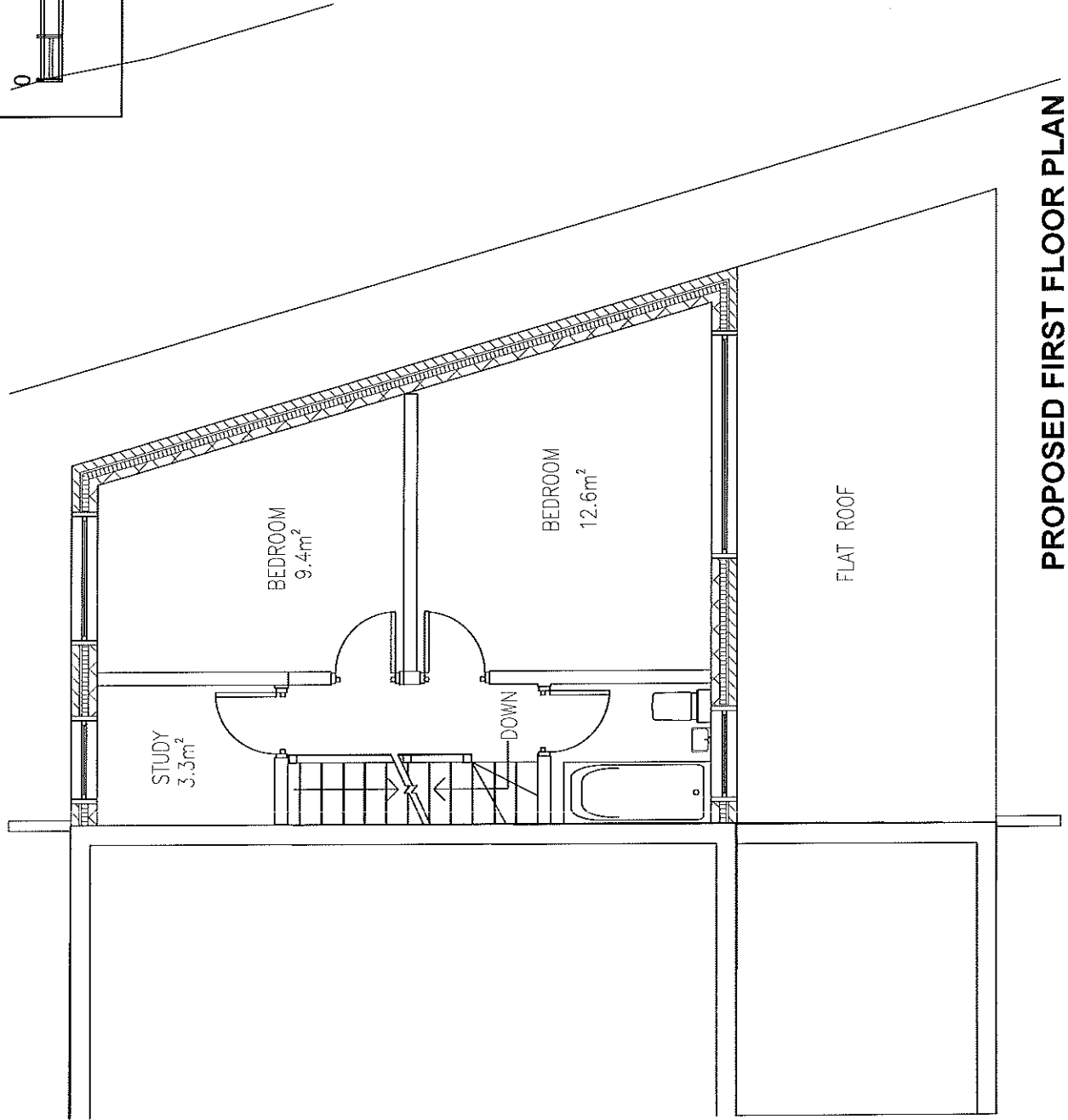
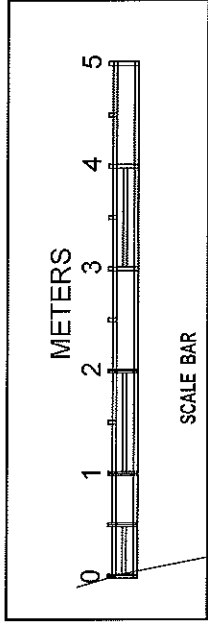
SCALE 1:50@A3

