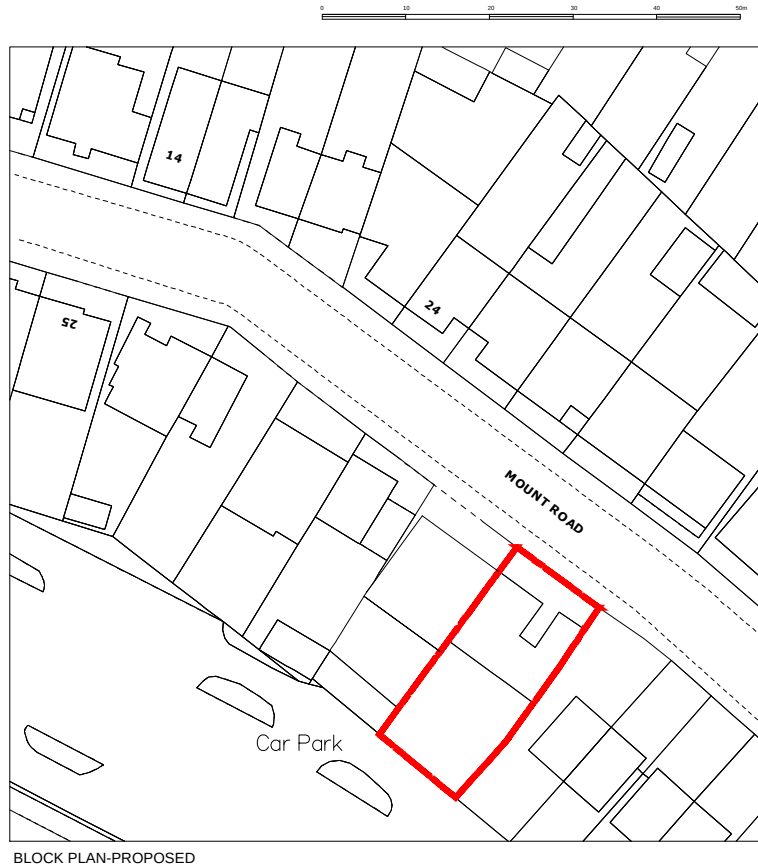


DESIGN & ACCESS STATEMENT

Dated 15th July 2020

37 Mount Road Hayes UB3 3LJ UK



1.0 INTRODUCTION

The application relates to two storey semi-detached dwelling located on the South eastern side of Mount Road. The adjoining property has already been extended in a similar volume to the proposed application. To the rear of the building is a garden area which provides private amenity space for the occupiers of the dwelling. The highway in front of the dwelling is a controlled parking area with pay and display available and the site has a PTAL score of 4(Good). Public transport is well provided for in the locality. The application site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012). The site has a total area of approximately 347m². The property does not lie within a conservation area nor is it in the vicinity of a listed building.

2.0 PROPOSAL

The proposed is an attached dwelling located between the side elevation of No.37 to replace the existing garage site. The design of the new dwelling(1x2 bed) would seek to match the existing house and would turn the semi-detached houses into a terrace of 3 houses. The plans also include the addition of an outbuilding and private amenity spaces to the rear garden.

Both of the proposed ground floor and the first floor element of the development are set back from the front wall of the house. The extended roof has set down from the original roof. This protects the character and appearance of the street scene and protects the gaps between properties - preventing houses from combining visually to form a terraced appearance.

The proposal would be very similar to the attached adjoining property No.35, and thus balances this pair of semi-detached dwellings. While the extension does not appear suitably subservient to the main house, the presence of the existing extension to the attached property is considered to mitigate the impact of the lack of subservience.

	
No. 35	No. 31
	
No. 32 & No. 34	No. 46 & No. 48

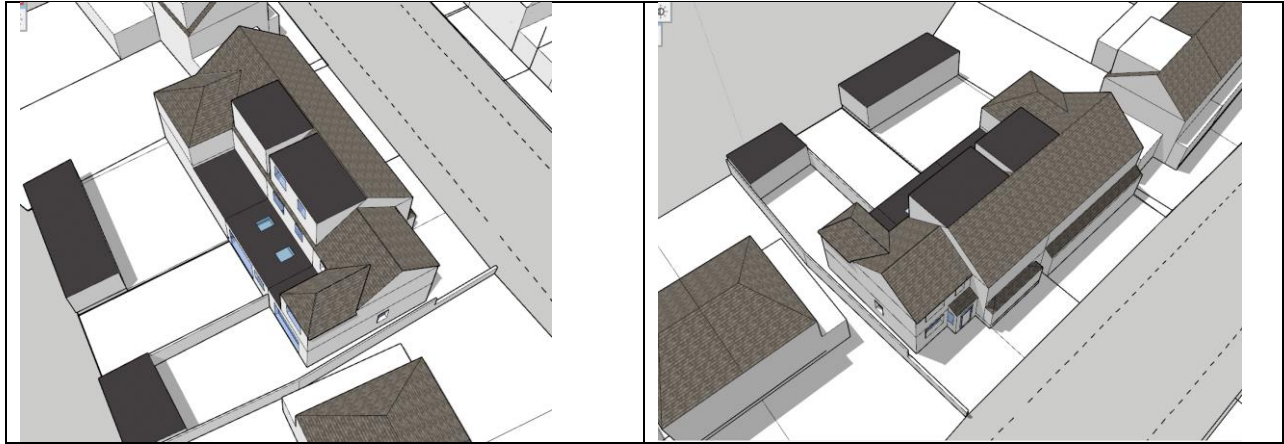
The existing form and type of extension prevalent in the area. For example, where the majority of dwellings in a terrace have already been extended in a similar way to the application proposal this matter will be balanced against any adverse impact on neighbouring properties.

It is considered that residential development in this location is a positive and encouraged form of development. The design is proposed to be integrating well into the street scene and the character of the area whilst not unduly affecting the residential amenity of the adjoining dwelling houses. This proposal is therefore to be proposed in accordance with relevant policies and guidelines.

