

DESIGN & ACCESS STATEMENT

November 3rd 2020

**PROPOSAL OF DOUBLE STOREY SIDE EXTENSION, TO ADD A NEW
TWO BEDROOM HOUSE**

AT:

**71 KEITH ROAD
HAYES
UB3 4HP**

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1 Introduction:

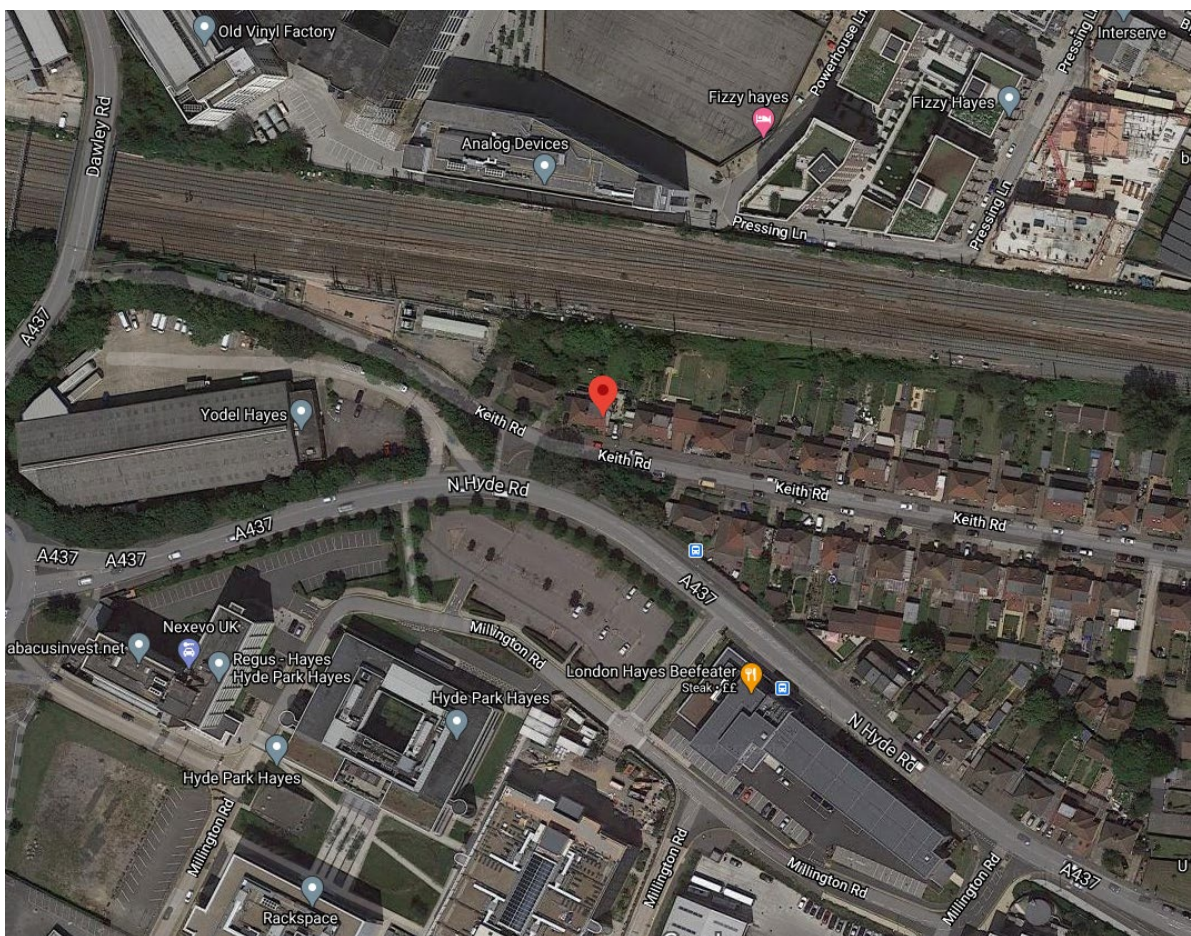
This Design and Access Statement has been prepared on behalf of Mr. Shiv Bissessur by S9Designs in support of a Full Planning application for the following development
“Proposal of double storey side extension, to add a new two bedroom house .” at 71 Keith Road , Hayes UB3 4HP.