DATE 2/2/2019

DRAWING NO. F/6

REVISION B

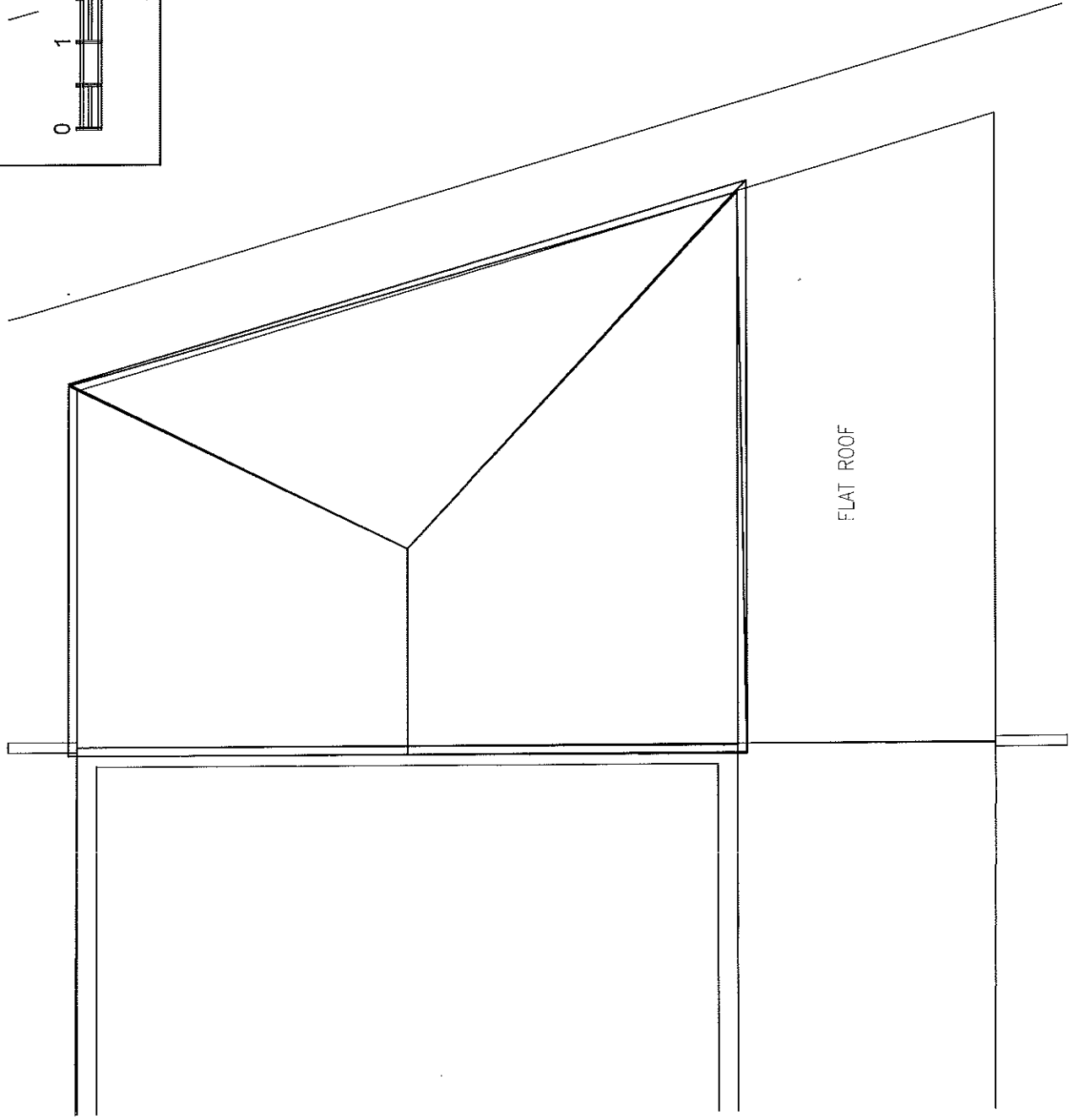
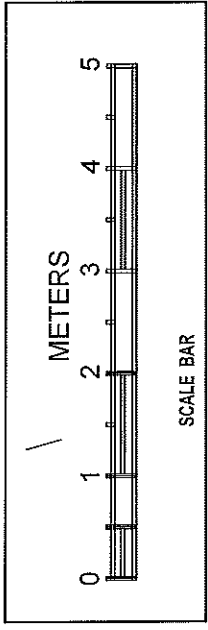




**PROPOSED FIRST FLOOR PLAN**

|                                                                                       |                                                                                                                              |                                                                                 |                         |                         |                           |                      |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------|-------------------------|---------------------------|----------------------|
|  | <b>J.B. ASSOCIATES</b><br>CHARTERED SURVEYORS & ENGINEERS<br>140 Morton Way, Southgate, London N14 7AL<br>Tel: 07967 966 097 | <b>PROJECT</b><br>24 BEECHWOOD AVENUE, HAYES, UB3 1JN.<br>PROPOSED NEW DWELLING | <b>SCALE</b><br>1:50@A3 | <b>DATE</b><br>2/2/2019 | <b>DRAWING NO.</b><br>F/7 | <b>REVISION</b><br>B |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------|-------------------------|---------------------------|----------------------|

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# PROPOSED ROOF PLAN

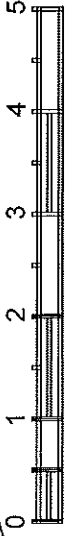
|                                                                                                                                           |                       |                                                                       |                     |                |                    |                 |                           |            |                        |          |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------|---------------------|----------------|--------------------|-----------------|---------------------------|------------|------------------------|----------|
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|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------|---------------------|----------------|--------------------|-----------------|---------------------------|------------|------------------------|----------|



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LIME GROVE

METERS



SCALE BAR

pavement

1008

1008

Existing  
crossover

Car parking  
space 4.8x 2.4m

2400

Bin  
store

5706

1000

UP

1600

LIVING ROOM  
22.6m<sup>2</sup>

KITCHEN  
17.4m<sup>2</sup>

WC

New manhole  
invert 800mm

new 100mm  
soil pipe

new 100mm  
soil pipe

Existing manhole  
connection to public sewer

Boundary/Fence line

# PROPOSED GROUND FLOOR PLAN SHOWING DRAINAGE

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PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.  
PROPOSED NEW DWELLING

SCALE

1:50@A3

DATE

2/2/2019

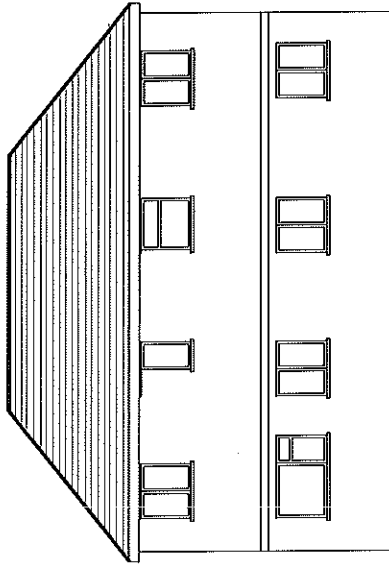
DRAWING NO.

