

Design and Access Statement

194 Church Road, Hayes, UB3 2LT

Oct 2024

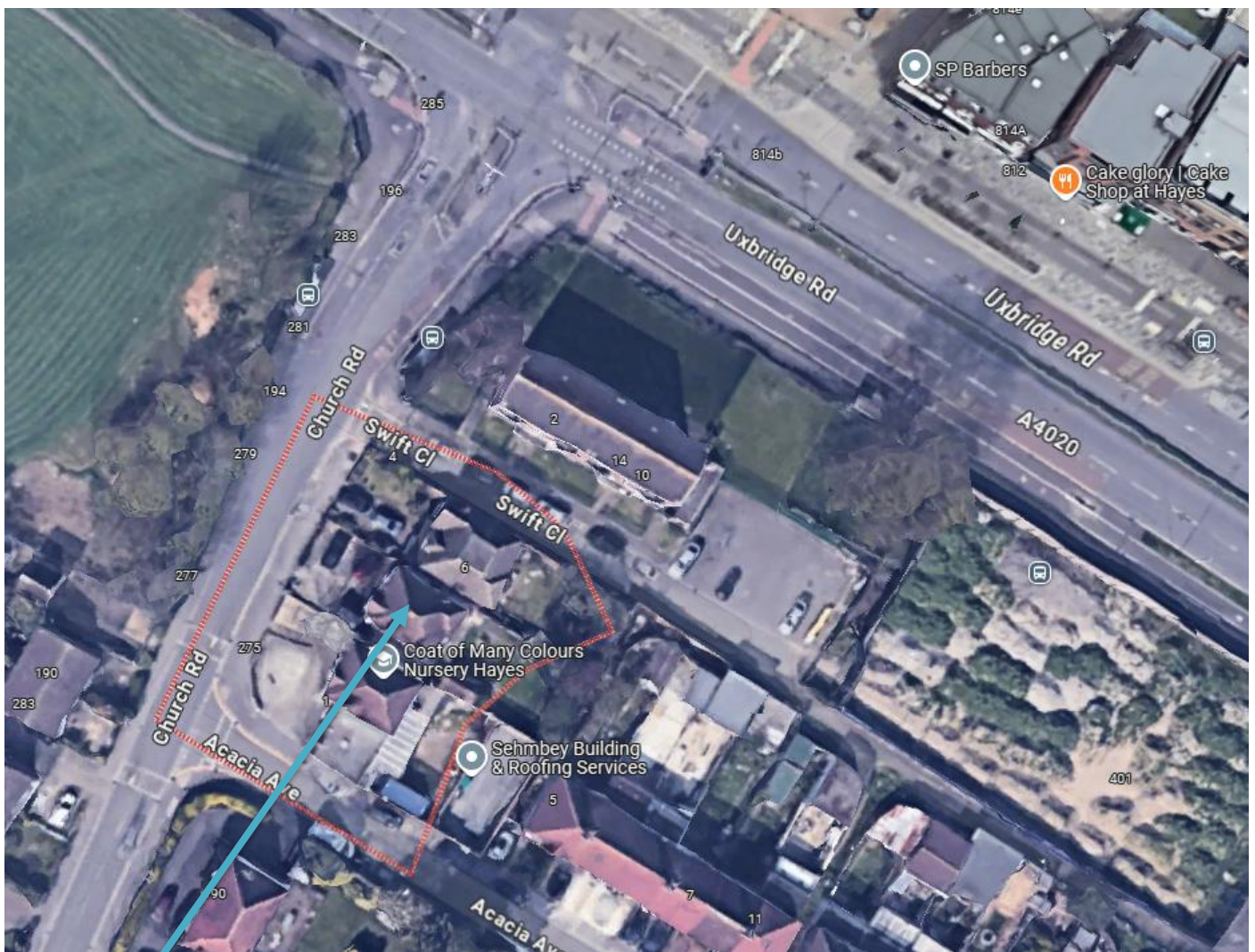
Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of a part single and part double storey rear extension, conversion into 2 self-contained flats with associated front and rear landscaping and bin storage.

Existing Context

The Site and Surrounding Context

The application site is a two-storey single family dwelling located on Church Road close to the junction with Uxbridge Road. The existing building is finished in roughcast render painted white and brick with a tiled main roof.



