

The White House Design Ltd

Architectural Designers and Engineers

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3N/04
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

08th April 2020

Dear Sir/Madam,

**Re: Design and Access Statement in support of planning application for
82 WILLOW TREE LANE, Hayes, UB4 9BE**

Background:

NPPF sets out the overarching policies on the delivery of sustainable development through the planning system. Good design plays a fundamental role in achieving this. As National Planning Policy Framework states:

11 "Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change. Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

This statement illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way. A major part of the statement is the explanation of how local context has influenced the design.

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1. Location Plan

This property is a 3-bedroom semi-detached house located at 82 Willow Tree Lane Hayes UB4 9BE within the London Borough of Hillingdon. Willow Tree Lane connects Yeading Lane and the A312. The area of the plot is approximately 317 m². To the east side of the existing property we believe there is enough space in excess to allow for an additional property. Hence, the purpose of this application has been to submit a proposal to make use of this the opportunity. The property on the western flank is attached to two immediately houses that are both similar in form and materials to one another. We believe that this proposal especially when considered from the front street scene of willow tree lane, brings symmetry and harmony to the currently asymmetrical block of housing. The existing ground floor footprint is 53.6 m² the total proposed ground floor footprint is 88.8 m² meaning the net area gained on the ground floor is only 35.2 m².

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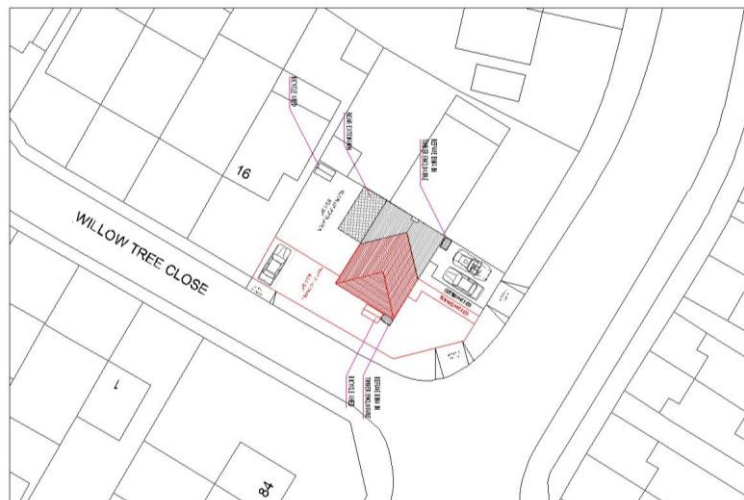
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2. Existing Site Plan



3. Proposed Site Plan

The proposal retains a 65.6 m² rear garden for the existing house and provides a 40.4 m² rear garden for the proposed dwelling. To ensure at least the minimum amenity space has been provided, as stated in the Hillingdon supplementary planning document. Adequate parking has been shown on site plans to serve the proposed one-bedroom property.

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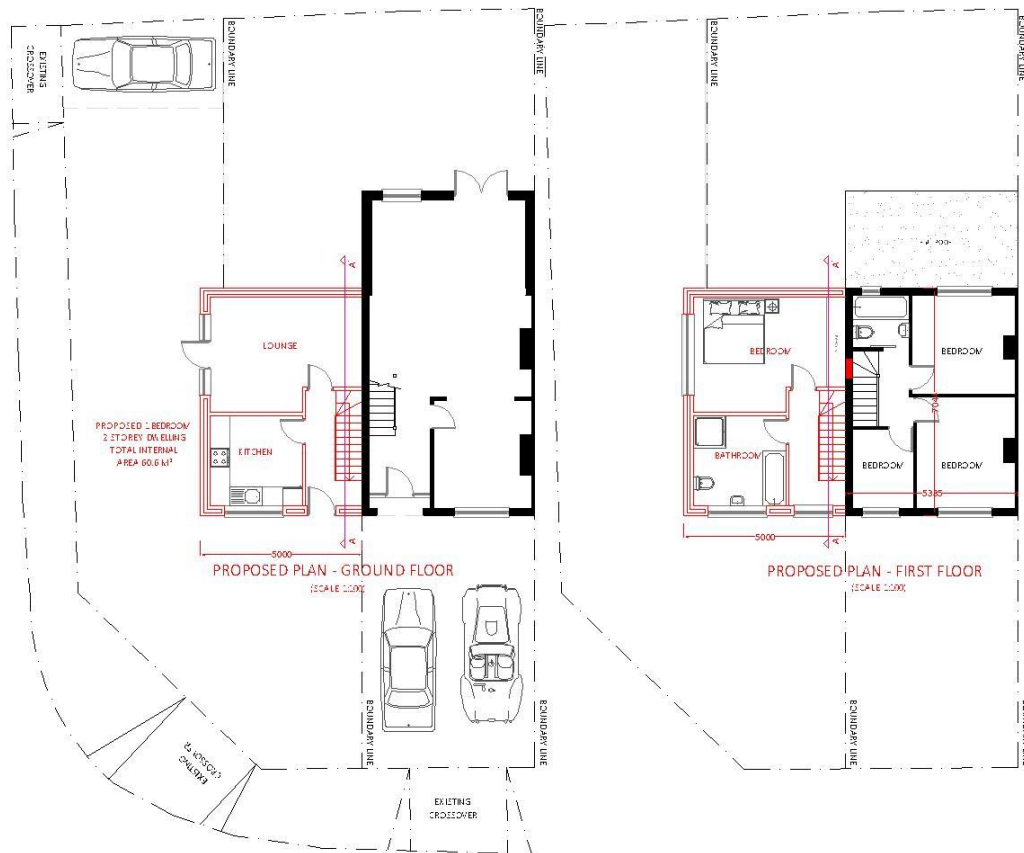
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4. Proposed Plans