F/9

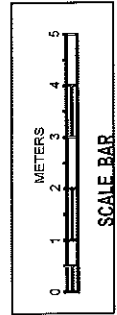
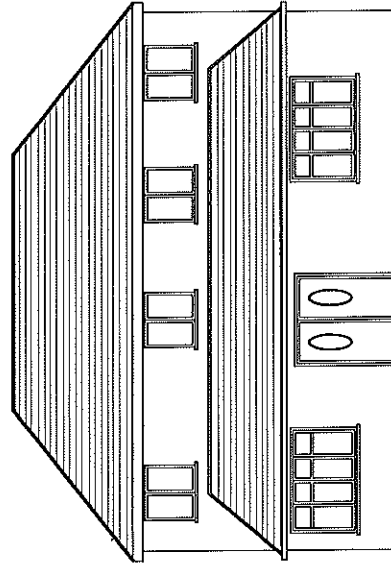
REVISION

B



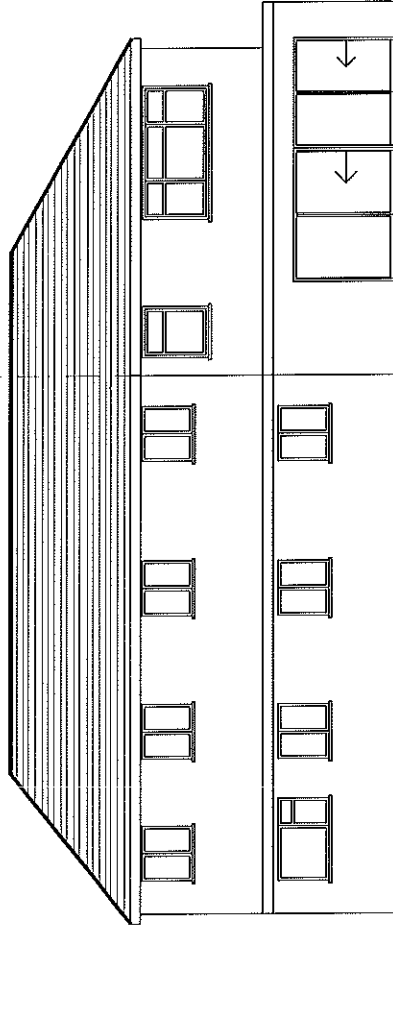


EXISTING REAR ELEVATION



|                                                                                       |                                                                                                                                                                                     |                                                                              |                       |                      |                        |                   |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------|----------------------|------------------------|-------------------|
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Boundary/Fence line



New roof to be red clay tiled to match existing neighbourhood roofs

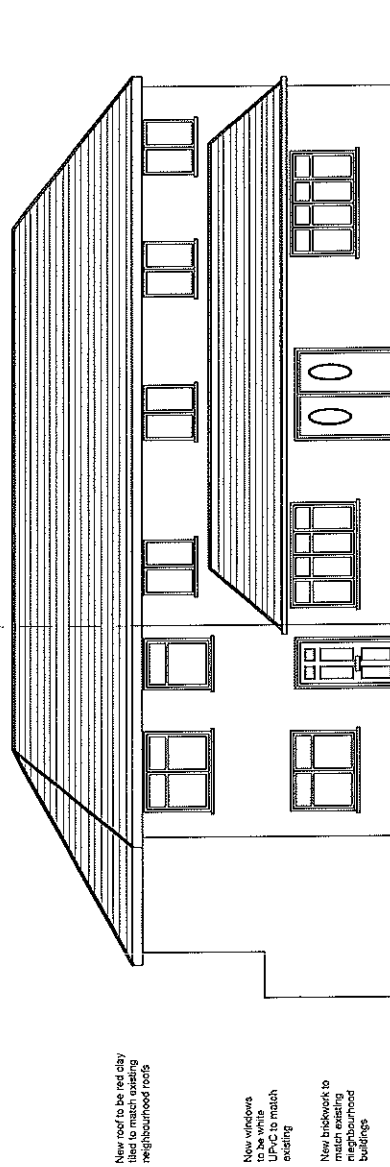
Flat roof to be grey bitumast

New windows to be white UPVC to match existing

New bitumast to match existing neighbourhood buildings

PROPOSED REAR ELEVATION

Boundary/Fence line



New roof to be red clay tiled to match existing neighbourhood roofs

New windows to be white UPVC to match existing

New bitumast to match existing neighbourhood buildings

PROPOSED FRONT ELEVATION



SCALE BAR



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PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.  
PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