This Design and Access Statement has been prepared taking into account the following design aspects:

- Design evaluation of the development.
- Detailed study of the application site & its context.
- Existing structure and its impact on the streetscape & vice-versa.
- Opportunities and constraints of the site.
- Study of relevant planning policy guidance.

2 Aim:

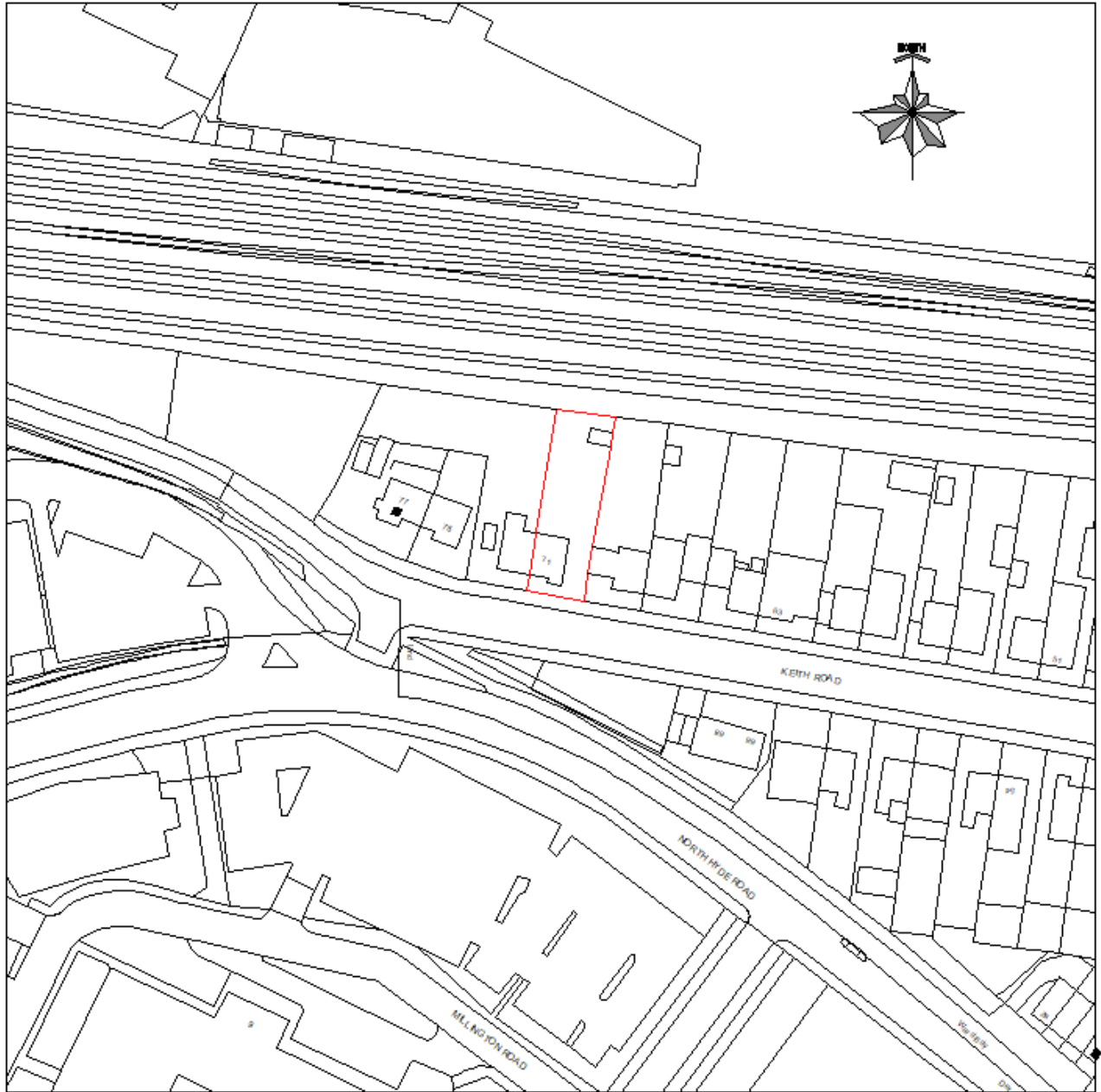
This Design & access is prepared to present an appropriate proposal for the application site. Site analysis, existing structure, neighbouring structures, planning policies and design objectives have been studied in support of set design principles which ensure that the proposed development delivers an appropriate standard of design, which will be in harmony to the host property and to surroundings as a whole.



