



Design and Access Statement

28 Botwell Lane, Hayes, London, UB3 2AE.

Planning Portal Ref: PP-08527343

Proposed ground floor rear extension, floor plan redesign and all associated works at 28 Botwell Lane.

1.0 SUMMARY

We are submitting a formal Householder Planning application in support of the proposed Ground Floor Rear Extension, Floor Plan redesign and all associated works at 28 Botwell Lane.

2.0 DESCRIPTION OF SITE

The site is located just off Coldharbour Lane, close to the junction of the A312 in Hayes, London. The key ambition of this Design and Access Statement is to support the application submitted for the proposed Ground Floor Rear Extension, Floor Plan redesign and all associated works at 28 Botwell Lane. In addition, this Design and Access Statement is to be read in conjunction with all the drawings and documentation submitted as part of the formal planning application submitted for approval.

3.0 THE SITE AND PLANNING HISTORY

The original application submitted as a Larger Homes Extension Scheme on 24th January 2020, upon waiting for confirmation from the London Borough of Hillingdon for validation, it was brought to our attention by Terraquest that our site falls in the region of an Article 4 Direction, which would mean that our proposals will be assessed against the Councils planning policies and guidance for residential extensions.

The existing dwelling has a great presence and holds its place within Botwell Lane, and our client has preserved the context of the host dwelling. The proposals would be seen to make a positive contribution to the local area and would not make an immense change to the rhythm of the street-scape or to what is already proposed within its existing context. The area is dominated by single storey extensions with flat roof designs. Furthermore, this type of proposed is common within its local context, and surrounding areas, with several examples spanning from the neighbouring properties, along Botwell Lane.

The materials have been proposed to match existing, with render, and windows to match the existing.

4.0 EXISTING SITE PHOTOGRAPHS



Photograph 1 - Showing the Front of the Property.



Photograph 2 - Showing the rear of the property.



Photograph 3 - Showing the rear of the property.

5.0 PRECEDENT SITE PHOTOGRAPHS



Image Source - Google - Showing variations of different extensions within the immediate context. 28 Botwell Lane highlighted in Red.





7.0 CLOSING STATEMENTS

We hope Hillingdon Council sees merit in our proposals and agree that the development would in no way be of detriment to the host dwelling, site, or the surrounding context. Following the invalidation notice, we are taking the necessary measures in applying for the proposals as a Householder Planning Application. Finally, we believe that the proposals will have a positive impact on the properties of Botwell Lane, neighbouring properties and the London Borough of Hillingdon Council.

Yours sincerely,

Amar Vara

Head of Planning @Resi