

DESIGN AND ACCESS STATEMENT

25 FRIAR ROAD, YEADING, HAYES, UB4 9BZ

DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

25 FRIAR ROAD, YEADING, HAYES, UB4 9BZ

TWO STOREY, THREE-BED, ATTACHED DWELLING WITH ASSOCIATED PARKING AND AMENITY SPACE INVOLVING SINGLE STOREY REAR EXTENSION TO EXISTING HOUSE



INTRODUCTION

This statement has been prepared on behalf of our client **Mr Manjit Singh Jhand** 25 Friar Road, Yeading, Hayes, UB4 9BZ for whom we submit a design and access statement in support of the planning application for two storey, three-bed, attached dwelling with associated parking and amenity space involving single storey rear extension to existing house.

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THE SITE AND SURROUNDING AREAS

THE LOCATION

The application site comprises a two-storey semi-detached dwelling situated on the North-West side of Friar Road, Hayes. The property is constructed from brick, is characterised by a hipped roof with a front porch and is set well back from the adjacent highway to accommodate a front garden laid in hardstanding with an area of grass along the edge. No. 25 is on a corner plot situated at the junction of Friar Road with Marian Close. There is a detached garage located towards the rear of the application property with access from Marian Close. The application site is not in a conservation area and there are no listed buildings within close proximity. The street scene is residential in character and appearance comprising semidetached properties, some with flat roofed detached garages. The application site is located within developed area as identified in the Hillingdon Local Plan (November 2012).



THE PROPOSAL

The proposal is to develop the side land (plot) to provide 1x 3-bedroom house with single storey rear extension to existing house. The proposal involves the two storey, three-bed, 5 persons attached dwelling with associated parking and amenity space. The design of the new dwelling would seek to match the existing house and would turn the semi-detached houses into a terrace of 3 houses.

The proposal accords with the government's commitment to speed up the delivery of new housing across the country. The Government's ambition is to increase housing density by making the most of the use of the land, the demand for such house which can accommodate families of the site.

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CONTEXT:

Assessment

The proposed development would create an additional two storey, three-bed attached Dwelling house Use Class C3 including the single storey rear extension to existing house.

Existing Site

The site comprises a two-storey semi-detached dwelling situated on the North-West side of Friar Road, Hayes. The property is constructed from brick, is characterised by a hipped roof with a front porch. The existing building the main elevations facing onto Friar Road, Yeading, Hayes. Property is corner plot situated at the junction of Friar Road with Marian Close. There is a detached garage located towards the rear of the application property with access from Marian Close.

DESIGN:

Use

The application site consists of a two-storey semi-detached property. The use of the building as a residential (Dwelling house Use Class C3). The proposed development is an attached two storey, three-bed dwelling located between the side elevation of No.25 and Marian Close.

The dwelling has been sensitively harmonizing with the design of the adjoining buildings. This proposed development continues the natural pattern of the existing street scene and the surrounding developments.

Amount

The total site area is 379.55. The total GIA of the proposed two storey, three-bed 5-person Residential dwelling is **93.5 m²**. The gross internal floor area **93.5 m²**. of the proposed house meets the space standards as set out by the Mayor London Plan. The internal living area is therefore adequate.

Layout

The proposed development will be utilising the side land. The layout of the new house has been dictated by the site layout and restrictions such as access and adjoining housing. Vehicular access is off Marian Close and Friar Road. Similar types of new development as approved and built on No. 1A Friar Road detached house and No. 43A end terrace house.

Scale

The scale of the development matches the local character and street. proposed development will involve forming a two-storey 3 bed end-terrace property. Also maintain the important architectural feature of the surrounding building and given the minimal impact. Scale of proposed development is considered appropriate to, and respectful of, its location.

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Landscaping / Amenity

The private front and rear gardens will be grassed with paved patio area, the gardens are of fair size to allow soft and hard landscaping. The parking spaces will be finished using permeable pavers.

All the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards. In terms of the provision of usable garden area, paragraph 4.15 of the HDAS SPD on Residential Layouts specifies that at least 60m². of rear private garden should be retained for adequate amenity space for 3-bedroom dwelling. The proposed development would result in the retention of a usable rear garden area of approximately **74.4m²**. for the existing dwelling and **82.5m²** (rear) plus **22.3m²** (side) for the proposed new development. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Layouts. In terms of the impacts on neighbouring properties would be anticipated from this development.