Existing to Proposed

The proposed new dwelling is a 1 bedroom 2 storey dwelling with a total internal area of 60.6 m² which meets the nationally describes space standards for a one bedroom 2 storey dwelling of 58m² housing 2 persons. The size of the proposed house is 5 metres in width and the same length as the existing original house 7 metres (not including the rear extension). The internal width of the house is 4.7m. The GF kitchen is 2.85 x 2.80 m in size, GF lounge is L shaped with the largest room spans being 4.70 x 3.54 m. The first floor has similar measurements as the GF, with the bathroom measuring is 2.85 x 2.80 m and the double bedroom having the same space and shape as the GF lounge.

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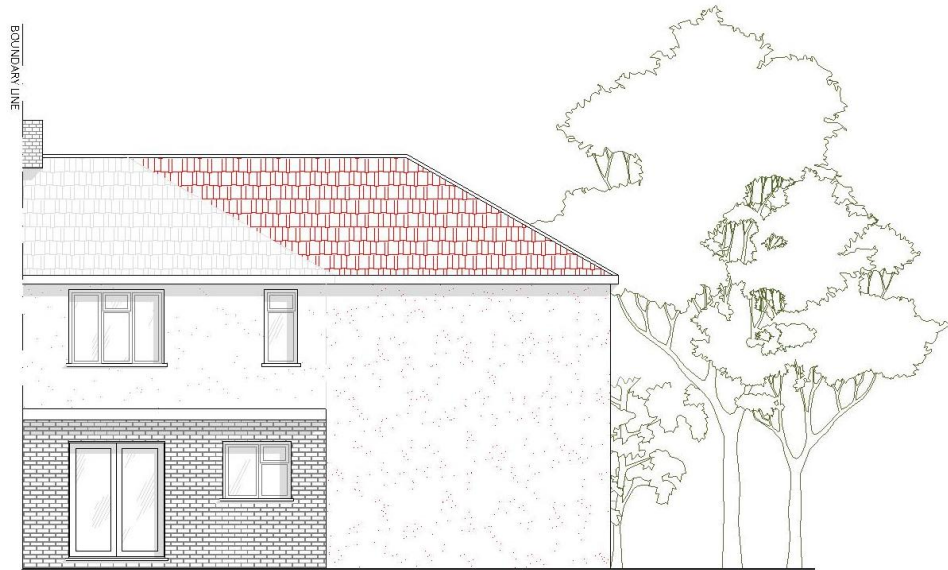
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5. Proposed Front Elevation



6. Proposed Rear Elevation

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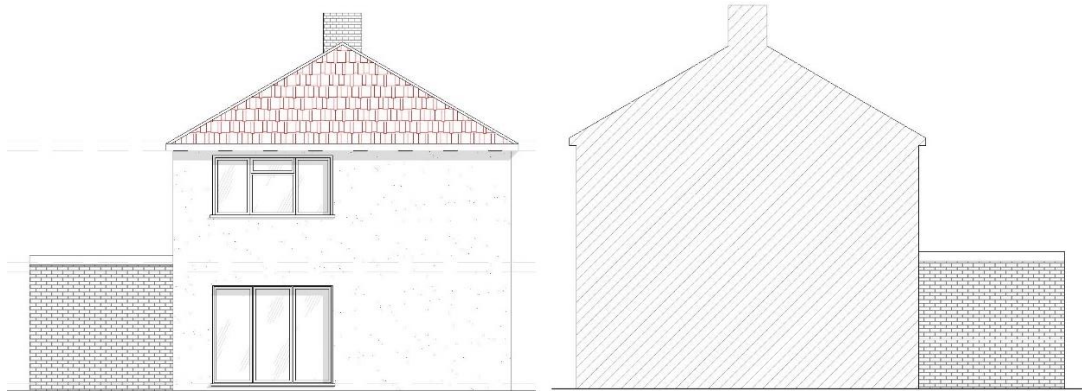
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7. Proposed Side Elevations



8. Street View with Proposed Massing

The NPPF notes the importance of achieving design which is appropriate to its context stating that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.' We believe this proposal takes the opportunity to utilise the void garden space of this corner plot and better completes the street scene of Willow Tree Lane without hindrance to the immediately adjacent properties. The open space character and visual gaps also help to clearly define the semi-detached and end terraced contexts of several junction/corner properties in the immediate locality. Furthermore, we would like to bring to attention that stated in the pre application advice 'the site lies within an established residential area. It is therefore considered there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.'