AERIAL VIEW OF APPLICATION SITE.

3 Site Analysis:

The application site, 71 Keith Road, Hayes UB3 4HP is located within the mixed settlement of commercial and residential settlement of Hayes. Application site is located on Keith Road, Hayes, which is mixed settlement of few commercial & residential units.



LOCATION PLAN OF APPLICATION SITE

4 Site Description:

The application site is currently used as residential. Application site have total area of approx. 366 sq. mts.

On East, it shares boundary with 69 Keith Road, Hayes.

On South, it opens up to Keith Road, which is the main access for this site.

On west, it shares boundary with 73 Keith Road, Hayes.



FRONT VIEW OF APPLICATION SITE



REAR VIEW OF APPLICATION SITE

5 Site Context:

Keith Road, Hayes & surrounding area in whole has an urban character with existing dwellings of almost non-uniform sizes and designs positioned on both sides. In terms of the neighbouring land uses, it is considered that there is a varied mix of uses in close proximity to the application site including residential & commercial of which it is considered, add to the sustainability of the application site.

Application site is located within mixed commercial & residential settlement of Hayes.

Given the nature of the residential scheme proposed. It is considered sensible to compare the proposed development to the range of residential scheme present in the locality, especially to those on Keith Road & Surroundings.

The immediate character of the site is clearly defined by the other structures in the close proximity of application site.

The proposed site is therefore considered to be suitable for development when assess within local context.

Taking into consideration the above and in preparation for the initial site design the following constraints and opportunities from the site analysis have an influence on the design and layout.



FRONT VIEW OF APPLICATION SITE WITH SURROUNDINGS

6 Opportunities:

The visual appearance of the building will be in harmony to the character of the other properties on Keith Road, Hayes and the surrounding area.

No notable elements of vegetation or features of interest have been found on this site.

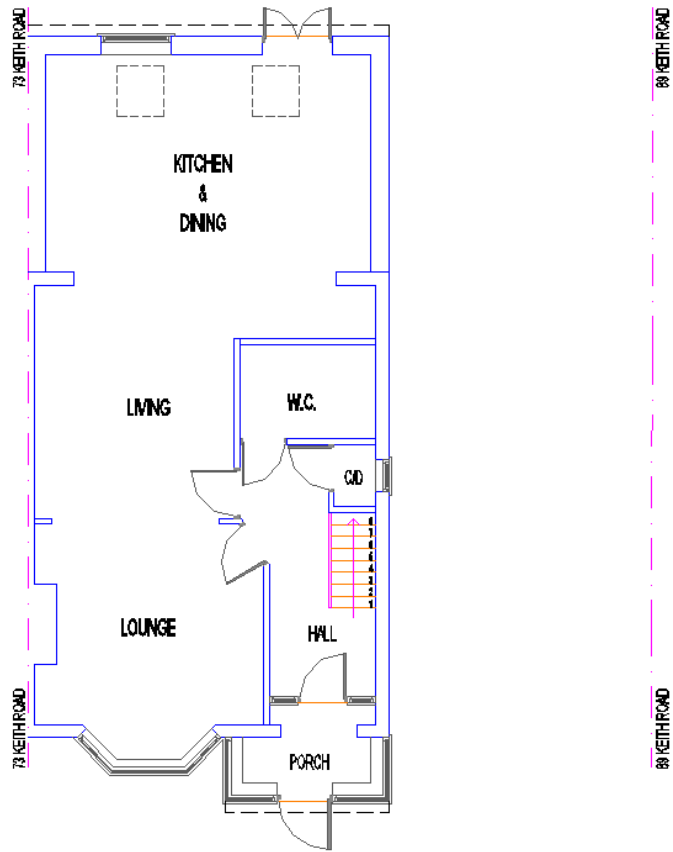
The size and arrangement of the proposed site provides the opportunity to accommodate all the desired features and components of a well-designed dwelling unit with privacy and environment friendly approach being at priority.