3.0 SCALE

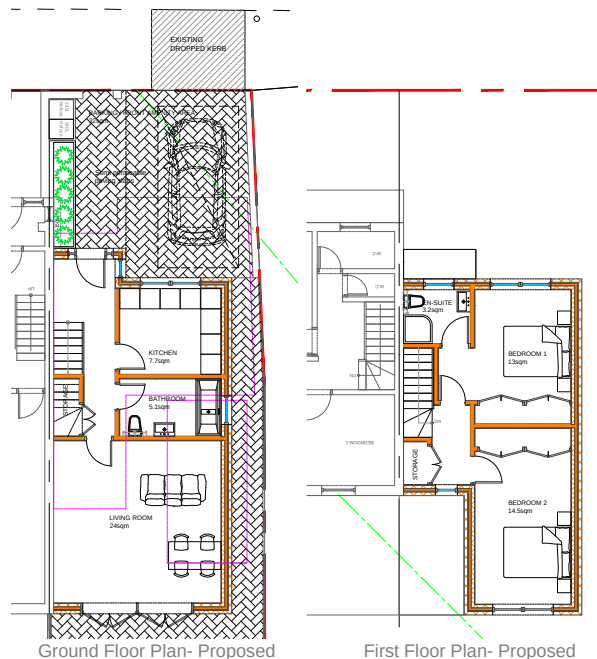
The proposal includes the construction of a two storey development to the existing dwelling house. This scale will compare favorably with the existing house and neighbor properties. The position and front building line of the proposed development has been carefully considered to ensure that it is harmonious with the surrounding area. The proposed dwelling would be set back by approximately 1.50m from the front original building line of the existing house. In addition to the 25/45-degree rule also applies to the proposed development at ground and first floor level.

This will aid in alleviating the impact of the building on the streetscene. The dwelling would be in keeping with the character and appearance of the existing dwelling onsite and the residential spaces in the surrounding area.



4.0 LAYOUT

The proposed extension on the site is designed in a manner to comply with the Councils guidelines for separation of dwellings both between new dwellings and to existing surrounding houses. The proposed development will have a minimal impact upon the neighbouring properties in respect of overlooking, privacy, right of light and amenities.



4.1 Area schedule

The proposed new accommodation would be as follows:

- Ground floor- Living/Kitchen/Dining area, W.C, Storage, Hallway with staircase
- First Floor plan –Bedroom 1, Bedroom 2, En-suite and hallway

Total GIA is 85sqm

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum 'internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two-bedroomed, three person, two storey dwelling house is required to have an internal floorspace of 70 square metres. The proposed dwelling house would have an internal floorspace of 85 square metres and all proposed habitable rooms would enjoy a satisfactory outlook. Therefore, the proposal complies with the Housing Standards (Minor Alterations to the London Plan) (2016) and Policy 3.5 of the London Plan (2016).

4.2 Lifetime homes

(Lifetime homes standards, as published by the Joseph Rowntree foundation 1999)

The scheme is designed to conform to lifetime home standards weather practical and conforms as follows:

- **Approach to dwelling**

Level access to entrance with appropriate gradient flats
Entrance surface to be different from internal surface.

- **Entrances:**

Covered entrance to be fully illuminated.
The scheme has easy access to the house
Entrance doors to dwellings and communal areas to have a clear width of 800mm;
Maintain a clear space of 300mm beside door opening on latch side
Ironmongery: all keyholes, locks handles etc. to be no higher than 1200mm high including a tonal contrast between all access controls etc.

- **Hallway and Stairs:**

Width of hallways and stairs will be 900mm
Handrails to be 900mm above each nosing and will extend by 300mm.

- **Bathrooms**

Bathrooms to be designed to Part M with a provision for a floor drain.
Wall construction for all bathrooms to include 18mm WBP ply to take adaptations for handrails
The scheme is designed to allow the future installation of a 'wet room' shower facility.
The house have a WC at entrance level

- **Living Rooms/Dining rooms**

A 1500mm turning circle or 1700X1400mm turning ellipse is provided in dining and living areas for adequate wheelchair circulation (shown on all floor plans).

- **Kitchens**

Clear zone of 1200mm between fronts of units is provided in kitchen

- **Bedrooms**

Clear space of 750mm wide space on sides and foot of a double sized bed
Clear space of 750mm to one side of bed in a single or second bedroom
All switches, sockets and ventilation & service controls will be between 450mm & 1200mm from the floor.
Provision for a tracking hoist

5.0 AMENITY / LANDSCAPING

5.1 Amenity

With regards to urban grain, proposals largely occupy the existing land with the storey height being sympathetic with the surrounding buildings. The courtyard to the rear of the site provides valuable amenity and green space.

- Rear and side amenity - 64sqm
- Front Garden and Parking - 32sqm

All the proposed habitable rooms of the existing house, and those provided in the new house, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016). In terms of the provision of usable garden area, paragraph 4.15 of the HDAS SPD on Residential Layouts specifies that at least 40 sq.m of rear private garden should be retained for adequate amenity space for 2 bedroom dwelling. The proposed development would result in the retention of a usable rear garden area of approximately 95 sq.m for the existing 3-bedroom house and 96 sq.m for the proposed 2-bedroom house. These would exceed the minimum garden area of 40 sq.m required. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of 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 the 45 degree rule is used to determine impacts on daylight and sunlight to neighbouring properties. No impacts on neighbouring properties would be anticipated from this development. Also, with the new dwelling being proposed to the Northern side of the existing house there would be unlikely to be any impacts in terms of light or overshadowing of the existing house.

5.2 Landscaping

Hard Landscape:

All hard landscaping will be level with the access from Harvey Road. The hard standing will be semi permeable to allow natural drainage of surface water. All access doors will be level with the external surfacing.

Soft Landscape:

The trees have been carefully selected to flower at different times of year, so that the courtyard provides a continually changing vista. Lower level planning is used to soften the transition in between hard materials. The planting is located at the borders of the site for screening purposes.

Lighting:

Recess floor lights are proposed to the garden and along the vehicular access.

6.0 ACCESS

6.1 Vehicle access/ Transport

The access to the property from Mount Road will be as it is, from the main road to existing site. In addition, the site is well served with abundance of shops, entertainment and sports facilities and other local amenities.

For information, the accessibility of the site has been appraised using TfL's online Public Transport Accessibility Level (PTAL) tool. This has identified that the western part of the site is classified as PTAL 4 (Good).

The site is located in close to the bus corridor and is within walking distance of the rail services provided at Hayes & Harlington station. In the future, the site is also expected to benefit from planned public transport improvements including the Crossrail service at Hayes & Harlington station.