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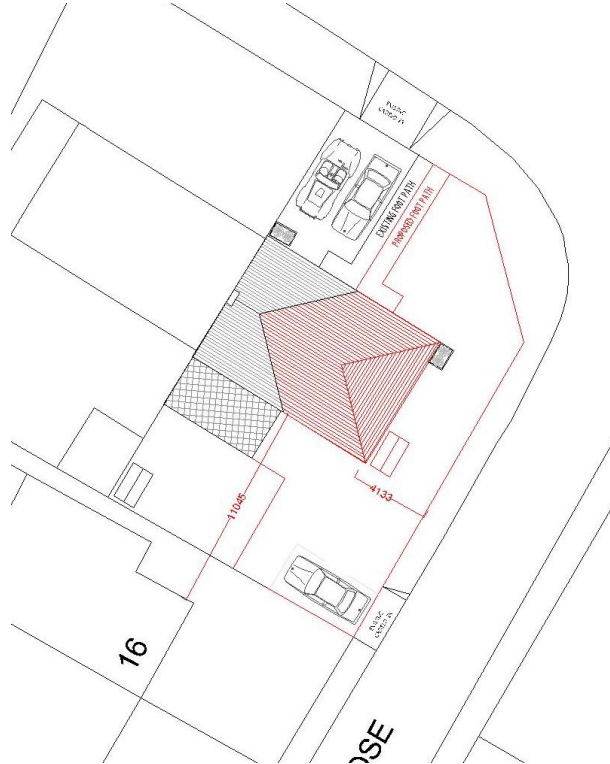
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9. Proposals Adjacent Distances

Moreover, the proposed house being situated over 11 metres from the neighbouring building to the rear (16 Willow Tree Close) and over 4 metres from the adjacent boundary ensuring it preserves the open character of the corner plot. We believe our proposal makes a positive contribution to the appearance of the street scene, by developing a uniform housing frontage. It helps to clearly define the semi-detached and end terraced contexts that is typical of several junction or corner properties in the property's immediate locality. The pre-application advice noted the issues that the proposed development would be an unbalanced terrace due to it being more than the width of the existing house and also due to the loss of a substantial proportion of the corner gap (previously 1.8m and 1m in both respective schemes presented).

However, the new proposal now retains over 4.1m gap from the adjacent boundary and is approximately 300mm smaller in width than the existing property, which is much more complementary to the existing site and not overbearing or cramped in appearance.

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10. Neighbouring Similar Constructions

Neighbouring properties have also allowed for new house additions to existing semi-detached housing. On the opposing side of the block of this site this can be seen in the above diagrams shown in blue hatching. As a result, this strengthens the argument that our proposal brings harmony to the street scene through its symmetry of design.

Appearance

The proposed dwelling is pleasant in appearance, which compliments the character of the area and blend in. The designs of the newly constructed properties within the immediate vicinity are similar in design and the proposed dwellings would fit comfortably within the surroundings. The materials to be used on the dwellings will match the existing neighbouring buildings so as to merge with the surrounding buildings.

Vehicular and Transport links

The local transport infrastructure provides local buses services within a fairly close distance. A one-minute walk east from the property by Homefield Close is the nearest bus stops to catch the E6 or 696 buses heading easterly or westerly towards Hayes Central and Greenford. The nearest train station is 2.1 miles south at Hayes and Harlington. The nearest London Underground is 2.1 miles north of the property called Northolt Station.

There are 2 existing parking spaces at the front on the property, the proposal includes 1 additional parking space that utilises the existing vehicular crossover. Furthermore, we propose the use of 2 timber bicycle storages (one serving each property) to encourage the use of environmentally and socially beneficial bike commuting.

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Refuse

To the rear of the development within the garden area, bicycle storage would be provided. The refuse bins storage will be allocated also at the front of the house, to encourage environmentally friendly waste disposal and recycling.

It is proposed to have recycling refuse bins in the front/side gardens enclosed in timber enclosure as shown below:



Refuse bin enclosure

We trust this design and access statement meets your requirements. Should you require any further information please feel free to call us.

Yours faithfully

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