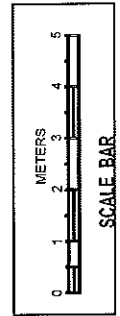
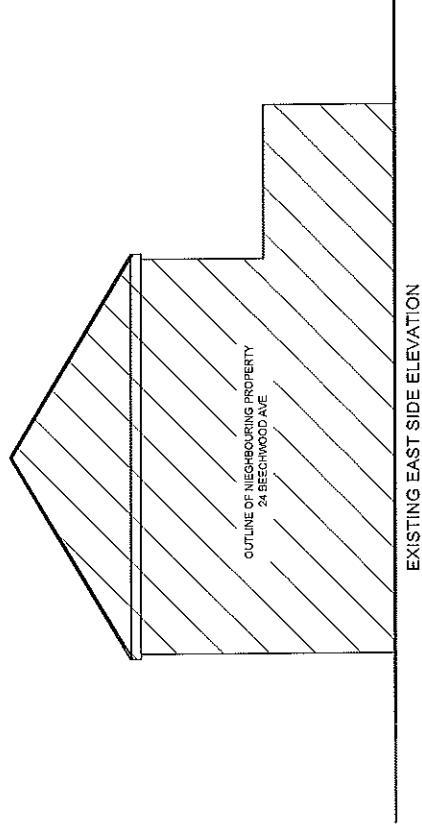
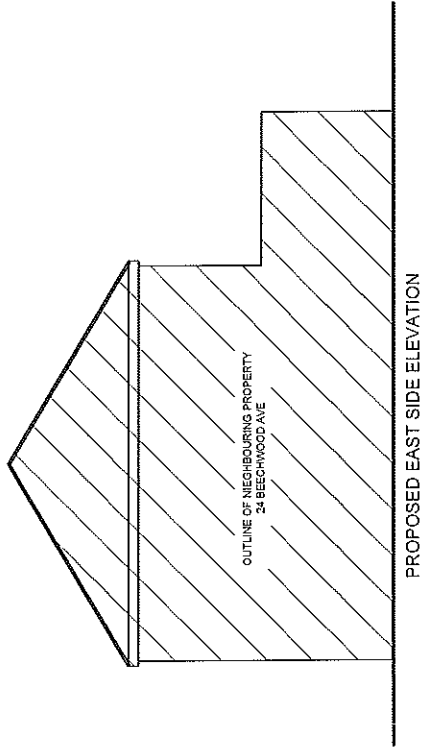
20/7/2019

DRAWING NO.

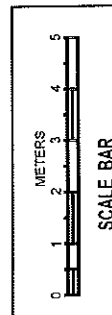
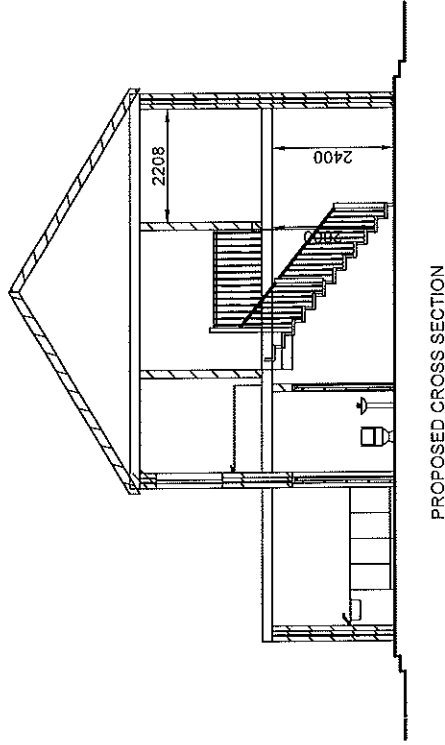
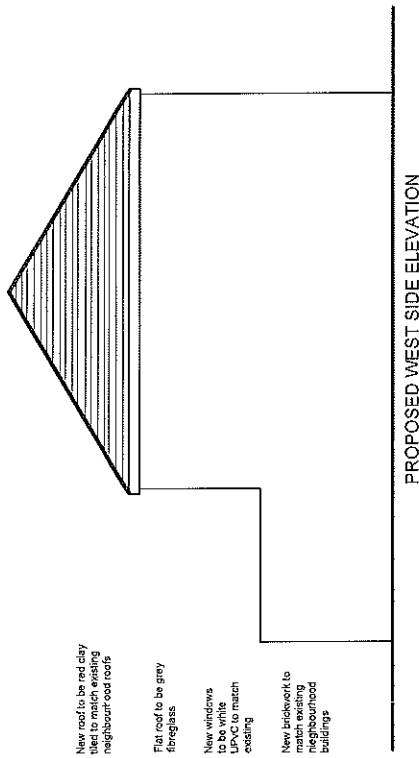
E/2

REVISION

C



|                                                                                       |                                                                                                                                                                                      |                                                                              |                          |                        |                           |                      |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------|------------------------|---------------------------|----------------------|
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|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------|------------------------|---------------------------|----------------------|