6.2 Doorways / Hallways

The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

6.3 Wheelchair accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere. Both units at ground level are fully wheelchair accessible.

6.4 Parking

The drive way has parking space for 1 car and an existing single crossover to the highway. Existing Vehicular access to the site will be retained. In addition, 2 bicycle racks to serve the rear of the house and this is considered sufficient for the development site. The facility will be secure to encourage use by the residents. It is envisaged that there will be both floor mounted and wall hung racks for cycles within the store.

The Hillingdon Local Plan: Part 1- Strategic Policies provides opportunities to encourage more active forms of transportation, particularly for shorter journeys. New development will be required to promote cycling and walking, and the Council will seek developer contributions where appropriate.

7.0 SERVICING

7.1 Refuse and Recycling

The residential refuse store is located next to the parking area. The site share access to the waste management and recycling facilities, located immediately to the side of the site. Subsequently, it is considered that the proposal would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- 2 No. X 240 litre wheeled bin for residual waste and recycling.

7.2 Mail & Meters

Post boxes and Meters will be located in the ground floor.

8.0 DAYLIGHT AND SUNLIGHT ASSESSMENT

The assessment provides a review of the daylight and sunlight assessment and supplementary information to support of the planning application. This review addresses daylight, sunlight and overshadowing impacts only. Due to the orientation of the house and location of the property, there would be no adverse impact on any of the neighbors as there will be little to no loss of sunlight. For neighbouring properties there would also be no overshadowing by the new development.

9.0 SUSTAINABILITY

9.1 Renewable Energy and Resource Efficient Design

To achieve a 'Best practice' standard in energy performance the following measures will be committed at the building design stage:

- Commitment to meet proposed Building Regulation 2006 standards
- Enhanced insulation to reduce heat loss in building fabric.
- High performance glazing to reduce heat through the glazed areas.
- 50% low energy light fitting in each apartment and 100% in communal areas to reduce energy in use.
- High efficiency condensing boilers to serve all apartments.
- Energy efficient appliances and services to reduce energy consumption and cost.
- Natural ventilation for the residential accommodation.
- Design for air-tightness.
- Private balconies.

New developments Toolkit.2 (London Energy Partnership, Integrating Renewable Energy) states that the appropriate renewable energy technologies to be considered for this site are photovoltaics, solar hot water, ground source heating/cooling, biomass and also urban wind.

Due to location and size of the proposed development and the cost of the PV technology this makes the scheme financially non-viable and therefore there is no proposals to provide this technology.

9.2 Air quality

It is not anticipated that the proposal will have any negative impact on air quality other than the usual kitchen / bathroom extracts, which are standard to any residential development. Combination reduced CO2 emitting boilers are likely to be utilised within the units, which alongside other measures are working towards the Government's target of cutting CO2 emissions by 60% by 2050. It is therefore not considered necessary for an air quality assessment to be undertaken.

10.0 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

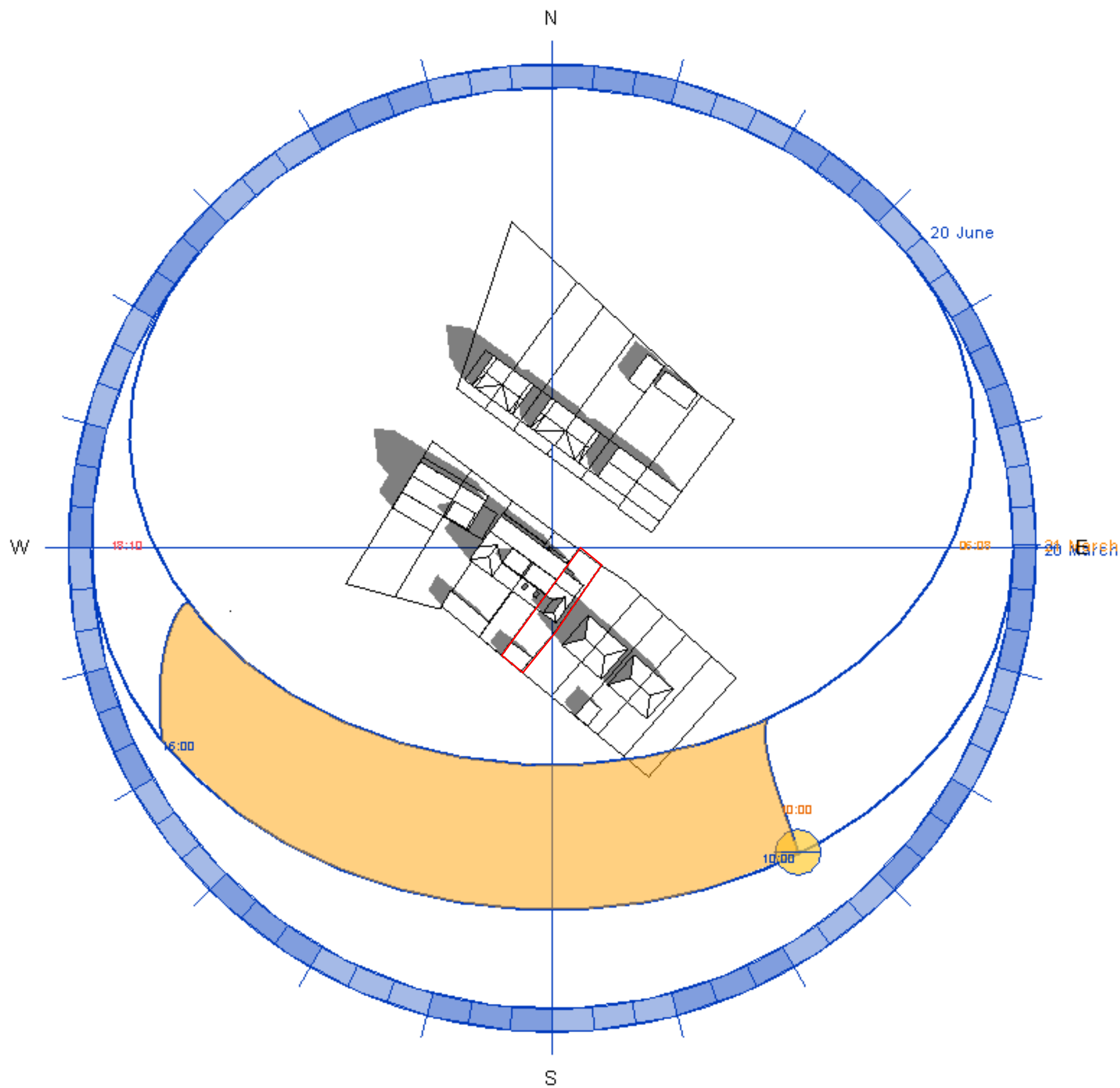
NPPF1 - NPPF - Delivering sustainable development