7 Materials & Facade:

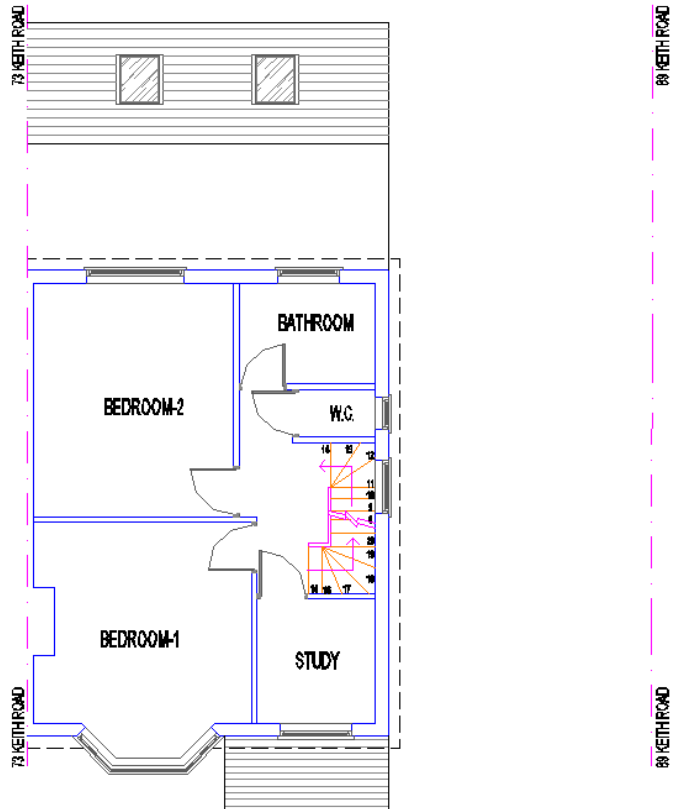
Materials:

Regarding materials, the following are proposed and considered to both enhance and be sympathetic to the existing surroundings.

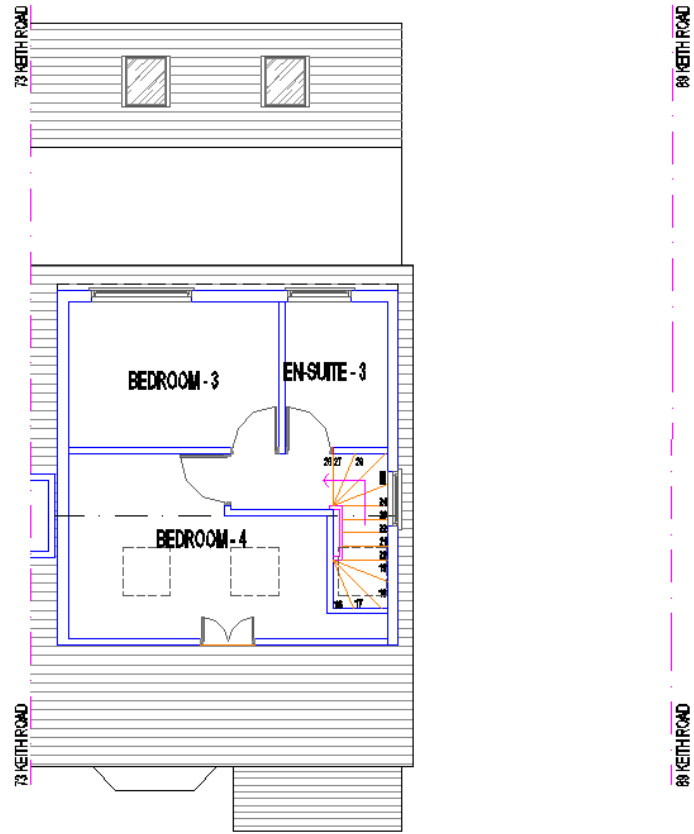
- Rainwater and Soil Goods – Wrought Iron round profile
- Doors & Windows – Double glazed UPVC framed.
- External Footpaths/Patio – Buff Coloured Concrete Slabs
- All new walls are 300mm cavity wall with 100mm cavity in between filled by CW4000 (50 mm thick) Celotex Insulation.