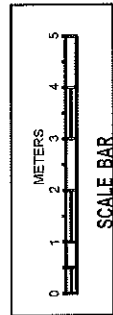
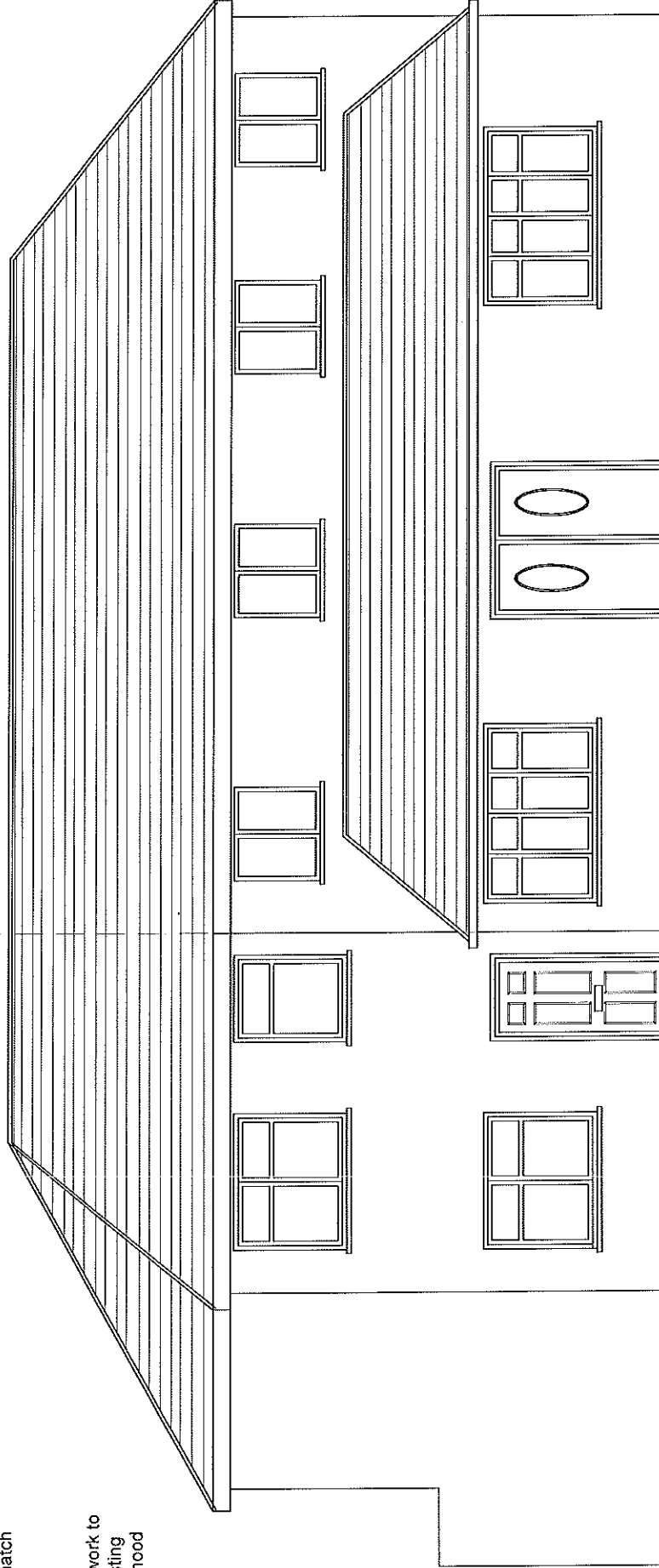
New roof to be red clay  
tiled to match existing  
neighbourhood roofs

Flat roof to be grey  
fibreglass

New windows  
to be white  
UPVC to match  
existing

New brickwork to  
match existing  
neighbourhood  
buildings

Boundary/Fence line



## PROPOSED FRONT ELEVATION



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PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.  
PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

2/2/2019

DRAWING NO.

E/4

REVISION

B

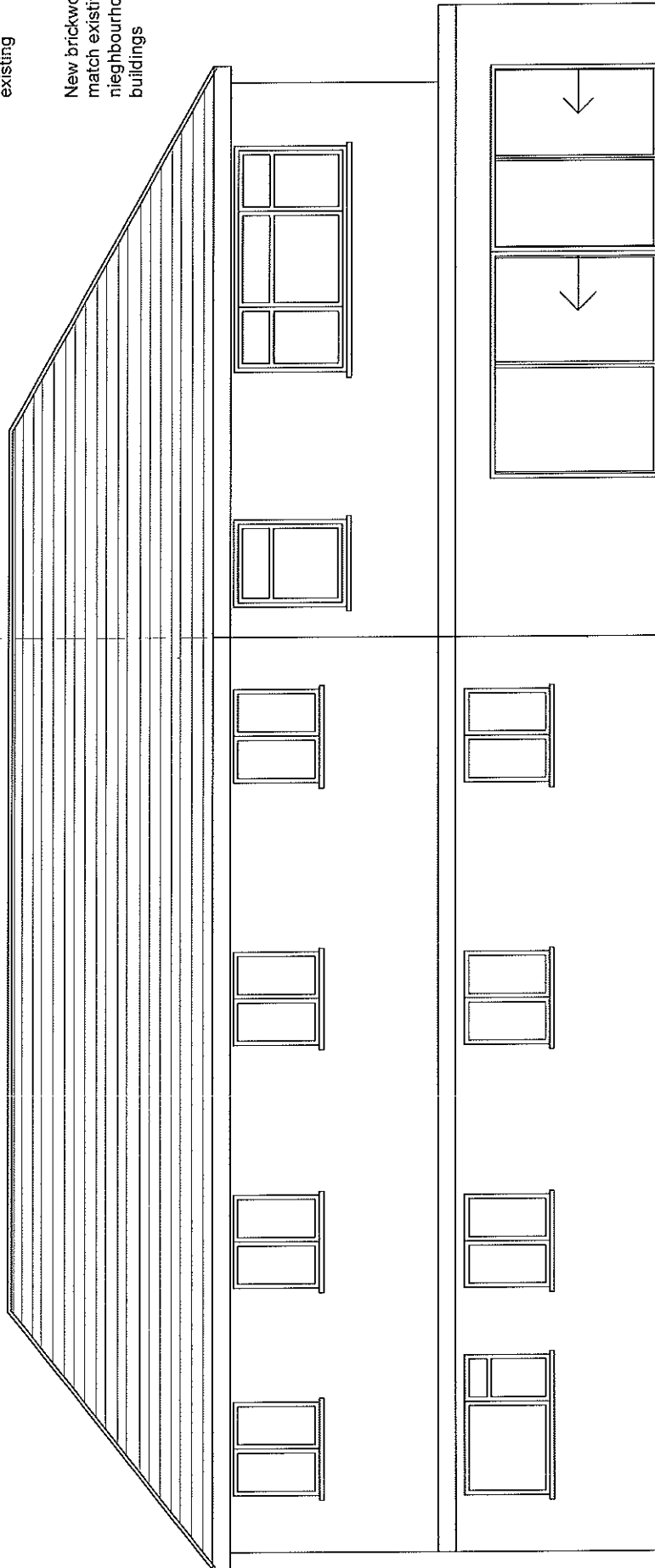
New roof to be red clay  
tiled to match existing  
neighbourhood roofs

