

DESIGN & ACCESS STATEMENT

Revision A – Updated May 2022.

PROPOSAL – Existing Outbuilding converted into a self-contained unit.

Site Address: 5 Carfax Road Hayes UB3 4RB-1

Design and Access Statement

1. Introduction

1. This design and access statement has been produced to accompany the planning application for 5 Carfax Road, Hayes, UB3 4RB. The statement is to be read in conjunction with all documentation submitted in relation to this application.

2. Location

1. The site is not located in a conservation area. The site is located within a residential area. Where several properties have been extended and converted into self-contained flats.
2. There is ample public transport services within the area including trains, buses services. There are bus stops are within walking distances and train services which could be accessible using the local bus service.

3. Use

1. The dwelling property is a single family residential dwelling which is a mid-size semidetached property, towards the rear there is a sizeable outbuilding which is currently used as a gym and storage.
2. Planning permission is sought for the separation of the existing family dwelling house & existing outbuilding into a self-contained residential unit.

4. Design

1. The internal area of the outbuilding in 47sqm. (5A) has been designed to be a self-contained studio. This exceeds the London Plan's recommended minimum area of a 2 person unit. Rear opening points to be high level obscured windows to allow light into the unit.
2. (5A) has been designed to be user friendly for people with disabilities. Level access through the front door, and designed level access garden this has been based on London Borough of Hillingdon's guidance.
3. The existing house will still maintain a large portion of the rear garden as per Hillingdon's guidelines sizes. No. 5 to have Approx 65m² 5A to have approx 40m²

4. Both units have secure cycle storage along with refuse storage which can be accessed easily.
5. New electric point to be installed for No.5 including a new drop kerb for two parking spaces. The existing
6. Currently there is existing off street car parking for several cars, unit 5A to have car dedicated parking for 1 car.
7. 5A shall be professionally landscaped. Suitable plants and greenery to be added to the garden along with slabs to walk around the gardens. Similarly to the front of the property there will be plants, shrubs and paving slabs which are permeable.

5. Access

1. All access would be through Carfax Road. The property is located towards Coronation Road. The proposed works do not interfere with the access route to the other properties on the road.
2. There is access for both units to the garden from the side of the property. There is a clear path which would not overlook or obstruct either unit or surrounding properties.

6. Impact

There will be minimal impact to the street scene and neighbouring properties, as there is none / minimal building work involved.

7. Materials

The materials proposed are of traditional nature which will ensure longevity of the building. High values of insulation required under the Building Regulations. Any materials which can be reused shall be done.

8. Conclusion

The proposal is seen to be a reasonable development of this type of scale and location. The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties. It has been designed to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context. The extension provides the more delightful accommodations to the London borough of Hillingdon.