

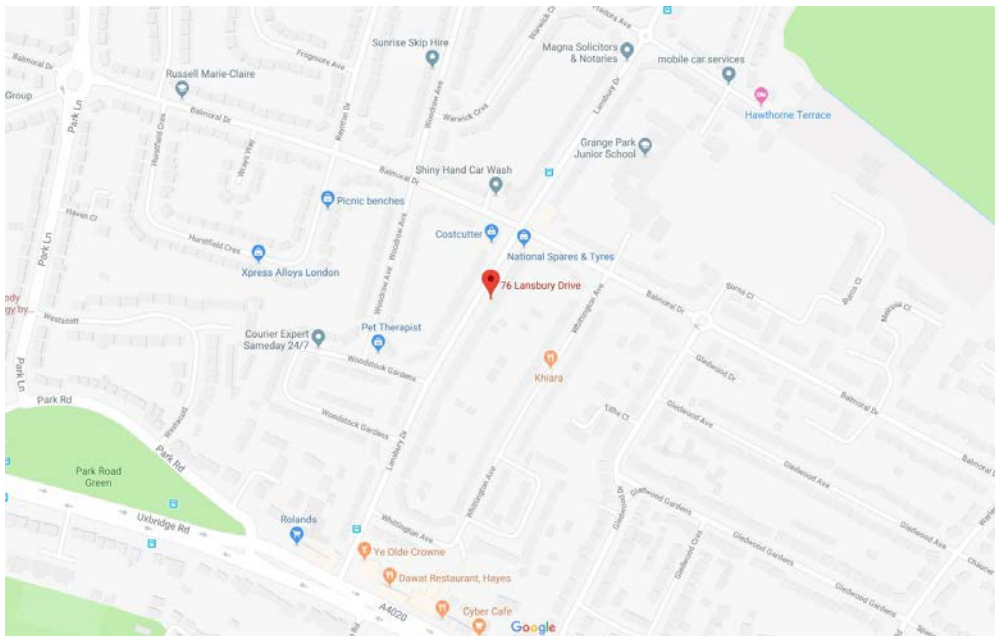
76 Lansbury Drive

Hayes

UB4 8SD

Design and Access Statement in Support of a Planning Application

Existing single dwelling house convert into 1X2bed and
1X1Bed flats with parking and garden.



February 2019

DESIGN AND ACCESS STATEMENT

Site Assessment

The site is on the Pear Tree Avenue end of terrace residential parade.

The site is located towards the middle of the residential parade.

Planning History

There is Planning history related to this application.

Planning Ref: 28415/APP/2018/1609 Lawful Certificate for Part Hip to gable loft conversion with rear dormer has been refused due to enforcement notice for outbuilding. There was a miscommunication with Planning department and enforcement department. Enforcement notice was revoked before application was submitted. New lawful application has been submitted.

There is several example of relevant planning application has been granted in Hillingdon Council.

Existing Use

Existing use of property is residential 6 Habitable rooms house.

Access

Access of the property is from Lansbury Drive. There will be 2 car parking spaces provided front of the property. 4Nos cycle space and bin store on rear side of the property.

Proposed Layout of Flats

There will be a ground floor 2-bed flats and 1-bed on First and Loft floor.

Building Design

There will be proposed minor single storey rear extension to accommodate minimum space standard to flats with compliance with Hillingdon residential extension guideline.

The proposed flats are to be similar including a kitchen/living area on front part of the property bathroom and bedroom will be rear part of the property. The size of the habitable areas are satisfactory and policy compliant.

Amenity Space

The proposal provides ground floor garden access directly from flat. First floor flat will get access from side of the property. However given this near town centre/high street location and relatively close proximity of Public Park, and the other recreation areas and the public transport links.

There will be 2nos car parking space to provide and 4nos secure bike storage and bin storage to side of the property.

