

DESIGN & ACCESS STATEMENT

Proposed Conversion of Existing Dwelling to 4 Self-contained Flats

Site Address: 2 Lawn Avenue, West Drayton, UB7 7AQ

London Borough of Hillingdon

This statement has been prepared in accordance with the National Planning Policy Framework (NPPF), the London Plan, and the Hillingdon Local Plan: Part 1 (Strategic Policies) and Part 2 (Development Management Policies).

1. INTRODUCTION

This Design and Access Statement accompanies a full planning application for the conversion of an existing detached dwelling to four self-contained residential flats at 2 Lawn Avenue, West Drayton. The proposal has been carefully designed to comply with adopted planning policies and to deliver high-quality residential accommodation.

2. SITE AND SURROUNDINGS

The application site is located within an established residential area characterised primarily by low-density housing. The site is not located within a conservation area and the property is not a listed building. The surrounding context includes similar residential dwellings, making the site appropriate for sensitive residential intensification in line with Hillingdon Local Plan policies.

3. PLANNING POLICY CONTEXT

The proposal has been assessed against the following key planning policies:

- National Planning Policy Framework (NPPF)
- London Plan (2021)
- Hillingdon Local Plan: Part 1 – Strategic Policies (2012)
- Hillingdon Local Plan: Part 2 – Development Management Policies (2020)

The development accords with Policy H2 of the London Plan which supports the efficient use of existing housing stock, and Policies DMH 2 and DMH 4 of the Hillingdon Local Plan which allow conversions where high living standards and local character are maintained.

4. USE

The proposed use remains residential (Use Class C3). The scheme provides four self-contained flats, meeting housing need while avoiding overdevelopment, in accordance with Policy DMH 2 of the Hillingdon Local Plan.

5. AMOUNT, SCALE AND DENSITY

The conversion results in four residential units within the existing built envelope with a modest loft conversion. This represents an appropriate scale and density for the site, complying with Policy DMH 4 which requires developments to be in keeping with surrounding properties.

6. LAYOUT AND RESIDENTIAL QUALITY

The internal layout has been carefully designed to ensure compliance with the London Plan internal space standards. All habitable rooms receive adequate levels of daylight and ventilation. Private and communal amenity spaces are provided in accordance with Policy DMHB 18 of the Hillingdon Local Plan.

7. APPEARANCE AND MATERIALS

External alterations are minimal and subordinate to the existing dwelling. Materials will match or closely resemble the existing property to maintain visual consistency with the street scene, in

accordance with Policy DMHB 11.

8. ACCESS AND INCLUSIVE DESIGN

Safe and convenient access to the site is provided via the existing entrance from Lawn Avenue. Ground floor flats benefit from step-free access where practicable. Internal circulation has been designed to ensure ease of movement for all users, satisfying the requirements of Policy DMT 6 and the London Plan inclusive design principles.

9. PARKING, CYCLE AND REFUSE STORAGE

The development provides secure and accessible cycle storage in accordance with London Plan Policy T5. Dedicated refuse and recycling storage is provided for each flat, complying with Policy DMHB 11 and borough waste guidance.

10. SUSTAINABILITY

The proposal represents a sustainable form of development by reusing an existing building and reducing construction waste. The location benefits from access to public transport and local services, aligning with the objectives of the NPPF and London Plan sustainability policies.

11. CONCLUSION

The proposed conversion at 2 Lawn Avenue delivers high-quality residential accommodation in a sustainable and policy-compliant manner. The scheme accords with the Hillingdon Local Plan, the London Plan and national guidance, and is therefore considered acceptable in planning terms.