Flat roof to be grey  
fibreglass

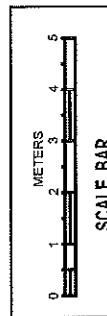
New windows  
to be white  
UPVC to match  
existing

New brickwork to  
match existing  
neighbourhood  
buildings

Boundary/Fence line



## PROPOSED REAR ELEVATION



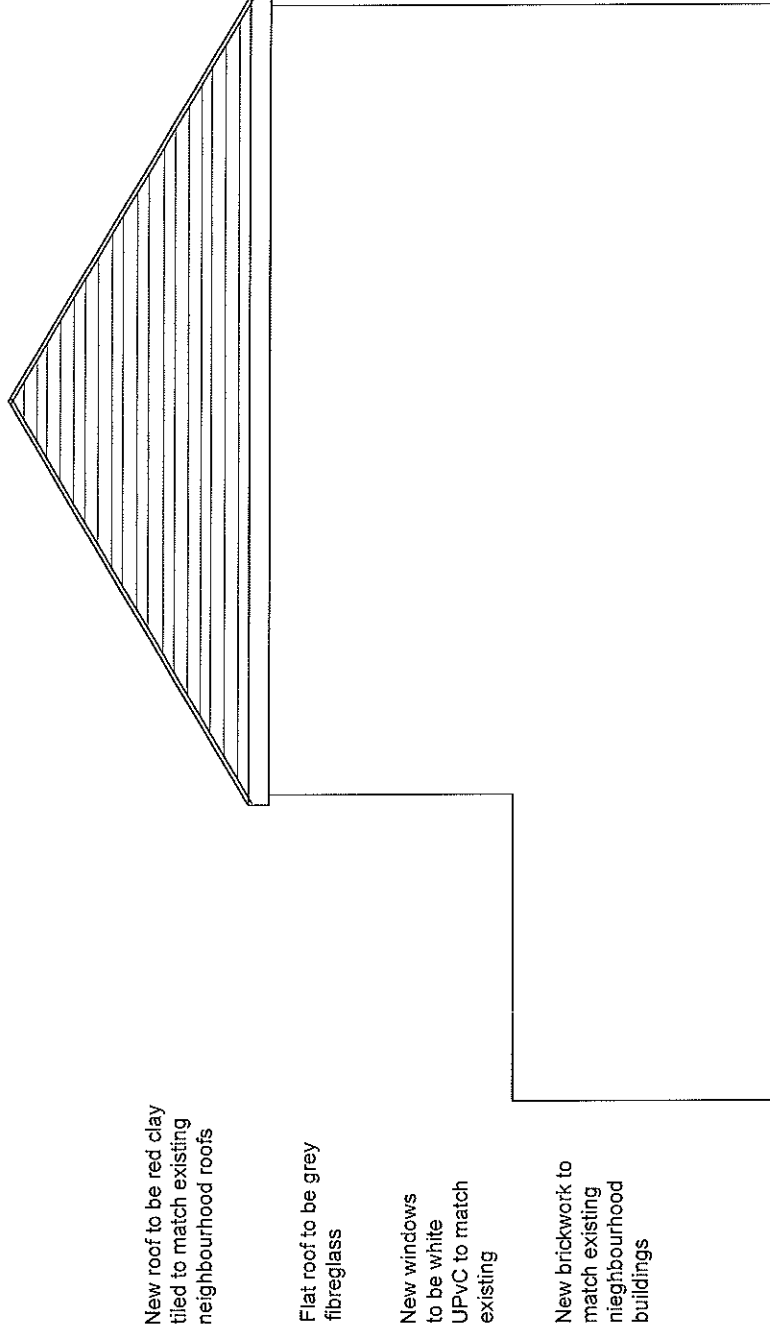
|                                                                                       |                                                                                                                                                                                      |         |                                                               |                   |                   |                    |               |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------|-------------------|-------------------|--------------------|---------------|
|  | <b>J.B. ASSOCIATES</b><br>CHARTERED SURVEYORS & ENGINEERS<br>140 Morton Way, Southgate, London N14 7AL<br>Tel: 07967 966 097<br>ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES | PROJECT | 24 BEECHWOOD AVENUE, HAYES, UB3 1JN.<br>PROPOSED NEW DWELLING | SCALE<br>1:100@A3 | DATE<br>20/7/2019 | DRAWING NO.<br>E/5 | REVISION<br>C |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------|-------------------|-------------------|--------------------|---------------|