NPPF6 - NPPF - Delivering a wide choice quality homes

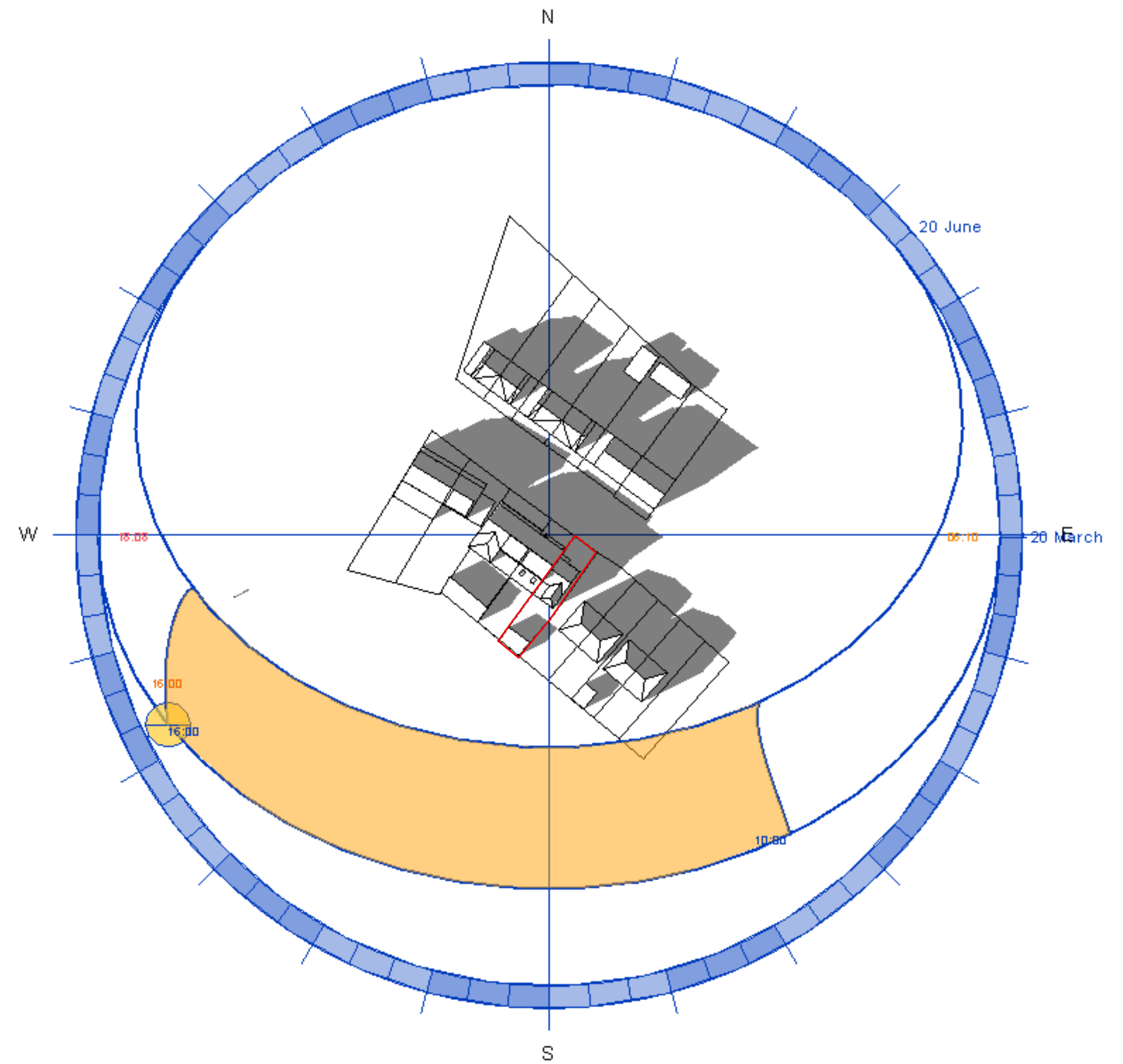
NPPF7 -NPPF - Requiring good design

11.0 PLANNING HISTORY

2568/APP/2018/1252	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.4 metres, and for which the height of the eaves would be 2.85 metres	11-04-18	Prior Approval N/Req
2568/C/95/1430	Erection of a single storey side extension	14-09-95	Approval
2568/A/79/1639	Single storey rear extension.	31-08-79	Approval



Spring Solar Study
20th March - 20th June
10:00am



Spring Solar Study
20th March - 20th June
16:00pm

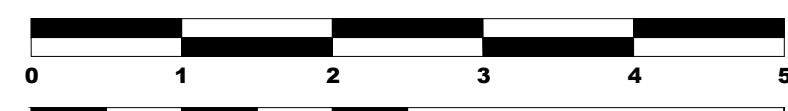


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PROJECT	37 Mount Road, Hayes, UB3 3LJ		
DRAWING	Solar Study		
SCALE	N/A@A2		
DRG. NO.	BL-01	REVISIONS	
DATE	10.07.20		



