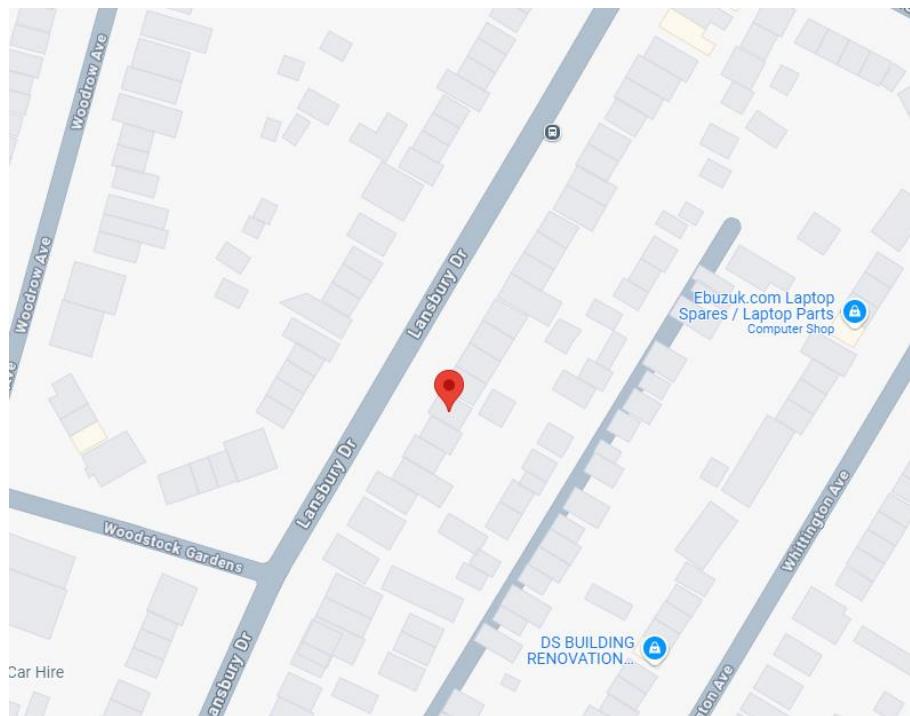


60 Lansbury Drive, Hayes, UB4 8SD

Design and Access Statement in Support of a Planning Application

Existing single dwelling house convert into 1X2bed and
1X1Bed flats with parking and garden.



June 2025

DESIGN AND ACCESS STATEMENT

1. Introduction

This Design and Access Statement is submitted in support of a full planning application for the **conversion of an existing single dwelling house into two self-contained residential units**, comprising:

- 1 x 2-bedroom flat (ground floor), and
- 1 x 1-bedroom flat (first and loft floors).

The proposal includes associated works such as:

- 1 off-street car parking space
- Dedicated amenity space
- Secure bicycle storage (4 spaces)
- Refuse and recycling storage

The design has been developed in consideration of the character of the surrounding area and in line with the relevant planning policies of the **London Borough of Hillingdon**, the **London Plan**, and national planning guidance.

2. Site and Surroundings

The site is located on **Lansbury Drive**, within a well-established and predominantly residential neighbourhood in the **London Borough of Hillingdon**. The surrounding properties are similar in scale and form, comprising a mix of single-family homes and subdivided residential units.

The existing building is an **end-of-terrace dwelling** benefitting from front and rear gardens and side access. The property has good access to public transport, shops, services, and open green spaces.

3. Planning History

There is relevant planning history associated with this site:

- **Planning Ref: 16477/APP/2013/3870**
Prior approval granted for a 6m single-storey rear extension.



- **Planning Ref: 16477/APP/2022/2544**

Planning permission granted for a hip-to-gable loft conversion with rear dormer.

These approvals confirm the council's acceptance of both footprint and roof form changes relevant to this current proposal.

4. Existing Use

The property is currently in **residential use** as a single-family dwelling, comprising **six habitable rooms**.

5. Access and Parking

- **Vehicular and Pedestrian Access:**

The main access to the property is from Lansbury Drive. No changes are proposed to the existing vehicular access.

- **Parking:**

One **off-street parking space** is proposed at the front of the property, which meets local parking requirements.

- **Cycle Parking:**

A secure cycle storage facility for **4 bicycles** is proposed within the rear garden.

- **Bin Storage:**

Dedicated and enclosed refuse and recycling storage will be located at the front of the property for easy collection access.

6. Proposed Layout

The internal layout will be reconfigured to create:

- **Ground Floor Flat:**

2-bedroom unit with kitchen/living area to the rear, bedrooms at the front and rear, and direct access to private garden space.

- **First & Loft Floor Flat:**

1-bedroom unit, with living/ dining to the rear (first floor) and bedroom in the front of first floor and kitchen in the Loft.

Each unit will be self-contained with private entrances and will comply with national and local space standards.

7. Building Design

No major alterations are proposed to the external appearance of the building aside from previously approved rear and roof extensions. The flat layouts have been designed to maximise natural light, ensure good internal space standards, and provide a high level of residential amenity.

The internal configuration ensures:

- Living areas face the rear (garden-facing)
- Bedrooms are positioned at the front (street-facing)
- Efficient use of vertical and horizontal space

The proposal retains the residential character of the area and results in a development that blends well into its setting.

8. Amenity Space

- The ground floor flat will have **direct access to a private rear garden**.
- The upper flat will have access via the **side pathway** to the amenity.

9. Sustainability and Refuse

The proposal promotes sustainable living by:

- Encouraging cycling through secure cycle storage
- Supporting recycling and waste management with compliant bin storage
- Making efficient use of an existing building to deliver two well-sized homes

10. Conclusion

The proposed conversion represents a sustainable and appropriate form of development that:

- Respects the character and appearance of the area
- Provides high-quality residential accommodation
- Meets planning and design policy standards
- Makes efficient use of a family-sized dwelling

