

DESIGN & ACCESS STATEMENT – 2 GROSVENOR AVENUE, HAYES, UB4 8NL

ADDRESS OF DEVELOPMENT:

2 Grosvenor Avenue, Hayes, UB4 8NL

DESCRIPTION OF WORK:

A vehicle crossover and installation of a new driveway using Marshalls permeable block paving in the front garden area. The works will involve the installation of a soakaway underneath the driveway and the demolition of the front wall from the front garden area to the pedestrian path.

INTRODUCTION:

This document has been provided to support the planning application made for a vehicular crossover at 2 Grosvenor Avenue, Hayes, UB4 8NL.

This Design and Access Statement has been prepared with reference to the CABE (Commission for Architecture in the Built-in Environment) document 'Design and Access Statements' and the London Borough of Hillingdon's 'Local Plan: Part 1' and 'Local Plan Part 2'.

The works will benefit the resident by giving her a private parking space, allowing her to park closer to the house and avoid having to park on the road.

SITE CHARACTERISTICS:

The property is situated on the corner of a residential road, made up of mainly semi-detached, two-storey properties, including maisonettes.

PLANNING HISTORY:

From searching Hillingdon's planning database, there have been minor works at 2 Grosvenor Avenue. These works consist of the erection of awning to the rear elevation of the ground floor flat.

LANDSCAPING AND APPEARANCE:

The driveway will be constructed using Marshalls permeable block paving. This is a permeable surface allowing the water to pass through into the soil, reducing runoff preventing drains from overflowing or any potential flooding. Either side of the driveway are the existing flower beds. Two walls will be constructed to support the existing wall at the front with one at the end where the fence is and another by the gate.



CONSULTATION AND COMMUNITY SUPPORT:

Although the scheme has not been shared with local residents, the works involved happen to be minor, allowing this to be completed quickly, without obstructing others.

CONCLUSION:

This Design and Access Statement accompanies a planning application for a vehicle crossover at 2 Grosvenor Avenue, Hayes, UB4 8NL.

The proposed development retains most of the existing building and materials, and careful consideration has been undertaken to not disturb the character of the surrounding area.

Having regard for all matters, it is kindly requested that planning permission is granted for the proposed development, and should you require any further clarification on any matters, we would be grateful for the opportunity to discuss these ahead of any decision made on this application.