Design and Appearance

The proposal is for create an additional two storey, three-bed Dwelling adjacent to the existing 25 Friar Road in accordance with drawings TP/ 465/ 01- 06. Privacy and security will be maintained by erecting a 1.8m high closed boarded fence. The existing 1.8m high brick wall boundary will be retained. Consistent with surrounding buildings feature as existing, new property will have pitch roof to achieve a U value of 0.16Wm²K. External walls will be insulated cavity construction to achieve a U value of 0.22Wm²K with facing brick work to match the existing house. All new windows and door will be double glazed. All glazing to be with 16mm air gap and soft low e-coating. Glass to be Pilkington k glass to achieve a maximum u value of 1.6 / 1.8Wm²K.

ACCESS:

Accessibility Statement

The development is compliant with the access requirements as well as The London Plan. All the external door openings will have level access thresholds wide enough for people with mobility difficulties and wheelchair users.

The new house will be constructed to volume 1- Dwellings -Access to and use of buildings, Part M4(1) of Building Regulations 2010.

Vehicle Access

The site is located on the North-West side of Friar Road, Hayes. The proposed development is to provide 1 car parking at the rear via Marian Close. proposed new crossover for the existing house to allow parking space provided on site. The parking layout treatment will be of permeable block pavers including soft landscaping. Provision of a fast charge socket 230v AC 32 Amp single phased dedicated supply also provided on site for new and existing dwelling.

The applicant would also be happy to enter into a legal agreement preventing future occupants/owners from obtain parking permits if required.

Secure bike storage will be provided for the both existing and proposed dwellings as indicated on the drawings.

Secure bin storages will also be provided for each house, as indicated on the drawings.

Pedestrian Access

The main pedestrian access will be directly off Friar Road.

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PLANNING POLICY

The national planning policy framework which seeks amongst other things, to boost significantly the supply of housing and secure high quality and a good standard of amenity for all existing and future occupants.

The development proposed would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, The London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

Planning policy is generally supportive of new housing developments provided that they meet a number of criteria set out in the individual policies and the supporting guidance. These policies seek to ensure that the proposed development is designed so that it is suited to its location, complements the existing dwelling and does not unacceptably impact on the living conditions of the residents of neighbouring properties.

Part 1 Policies:

PT1.BE1 - (2012) Built Environment

Other Policies

AM14 - New development and car parking standards.

BE13 - New development must harmonise with the existing street scene.

BE15 - Alterations and extensions to existing buildings

BE19 - New development must improve or complement the character of the area.

BE20 - Daylight and sunlight considerations.

BE21 - Siting, bulk and proximity of new buildings/extensions.

BE22 - Residential extensions/buildings of two or more storeys.

BE23 - Requires the provision of adequate amenity space.

BE24 - Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-LAY - Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.3 - (2016) Increasing housing supply

LPP 3.4 - (2015) Optimising housing potential

LPP 3.5 - (2016) Quality and design of housing developments

LPP 7.4 - (2016) Local character

NPPF1 - NPPF - Delivering sustainable development

NPPF6 - NPPF - Delivering a wide choice quality homes

NPPF7 -NPPF - Requiring good design

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Conclusion

This planning application seeks approval for the proposed an additional two storey, three-bed Dwelling adjacent to the existing 25 Friar Road with parking and amenity space at the rear. The proposed development is in a highly sustainable location and will create a high-quality standard.

This statement along with the accompanying existing and proposed drawings will form a new Full Planning Application. The proposal complies with Council Infill Policies as well as the Small and Medium Housing Sites SPD and relating to alterations and extension to your home, in that it complements the existing building and character of the surrounding buildings, does not alter its scale and character, and respects the amenity, privacy, daylight and sunlight of adjoining properties and the local character and street scene. It also complies with the guidelines set out in Design Guidance note: (residential development standard).

The proposal would make efficient use of land by increasing the density of the development, without causing harm. This scheme would maximize the site potential and contribute to the Borough's housing figures. The development complies with policies and national planning guidance PPS 3, making efficient use of land. The proposed dwelling meets the criteria and standard space requirements, for a new house.

Careful consideration has been given to the size and aesthetics of the proposals and the relationship with the neighbouring properties and is in accordance with the requirements of the Design Policies and Supplementary guidelines and would preserve the character and appearance of the existing building.

Owner is proposing to develop the site by introducing one more family dwelling. Carefully selected materials and a thorough design process has ensured that the proposed additional family home is sympathetic to the character of the surrounding area. Internally, the new unit benefit from accessible design, allowing for a wide range of possible occupants. The proposal retains the privacy and amenities of surrounding properties Overall the application proposal meets the requirements of national and local planning policies and will lead to the enhancement of this area, and much needed affordable housing for Hillingdon.