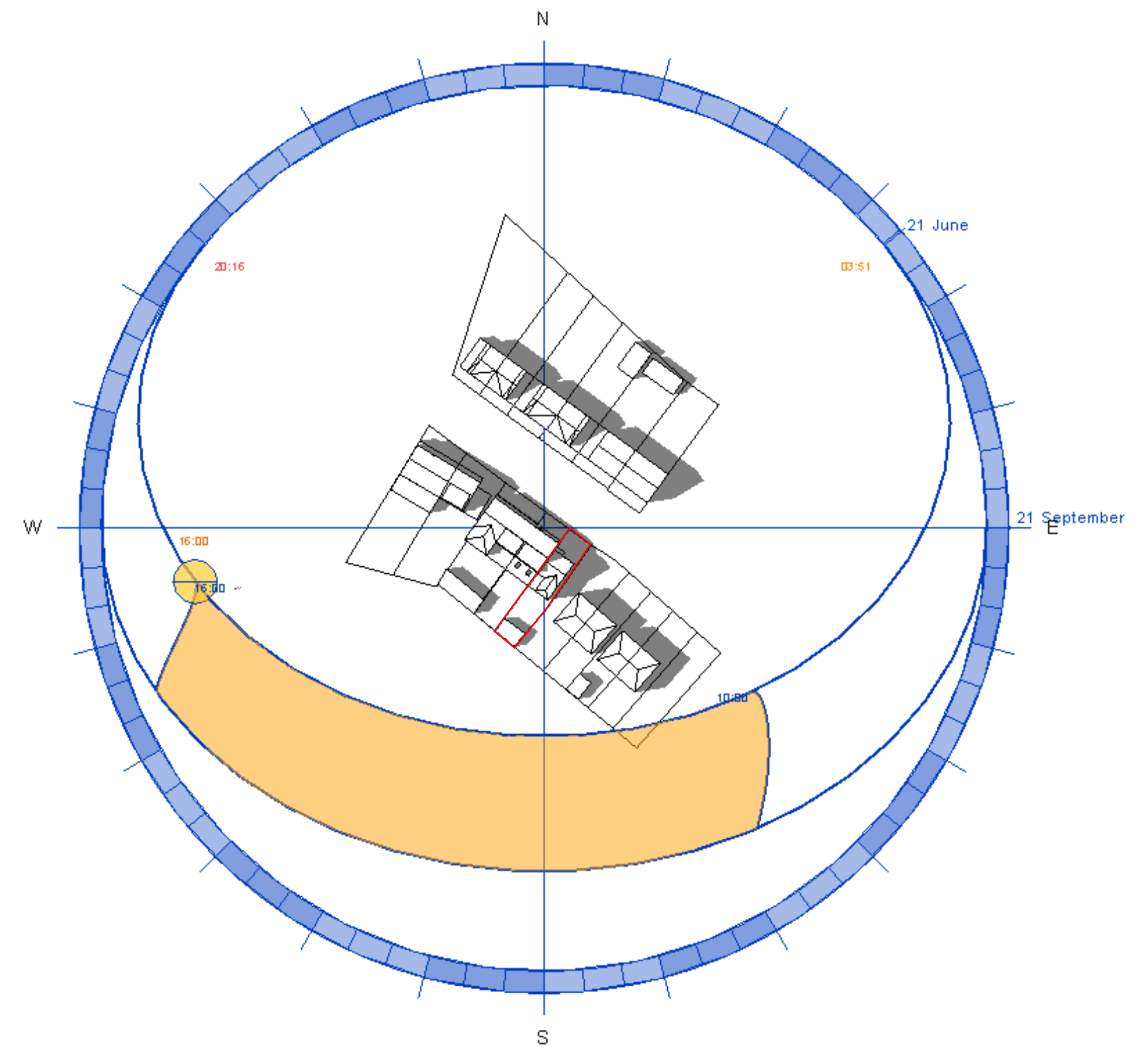
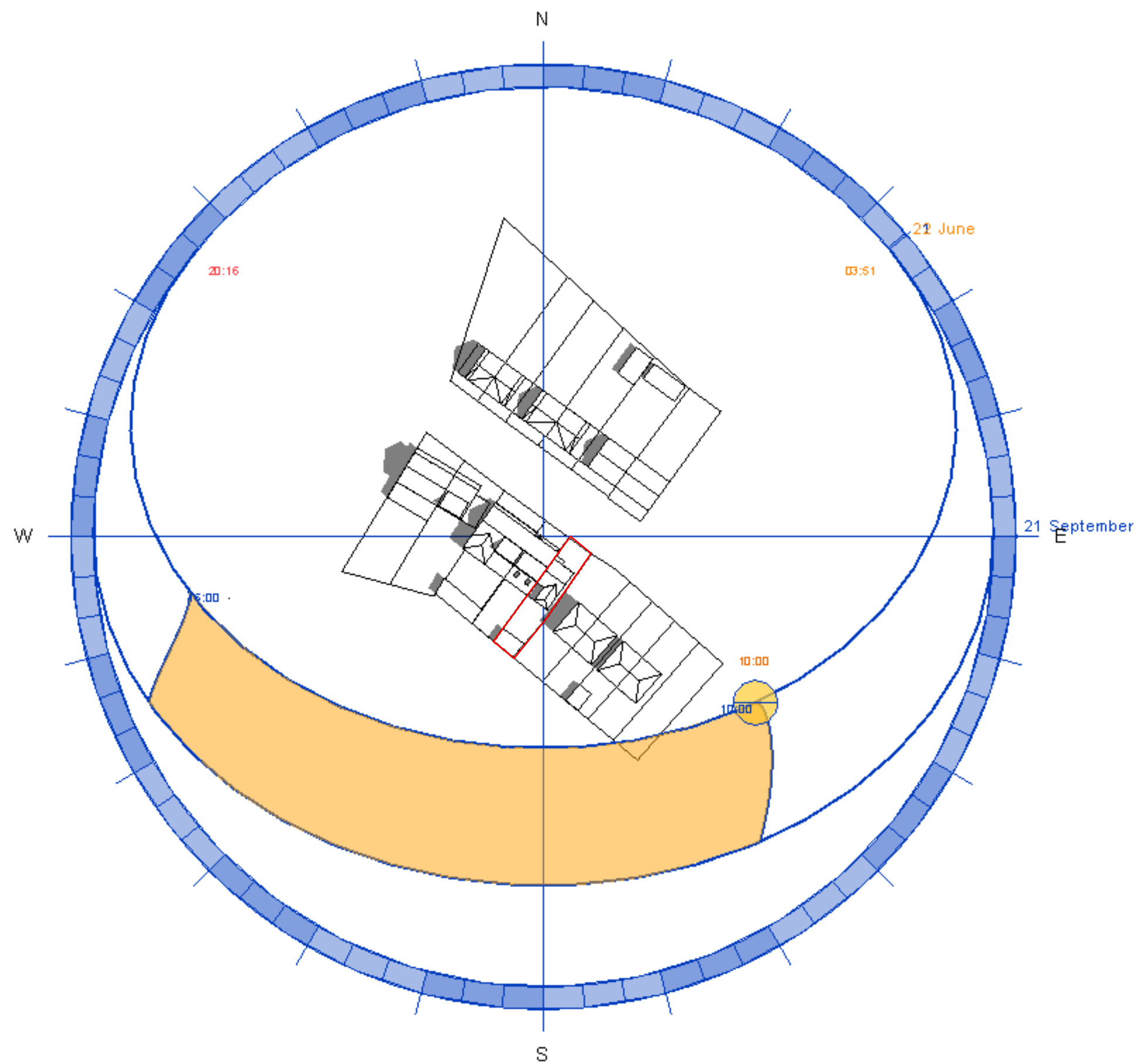
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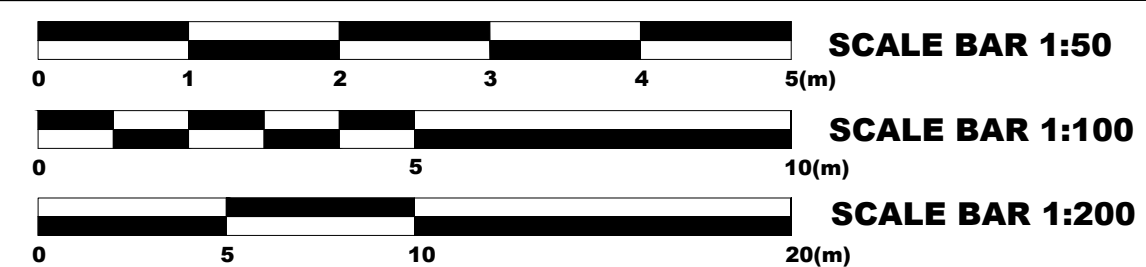