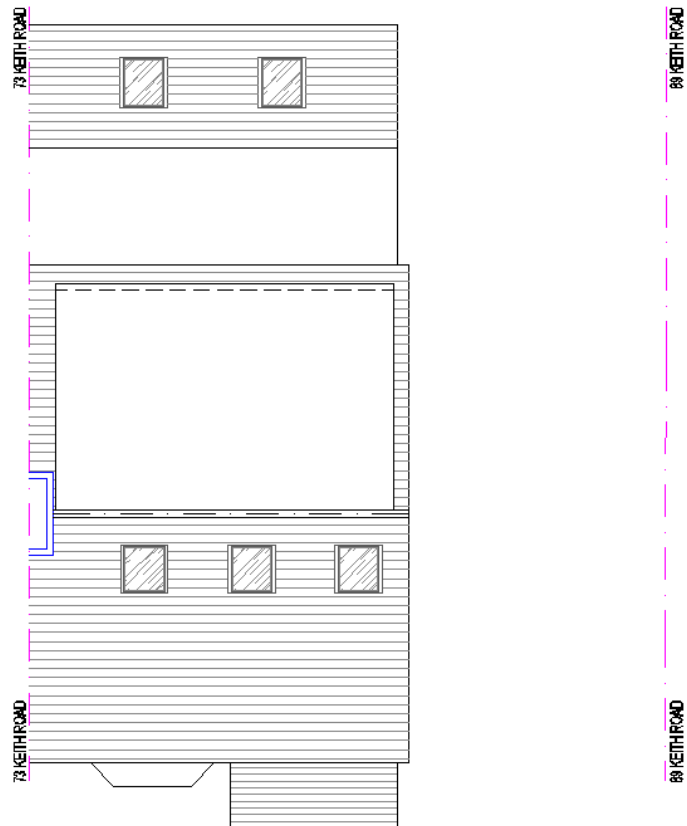
EXISTING GROUND FLOOR PLAN



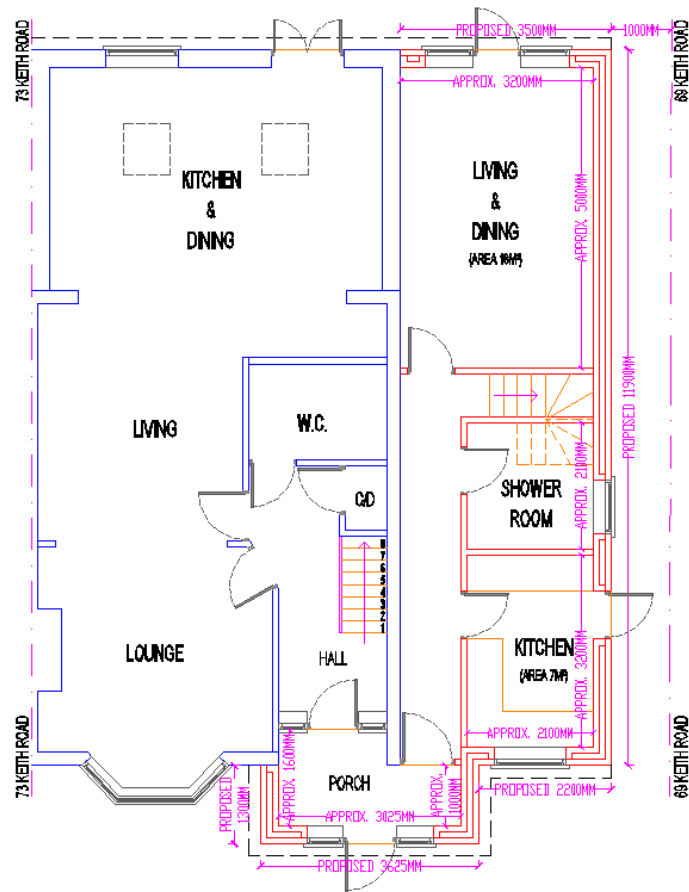
EXISTING FIRST FLOOR PLAN



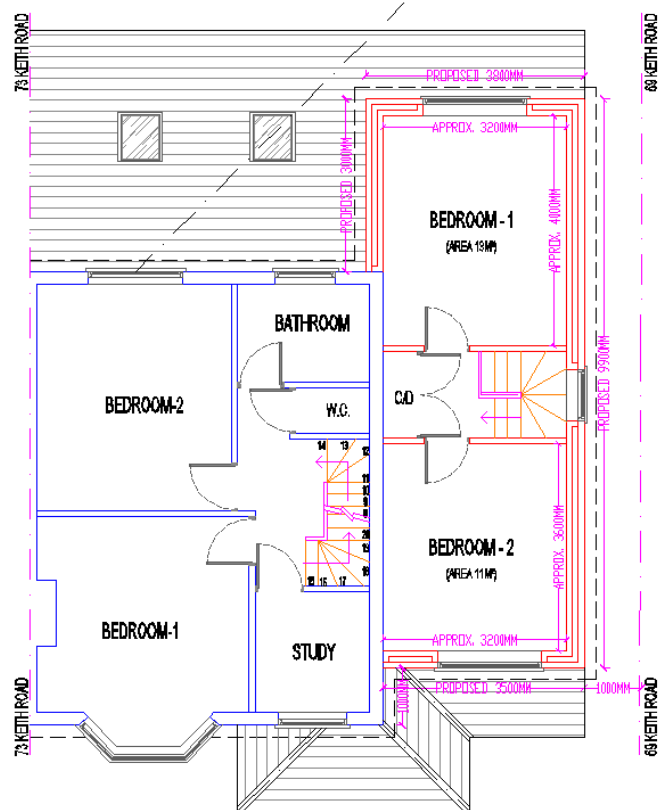
EXISTING LOFT FLOOR PLAN



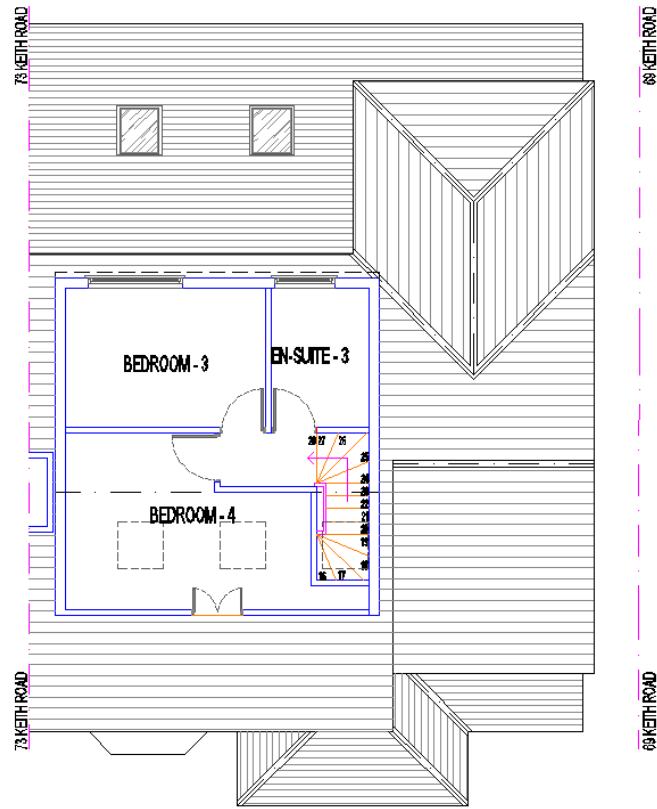
EXISTING ROOF FLOOR PLAN



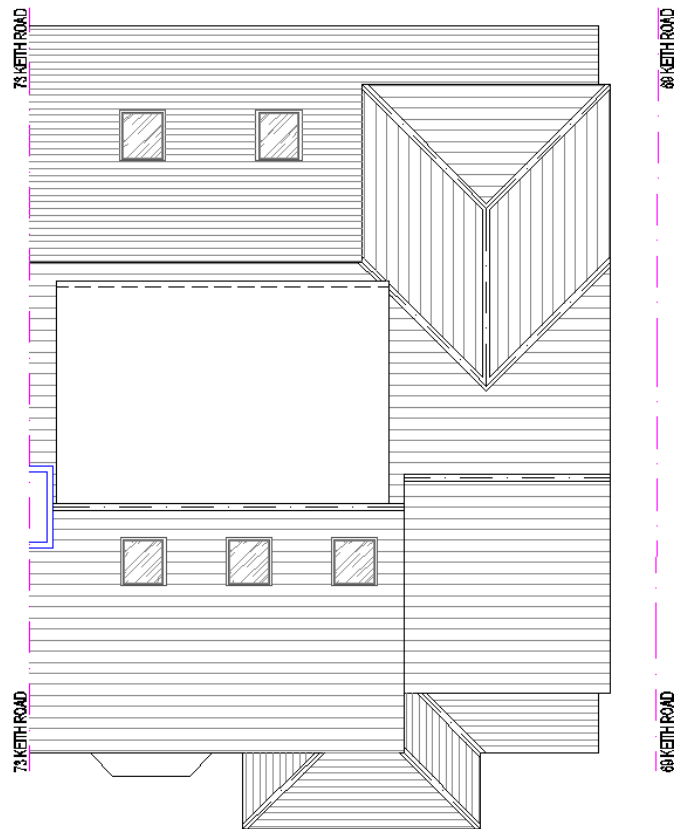
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT FLOOR PLAN



PROPOSED ROOF PLAN

8 Planning Policy:

Local Planning Guidance within the defined settlement boundaries, proposals for the conversion of residential