New roof to be red clay  
tiled to match existing  
neighbourhood roofs

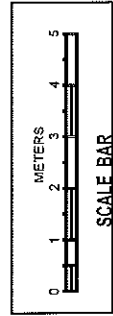
Flat roof to be grey  
fibreglass

New windows  
to be white  
UPVC to match  
existing

New brickwork to  
match existing  
neighbourhood  
buildings



## PROPOSED WEST SIDE ELEVATION

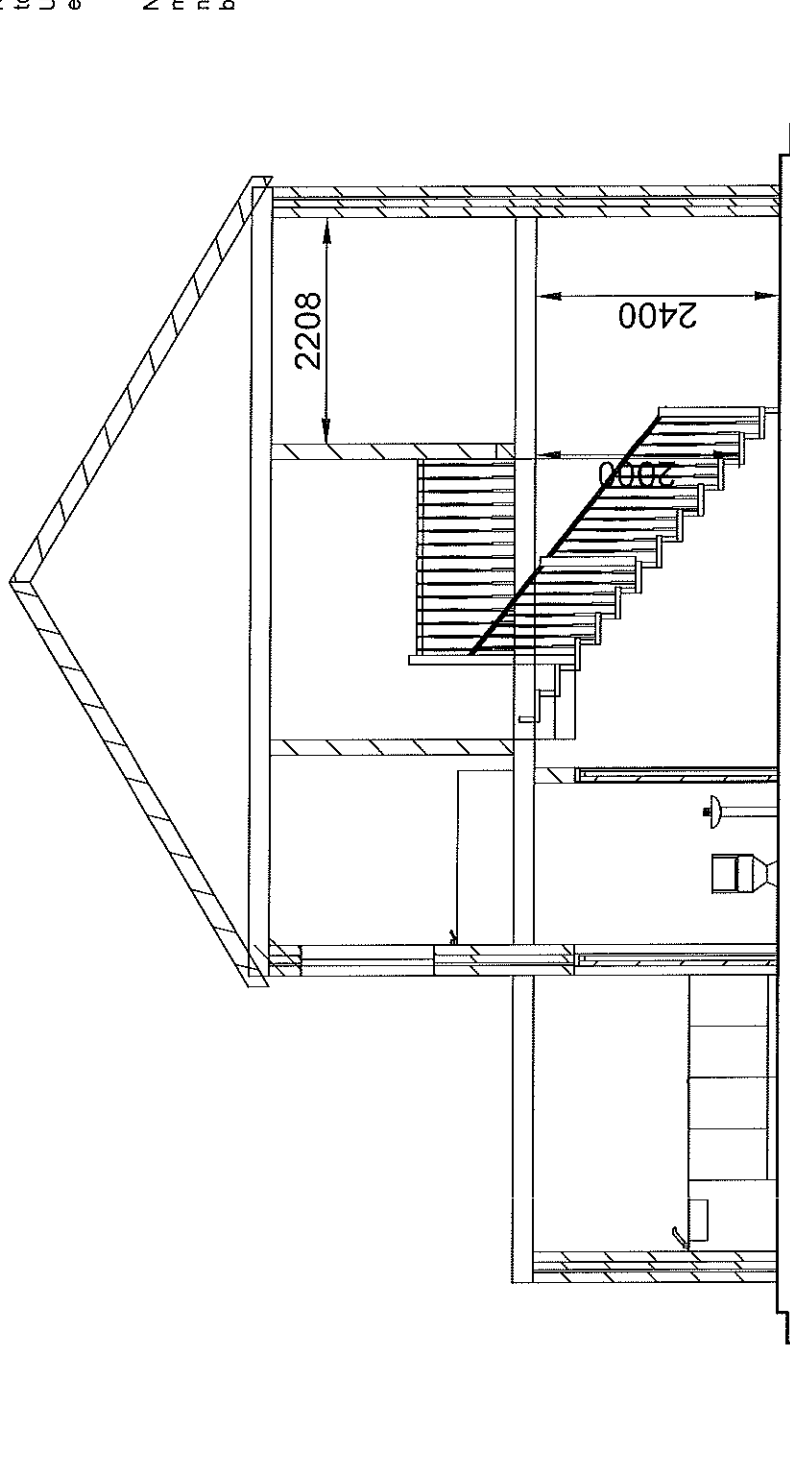


New roof to be red clay  
tiled to match existing  
neighbourhood roofs

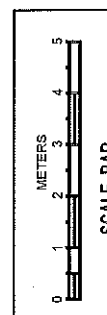
Flat roof to be grey  
fibreglass

New windows  
to be white  
UPVC to match  
existing

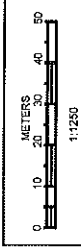
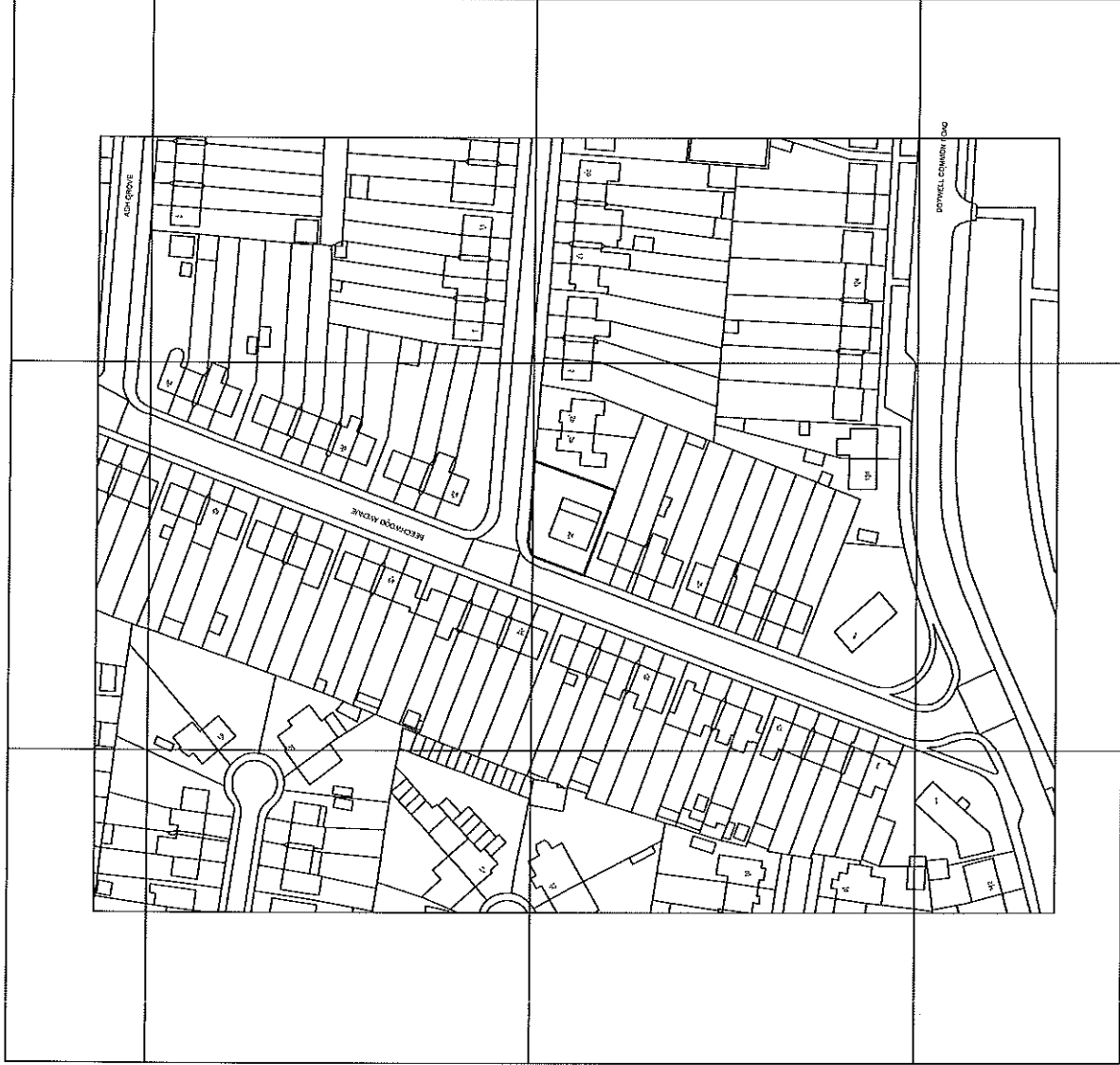
New brickwork to  
match existing  
neighbourhood  
buildings



PROPOSED CROSS SECTION



|                                                                                       |                                                                                                                                                                                                    |                                                                                      |                              |                             |                               |                          |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------|-----------------------------|-------------------------------|--------------------------|
