

47 COLDHARBOUR LANE,
HAYES,
UB3 3EE

Design and Access Statement

CREATION OF SECOND FLOOR TO PROVIDE 1 X 2-BED
SELF-CONTAINED FLAT FOR 3 PERSONS AND FIRST
FLOOR REAR EXTENSION TO EXISTING FLAT.

Background

The development site forming part of this application is a two-story terraced property, located along Coldharbour Lane. The existing property contains shop at ground floor and 1 bedroom flat at first floor level. The proposed site falls within jurisdiction of London Borough of Hillingdon. The property is not a listed building or falls within conservation area.

Introduction

The proposal seeks planning permission for first floor rear extension to existing flat and creation of second floor to provide 1x 2-bedroom self-contained flat. The proposed scheme is similar to previously approved planning application Ref 2538/APP/2019/1535. The planning application lapsed due to Covid – 19 pandemics.

Design and process criteria

Proposed Uses and Layout

Policy H2 of the London Plan 2021 states that incremental intensification of existing residential areas within PTALs 3-6 within 800mm distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites.

We have proposed first floor rear extension to the existing flat which has 63.00 sq.mt GIA. The proposed second floor has 67.35 sq.mt GIA for 3 persons which complies minimum space standard requirement of National Technical Standard and London Plan.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Flat -1