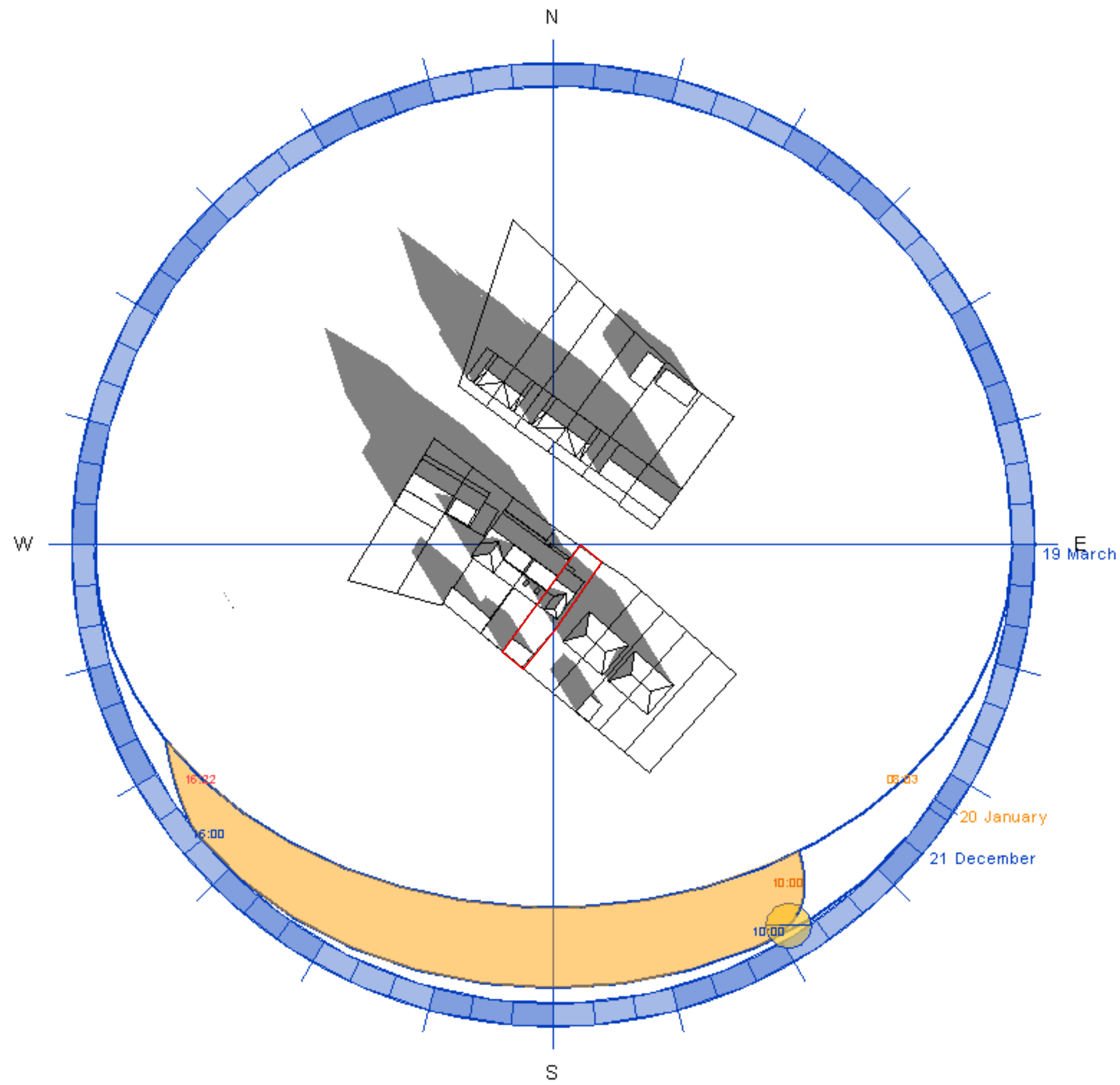
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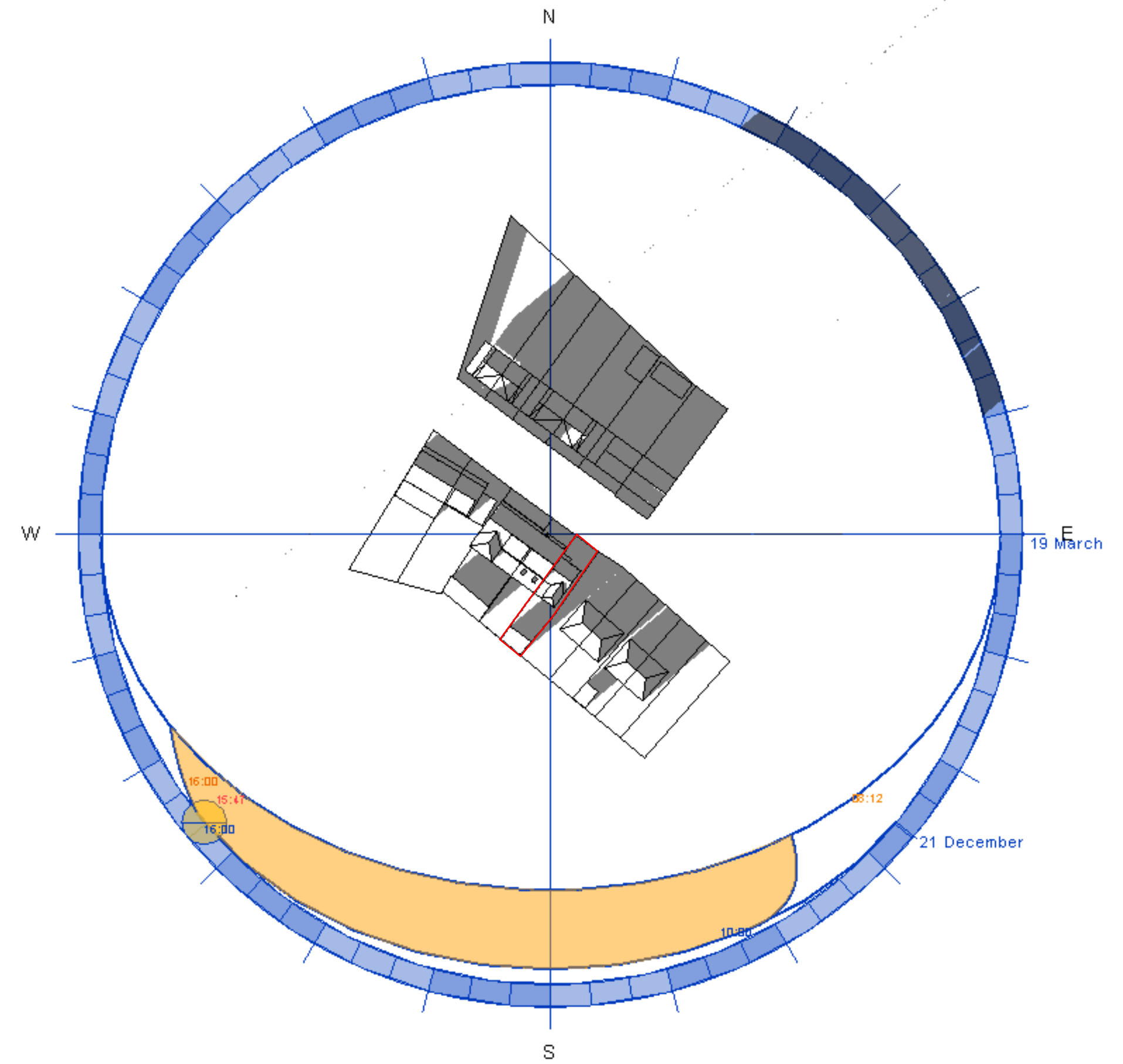
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PROJECT	37 Mount Road, Hayes, UB3 3LJ		
DRAWING	Solar Study		
SCALE	N/A@A2		
DRG. NO.	BL-02	REVISIONS	
DATE	10.07.20		