Application Site

The property benefits from a large rear garden. The existing property is a 4-bedroom dwelling with an existing internal area of 118m².

The existing property lacks any historical or architectural value and is neither statutory listed or locally listed. The site area is 415m² of which none of the land is within a conservation area.

Parks & Amenities

Barra Hall Park is located within 0.3miles from the application site.

The Proposal

Our proposal is for the construction of a part single and part double storey rear extension, conversion into 2 self-contained flats with associated front and rear landscaping and bin storage.

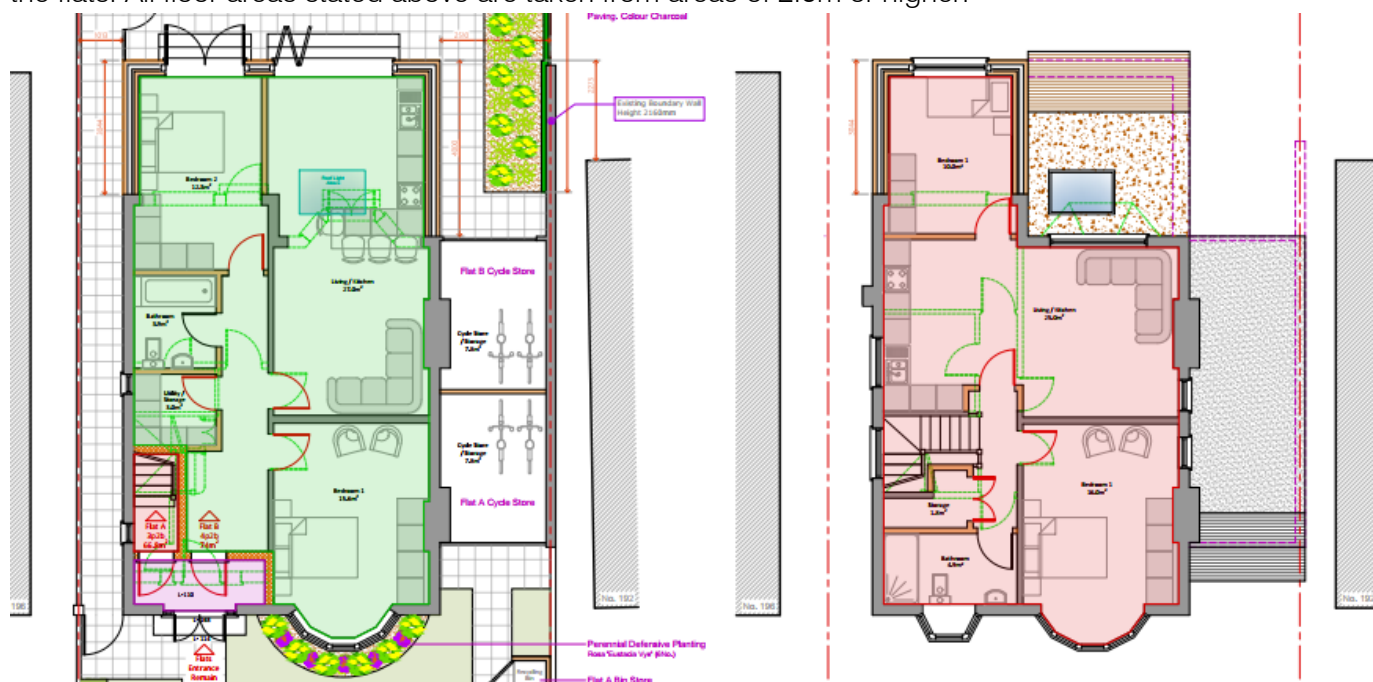
Proposed Apartments:

2 x 2 Bed

In more detail:

Accommodation Schedule								
Flat Number		Floor	No. of Bedrooms	Occupancy	Living/Kitchen Area	GIA (Proposed)	Area of 2.3m High>	Area of 2.5m High>
Flat A		Ground	2	4	27.0m ²	74.0m ²	74.0m ²	74.0m ²
Flat B		First	2	3	25.0m ²	66.8m ²	66.8m ²	66.8m ²
Communal		Ground	N/A	N/A	N/A	3.2m ²	3.2m ²	3.2m ²

All residential unit's internal floor areas are above the minimum unit sizes as stated in the Harrow's Supplementary Planning Guidance and the London Plan and provide a good level of living for the occupants of the flats. All floor areas stated above are taken from areas of 2.5m or higher.