First Floor

1 bedroom flat

Living/Kitchen/Dining – 30.00 sq.mt

Bedroom - 13.60 sq.mt

Bath – 4.0 sq.mt

Hall – 4.30 sq.mt

Built in Storage – 2.0 sq.mt

Balcony – 8.2 sq.mt

Flat -2

Second Floor

2 bedroom flat

Living/Kitchen/Dining – 27.00 sq.mt

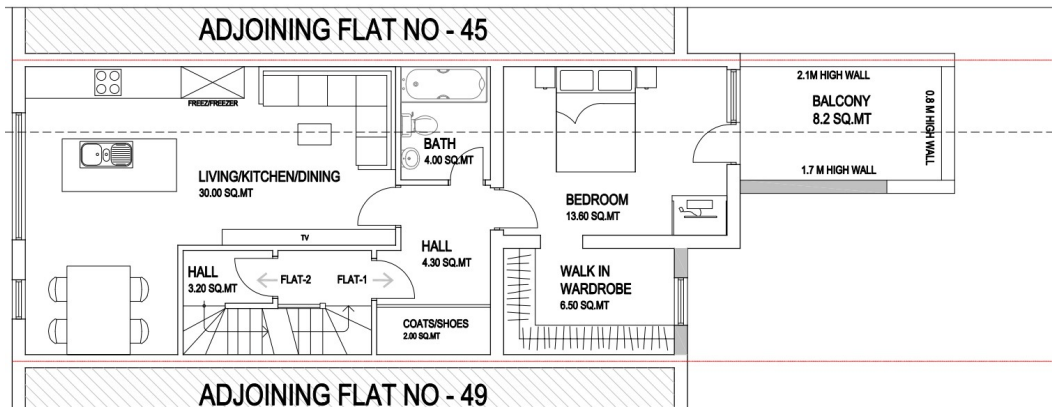
Bedroom-1 14.50 sq.mt

Bedroom-2 10.20 sq.mt

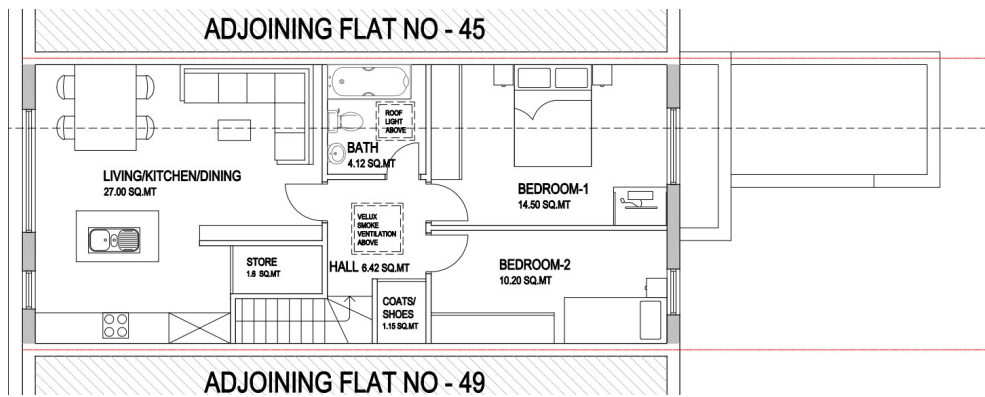
Bath – 4.12 sq.mt

Hall – 6.42 sq.mt

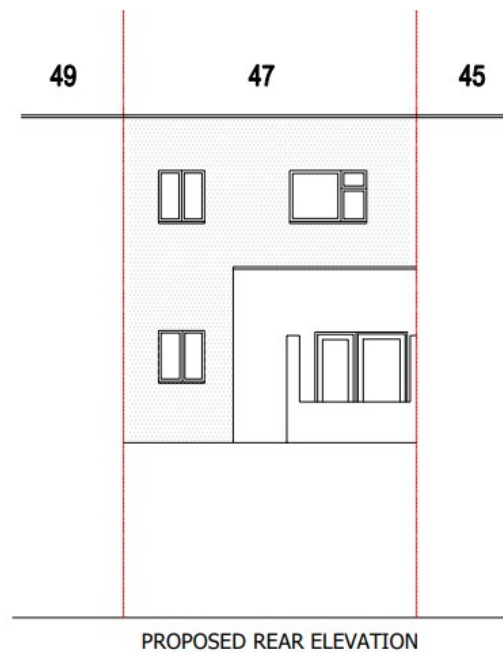
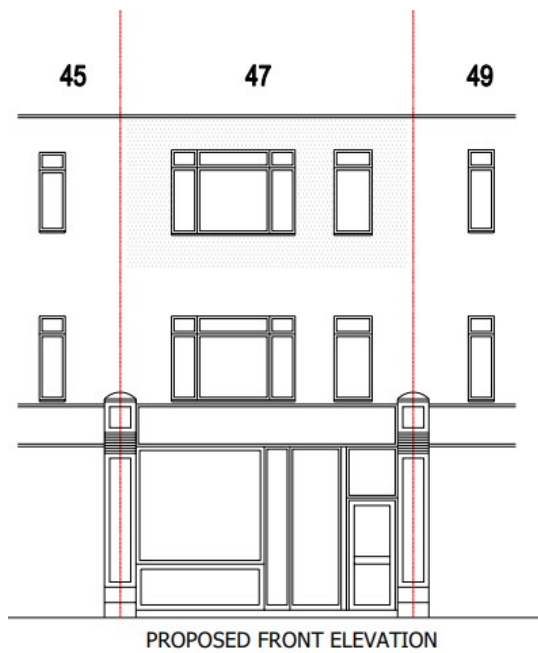
Built in Storage – 2.75 sq.mt

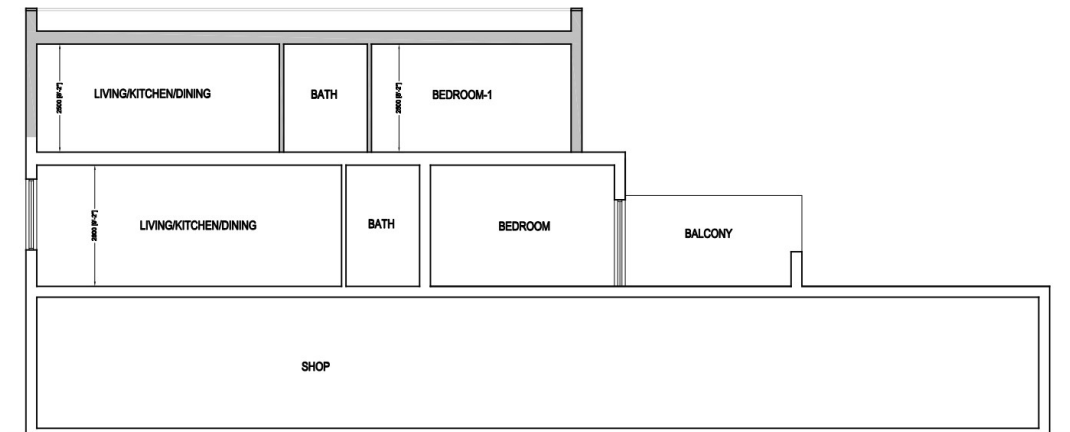


Proposed First Floor Plan



Proposed Second Floor Plan





PROPOSED SECTION-BB

The internal height of the proposed second floor would be 2.5M to comply London Plan.

Scale

The scale of the proposed scheme is in keeping with the existing property and immediate site context.

Appearance

The proposed materials will have similar materials to those of the existing dwelling in terms of colour, texture, and style to maintain the character of the host dwelling and wider area.

Access

The access to the property is from the Coldharbour Lane.

Landscaping

No Landscaping scheme submitted with the application.

Energy Conservation

The existing walls to be provided with 75mm internal thermal dry lining to the minimum Building Regulations standard. It is intended to incorporate within the building, energy efficient lighting, heating systems, energy efficient ventilation etc. Furthermore, in order to reduce the consumption of water it is intended to use low-capacity WC flushing cisterns, spray taps on basins and sinks. The proposed internal

work would be carried out using responsible sources of materials. The proposed work will also meet current U values.

Conclusion

The proposed scheme complies council's adopted policies, as well as London Plan policies. The proposed development would add much needed residential units to the borough. The proposed scheme does not cause any material harm and is consistent with wider planning policy objectives.