Winter Solar Study
21th December - 19th March
10:00am



Winter Solar Study
21st December - 19th March
16:00pm



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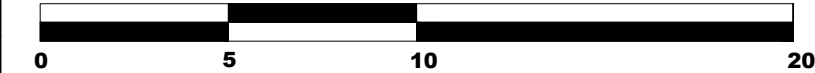
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DATE	10.07.20		



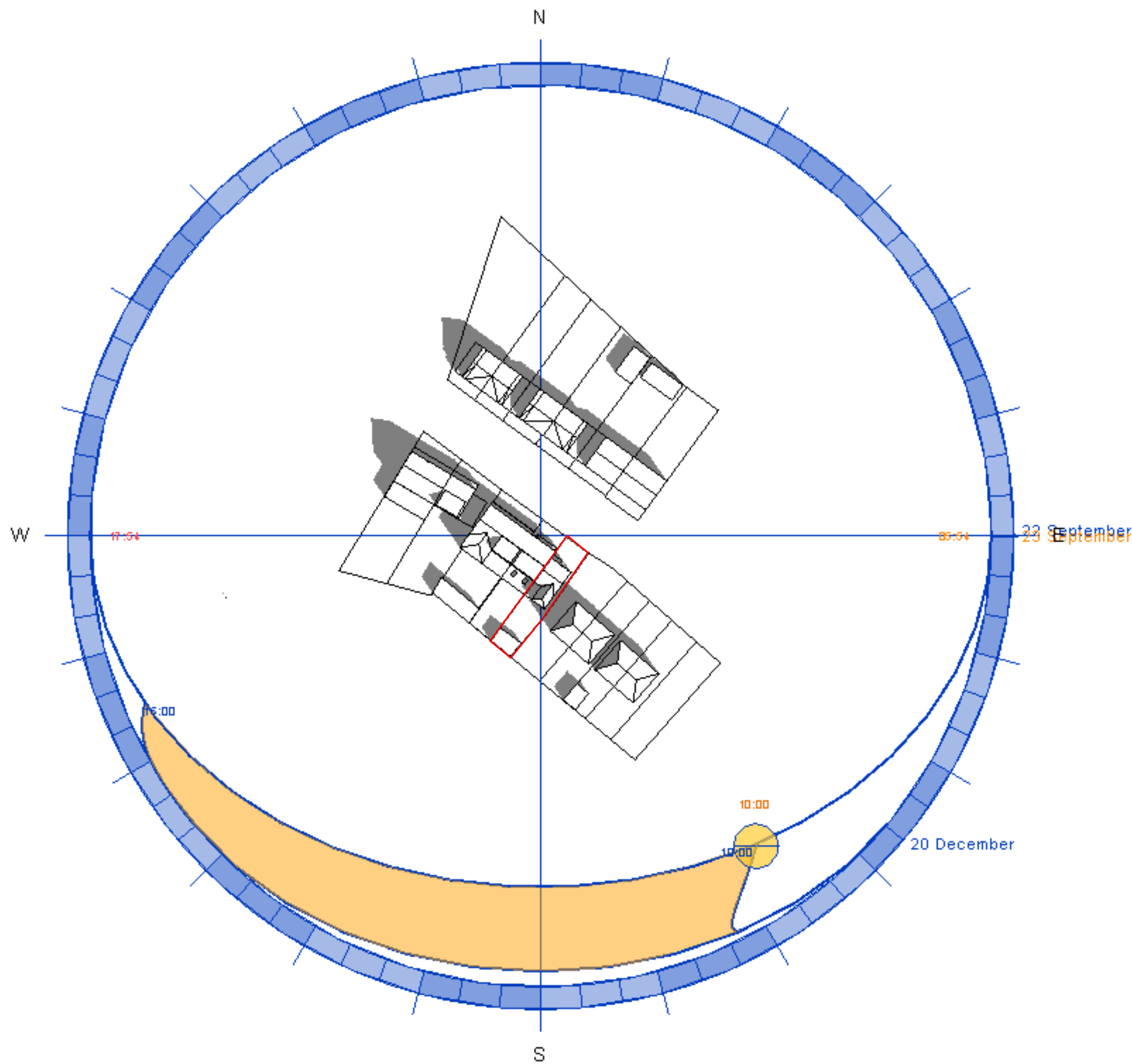
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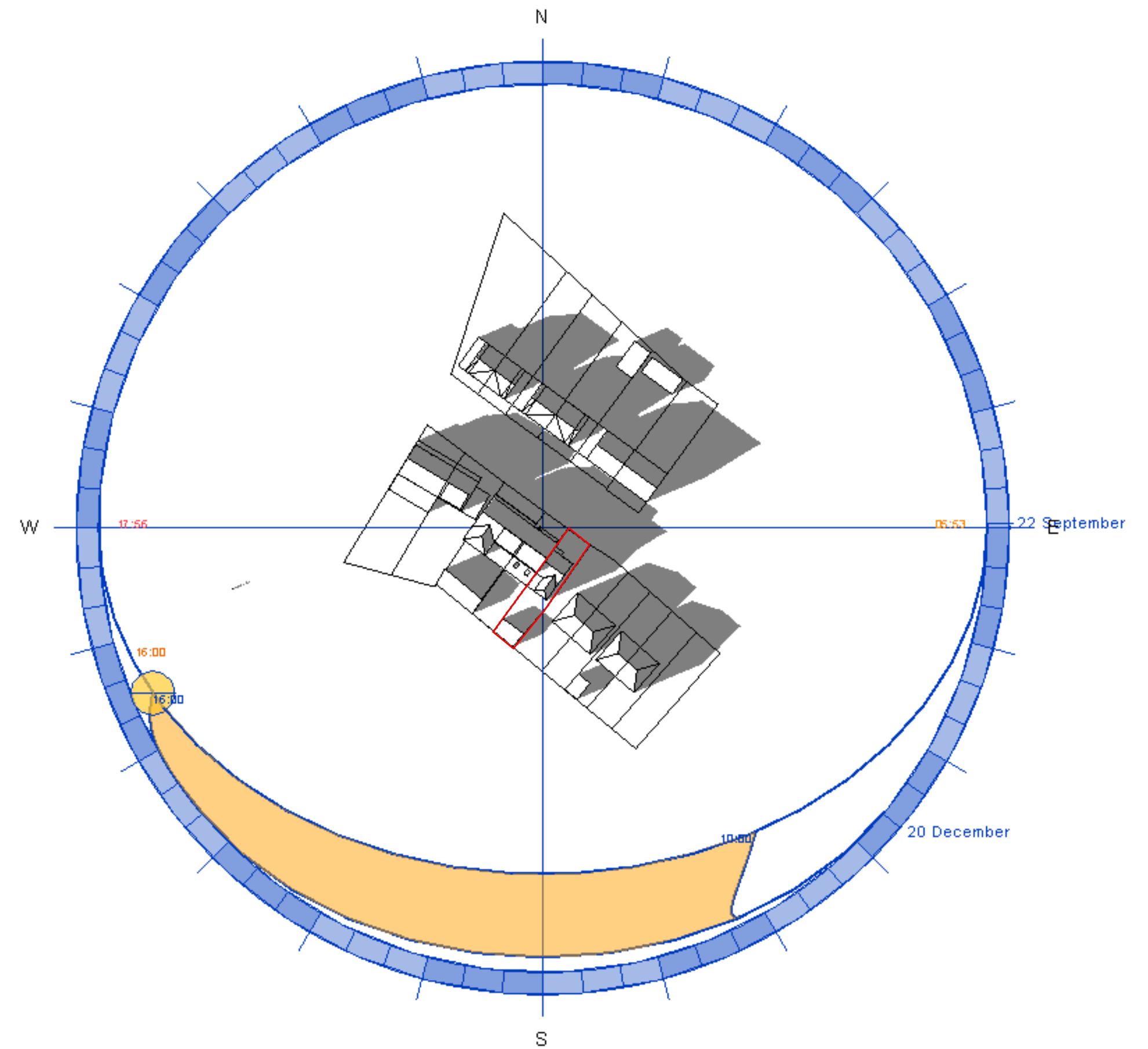
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Fall Solar Study
22th September - 20th December
10:00am



Fall Solar Study
22th September - 20th December
16:00pm

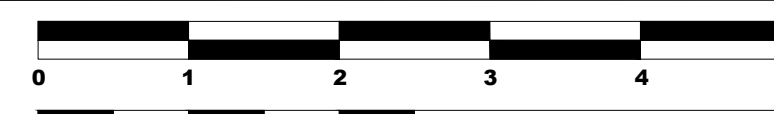


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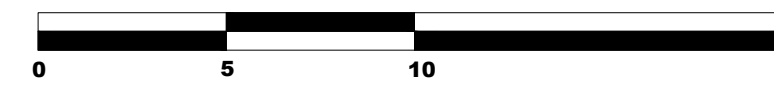
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DRG. NO.	BL-03	REVISIONS	
DATE	10.07.20		



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