Design

Our design approach to the site is to produce a scheme that is particular to this site; to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

The key design criteria which have driven the design approach are:

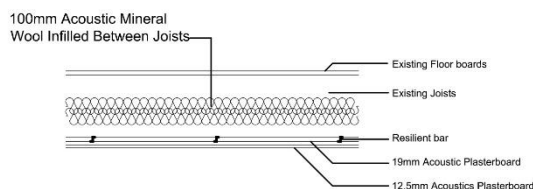
- Working with the shape and constraints not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.

Apartment Layouts

All apartments meet or exceed the local council's guidelines as demonstrated in section 2.0.

All floors and walls adjoining apartments will be sound insulated to minimise the sound transmission.



Sound Proof Ceiling System



1. First an assessment of the size of joist must be made, this will depend on the span of the room and the number of joists that you require (joist centres) these are typically at 400mm.
2. New joists can be hung via joist hangers across the room from solid walls (not stud walls) Note that the new joist must not come in contact with the existing ceiling or joists (if you are removing ceiling). If joist hangers are not possible due to the position of stud walls then the joists can be attached into wooden battening running the length of the stud wall.
3. Noggins should be added to this structure to maintain rigidity between the new joists.
4. Acoustic mineral wool needs to be friction fitted in between joists across the entire surface leaving no gaps, 100mm ARW 60 kg is ideal
5. Perpendicular to the run of the joists fit resilient bars at 400mm centres. The resilient bars should be fitted with the 32mm dry wall screws provided. Resilient bars should end close to walls. At the ends of the room resilient bar noggins need to be cut and fitted in the line of the joist where the joist runs near the wall. Where resilient bars need to be joined overlap them by 60mm.
6. 19mm Planc boards are then screwed to the resilient bar flange with 32mm screws at 230mm centres. It is important to screw into the hanging flange of the resilient bar and NOT the joist. (This is critical to reduce impact sound from above) These should be fitted snugly to the wall leaving no gaps, where possible. Any gaps to be sealed with acoustic mastic provided.
7. 12.5mm soundbloc plasterboard is affixed next, with 42mm screws screwing into the flange (mark line of resilient bar flange with chalk line or laser level, or pencil). The joints of the soundbloc board should be staggered so that joints don't coincide with 19mm planc boards.
8. The perimeter of the ceiling should be carefully checked for gaps and filled with acoustic mastic that should be run around the perimeter.
9. Taping and finishing with Easifil compound or by skim plastering can finish ceiling.

Access

Both flats will have access through the existing front door, to give the appearance of a single-family dwelling.

Rear Amenity Space

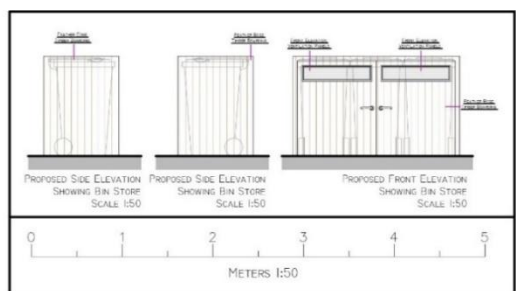
All units will have access to a private rear garden through an existing external side access.

Parking

Two off street parking spaces are proposed.

Bin Store

Bins will be stored at the front of the building in covered enclosures out of view from the front. All bins will be enclosed and fully ventilated. All bins will be moved to the front on collection days and returned to the bin store after collection.



PROPOSED BIN STORE DETAILS

Conclusion

It is considered that the existing property can easily accommodate 2 self-contained flats and that these units are appropriate for the local built-up area. The scheme has the opportunity to be a very exciting project that could enhance the image and quality of 194 Church Road. The development would provide a more efficient use of the existing building to satisfy the varied housing mix demand in the local area whilst respecting the established 2/3 storey character.

The changes would not materially harm the amenities of the neighbouring buildings.

The site is located close to a range of community, shopping, and transport facilities and all within a walking distance from the application site.

The NPPF document encourages sustainable development, and this development is considered to fall into this category.

Hillingdon is a bustling multi-cultural borough, and it is experiencing an increasing demand for residential accommodation for all types and sizes. Our proposal has been designed in order to accommodate all types of family sizes and therefore would cater to the broad residents or future residents of Brent.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason, there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.