

PLANNING, DESIGN AND ACCESS STATEMENT

incorporating
SUSTAINABILITY & ENERGY STATEMENT
for the retrospective planning permission at:

CONSTABULARY CLOSE
WEST DRAYTON
GREATER LONDON
UB7 7GE

SEPTEMBER 2022



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PROPOSAL & SITE ASSESSMENT

Amasia Architects Ltd has prepared this statement on behalf of Kearns Premier Homes in support of a retrospective planning application, which seeks permission for a one person studio flat which has replaced an existing store room within the block of flats 1-40 Constabulary Close, West Drayton. The site layout, elevations and communal areas are to remain unchanged.

The application site measures 3680m² and is located on the Eastern side of Station Road, West Drayton. It is currently occupied by an existing block of flats. The proposals are contained within the existing block of flats and no external alterations are proposed.

DESIGN

The proposed studio flat has been designed to comply with the Nationally Described Space Standard. The flat is located on the existing ground floor plan. Previously, the area the flat is located was a storage room.

The works were all internal, the size, scale and design of the existing building and site layout are unaffected by the proposals.

ACCESS

Access is as per existing.

The dwellings have been designed in accordance with Requirement M4(2) of Approved Document M, which includes the approach to the dwellings, WC facilities and circulation space.

SUSTAINABILITY & ENERGY STATEMENT

This sustainability statement has been prepared in support of a retrospective planning application. It examines how the proposal is efficient in terms of energy and water usage, and how the general level of accessibility is concerned.

The proposal is for a new one person studio flat, sited in a sustainable and established residential location.

The proposals provide a well-designed, low-maintenance dwelling, which is insulated to exceed the requirements of Part L of the current Building Regulations.

Standard Assessment Procedures (SAPs) will be completed upon submission of building regulations to produce an indication of the overall energy efficiency of the dwelling.

Domestic heating via energy efficient condensing boiler. Low-energy electrical equipment and apparatus will be installed where practical, including low-energy lamps.

The dwelling incorporates low flow appliances with supply restrictor valves, spray taps and dual flush toilets. This can potentially provide up to 40% saving in water usage when combined with 'A' rated appliances.

Ventilation via natural means of opening windows and trickle vents, with mechanical extractors for the kitchens and bathrooms.

Selection of materials throughout the construction process ensured, where possible, the usage of sustainable materials from managed sources. All timber used within the construction of the dwelling is FSC certified.

The choice of materials also reflect future requirements in terms of maintenance redecoration and component replacement.

The main living areas have been located to take advantage of solar gain, where possible.

Refuse and recycling bins will be stored externally in the existing on site bin storage area, then collected from the roadside by the Local Authority.

The site is within walking distance of public transport services, public open space, local shops and schools.

Overall, the development has been constructed to the most up-to-date legislation, and utilise energy and water resources in a sustainable and efficient manner.

CONCLUSION

The development provides a new one person studio dwelling on the ground floor of the existing flats at Constabulary Close. The proposal is well-suited to the site, and should be supported for the following reasons:

- The proposal is sited on developed land in an established residential location, where the principle of redevelopment is permissible;
- The development proposes a net increase of one dwelling to provide a one person studio flat;
- The application site is a sustainable location for development, within walking distance of public transport and local amenities;
- The proposal complies with Hillingdon's parking and amenity standards;
- The design, scale and external materials of the proposal are as per existing;
- Overall, the proposed development is built to a high quality, and provide accommodation suited to that of modern day living and the requirements of future occupants.