or other properties to self contained accommodation or to a house in multiple occupations will be permitted subject to:

- The proposal not reducing the privacy or amenity of intended occupiers or nearby residents.
- The proposal not having a significant adverse effect on the character of the area.
- Provision of appropriate amenity space.
- Design and environment policies of this plan not being compromised.
- Adequate thermal & noise insulation being provided.

Character of surrounding area:

- The surrounding area is mixture of commercial & residential developments with mixture 3-4 storey high buildings.
- The location and design of the proposal is fitting to the streetscape of Keith Road, Hayes and due to the sites location, it can be accommodated without detriment to the character of the location.

9 Vehicular & Pedestrian Movement:

Access

Application site is accessed through Keith road, Hayes on the South.

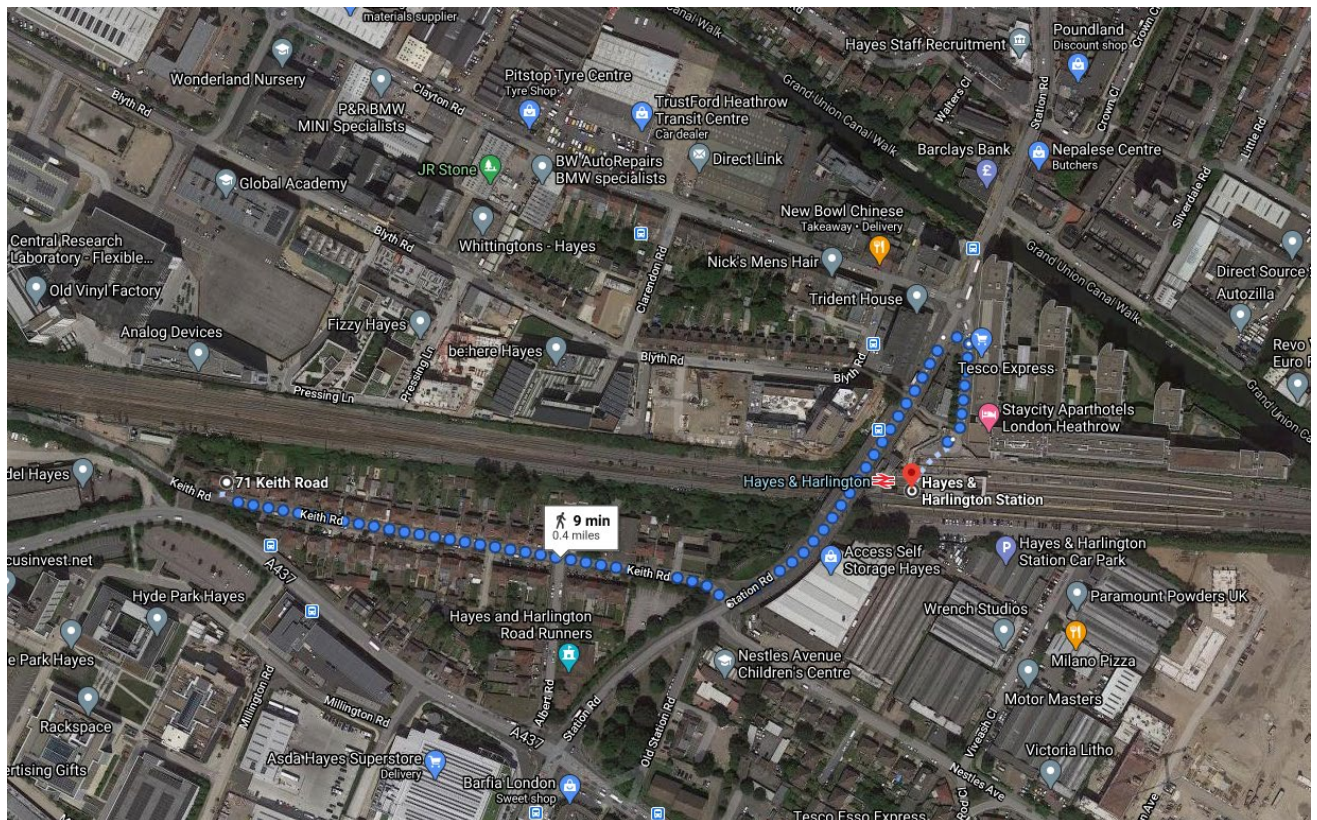
For safer pedestrian/cyclist access, wider pavements have been provided on the sides of Keith Road, Hayes.