|  | <p><b>J B ASSOCIATES</b><br/>CHARTERED SURVEYORS &amp; ENGINEERS<br/>140 Morton Way, Southgate, London N14 7AL<br/>Tel: 07867 866 097<br/>ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES</p> | <p><b>PROJECT</b> 24 BEECHWOOD AVENUE, HAYES, UB3 1JN.<br/>PROPOSED NEW DWELLING</p> | <p><b>SCALE</b> 1:100@A3</p> | <p><b>DATE</b> 2/2/2019</p> | <p><b>DRAWING NO.</b> S/7</p> | <p><b>REVISION</b> B</p> |
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SCALE BAR

LOCATION PLAN SCALE 1:1250

|                                                                                                                                                                                                                                                                                                                                                      |                                                                                               |                                |                              |                              |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|------------------------------|------------------------------|--------------------------|
|  <p><b>R.I.C.S.</b><br/>         J.B. ASSOCIATES<br/>         CHARTERED SURVEYORS &amp; ENGINEERS<br/>         140 Morton Way, Southgate, London N14 7AL<br/>         Tel: 07957 865 097<br/>         ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES.</p> | <p>PROJECT <b>24 BEECHWOOD AVENUE, HAYES, UB3 1JN.</b><br/>         PROPOSED NEW DWELLING</p> | <p>SCALE <b>1:1250@ A3</b></p> | <p>DATE <b>20/3/2019</b></p> | <p>DRAWING NO. <b>F1</b></p> | <p>REVISION <b>B</b></p> |
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