Proposed site is well within reach of local facilities like bus stops, shops and others on foot.

On safety measures proposed site is well within reach of fire rescue team which is in normal range of London fire engines which is eight 18m lengths of hose reel tubing, four 23m lengths of 45mm hose or ten 23m lengths of 70MM hose.

Public Transport

Location of site is in walking distance of good transport links to London, Heathrow & Surroundings through Hayes & Harlington Train Station which is approximately 0.4 miles away.



PEDESTRIAN ACCESS TO APPLICATION SITE FROM HAYES & HARLINGTON STATION.

10 Lifetime Homes Standards:

Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

The approach to all entrances should be level or gently sloping.

All entrances should have level access over the threshold or/and have a covered main entrance.

Communal stairs should provide easy access and where homes are reached by a lift, it should be fully wheelchair accessible.

The width of the doorways and hallways should conform to the set specifications.

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.

The living room should be at entrance level.

In houses of two or more storey's, there should be space on the entrance level that could be used as a convenient bed- space.

There should be a wheelchair accessible entrance level WC, with drainage provision enabling a shower to be fitted in the future.

Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.

The design should incorporate provision for a future stair lift, a suitably identified space for a through- the- floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.

The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.

The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.

Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate.

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

11 Conclusion:

This Design and Access Statement has been prepared to support a full planning application for **“Proposal of double storey side extension, to add a new two bedroom house .” at 71 Keith Road , Hayes UB3 4HP.**

The character, context and the nature of the site and surroundings are well considered to propose each and every element of the proposal.

To minimize the impact on the locality and neighbouring properties a modern, light and low profile proposal have been made.

To eliminate conflict between the vehicular and pedestrian movement, separate access have been proposed with adequate widths.

Reasonable sized lawns have been proposed for both proposed and host properties which ensure that proposal incorporates sustainability aspect of the site and surroundings.

The proposed works will fully utilize the site location and assist in providing accommodation taking into account the existing scale and form of the surroundings.

The proposal meets the set standards for bin collection, parking spaces and other area requirements set by local governing body.

All specifications and dimensions will meet Lifetime Homes Standards.

The proposed layout is designed to allow free movement regardless of age, ethnicity or social grouping and we trust this design and access statement meets your requirements.

In summary, design and access arrangements reflect that national and local planning policies and guidelines have been followed to produce high quality form of development which will enhance the area without any compromise to existing developments.