

PLANNING, DESIGN & ACCESS STATEMENT

22 March 2021

PROPOSAL FOR SINGLE STOREY FRONT PORCH, DOUBLE STOREY SIDE / PART REAR EXTENSION & INTERNAL ALTERATIONS TO CONVERT EXISTING 2 NO.S X 5 BEDROOM HOUSE INTO 4 NO.S X 3 BEDROOM HOUSE WITH ASSOCIATED PARKING & AMENITIES

PLANNING SOUGHT FOR:

**1 & 3 HAYSTALL CLOSE
HAYES
UB4 8LE**



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1. INTRODUCTION

This Planning, Design and Access Statement has been prepared by S9Designs on behalf of Mr. G Singh in support of a Full Planning application for the conversion of 2 no.s x 5 Bedroom house into 4 no.s X 3 Bedroom house. The description of development for the proposal is set out below:

“Proposal for single storey front porch, double storey side / part rear extension & internal alterations to convert existing 2 No.s X 5 bedroom house into 4 No.s X 3 bedroom house with associated parking and amenities” at 1 & 3 Haystall Close , Hayes UB4 8LE.

1.1. This Design and Access Statement has been prepared considering the following design aspects:

- Design evaluation of the development.
- Detailed study of the application site & its context.
- Existing structure and its impact on the streetscape & vice-versa.
- Opportunities and constraints of the site.
- Study of relevant planning policy guidance.

1.2. This Design & access statement is prepared to present an appropriate proposal for the application site. Site analysis, existing structure, neighbouring structures, planning policies and design objectives have been studied in support of set design principles which ensure that the proposed development delivers an appropriate standard of design, which will be in harmony to the host property and to surroundings as a whole.

1.3. The Statement then goes on to fully justify the proposals in planning terms and highlights the key benefits of the proposals which will provide much needed additional housing within the Borough to support a significant housing shortfall.

1.4. The Statement should be considered alongside the architectural drawings submitted with the application, produced by S9Designs.



AERIAL VIEW OF APPLICATION SITE.

2. SITE AND SURROUNDINGS

The application site 1 & 3 Haystall Close, Hayes UB4 8LE is located in an area of mixed commercial and residential character, with a significant amount of residential properties within Haystall Close itself including single family dwellings along with purpose built and converted flats.

There are a mix of dwelling and building types in the immediate vicinity ranging from terraced house to blocks of flats. These provide a streetscape within that has a variety of style, height, mass, and scale.



LOCATION PLAN OF APPLICATION SITE

2.1.Site Description:

- The application site is currently used as residential.
- On east, it opens to Haystall Close, which is the main access to this site.
- On North, it shares boundary with 5 Haystall Close.
- On West, it shares boundary with no. 81 to no. 91 Goshawk Gardens



2.2.Site Analysis:

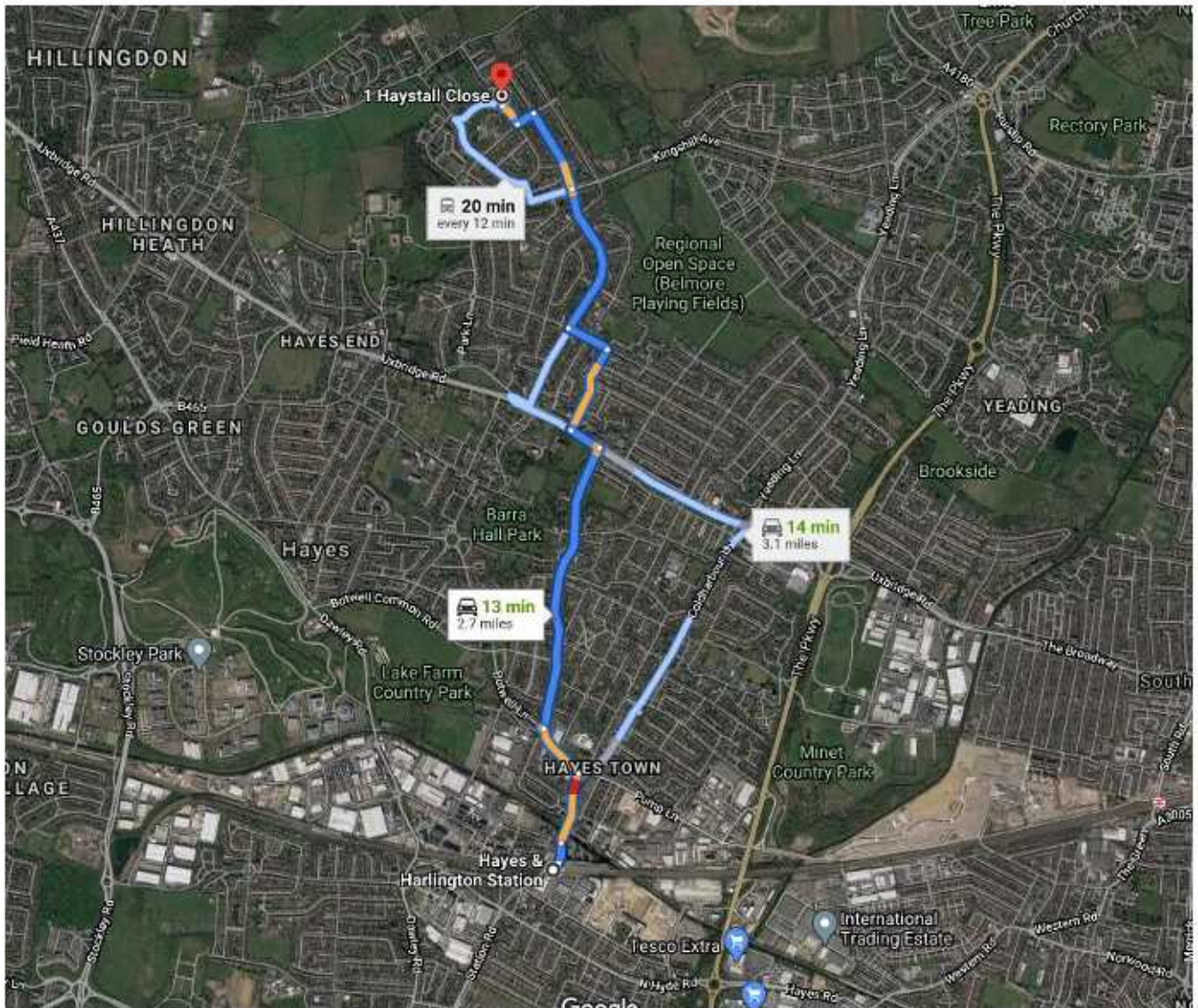
- Hayes is primarily residential, with the provision of local shops, train station and other amenities. These provide a streetscape within Hayes that has a variety of style, height, mass, and scale.
- Within Haystall Close & surrounding area, there are a mix of dwelling and building types in the immediate vicinity ranging from terrace houses to blocks of flats of almost non-uniform sizes and designs positioned on both sides.
- Given the prevailing residential context in Haystall Close which already includes a mixture of housing types, the proposed residential conversion should be considered wholly acceptable in principle.

2.3.Site Access

- Application site is accessed through Haystall Close, Hayes on the East.
- For safer pedestrian/cyclist access, wider pavements have been provided on the sides of Haystall Close, Hayes.
- Proposed site is well within reach of local facilities like bus stops, shops, and others on foot.
- On safety measures proposed site is well within reach of fire rescue team which is in normal range of London fire engines which is eight 18m lengths of hose reel tubing, four 23m lengths of 45mm hose or ten 23m lengths of 70MM hose.

2.4. Public Transport

- Location of site is in walking distance of good transport links to London, Heathrow & Surroundings through Hayes & Harlington Train Station.



ACCESS TO APPLICATION SITE FROM HAYES & HARLINGTON TRAIN STATION

3. PROPOSED DEVELOPMENT

3.1. Proposed Design and Layout:

- The proposals are accompanied by a comprehensive set of existing and proposed drawings from S9Designs which outline the proposed conversion to provide 4 No.s X Three bedroom houses.
- The proposed proposals for conversion into 4 residential units should achieve high standards of design to create attractive and safe residential areas.
- The visual appearance of the building will be in harmony to the character of the other properties on Haystall Close, Hayes and the surrounding area.
- The size and arrangement of the proposed site provides the opportunity to accommodate all the desired features and components of a well-designed dwelling unit with privacy and environment friendly approach being at priority.
- The windows in each house have been located to minimise any overlooking into neighbouring dwellings.
- Secure bicycle storage will be provided.
- Refuse and recycling bins will be stored and collected from an extended bin store, positioned within 30 metres of the site entrance (as previously approved).

3.2. Access

- Access to the site and the residential units within the building would be maintained in accordance with the existing arrangements and entrance points.

3.3. Topology

- No notable elements of vegetation or features of interest have been found on this site. The proposed conversion will have no impact on Trees and Ecology.

3.4. Material

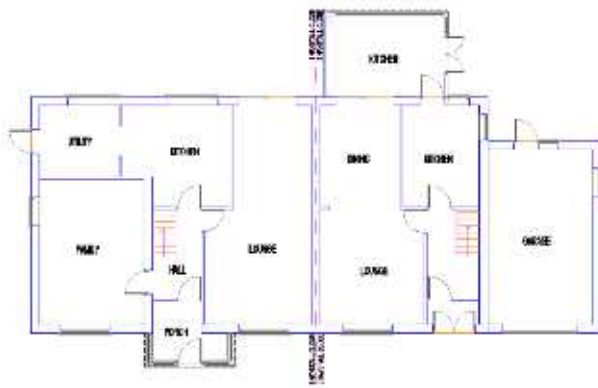
Regarding materials, the following are proposed and considered to both enhance and be sympathetic to the existing surroundings.

- Rainwater and Soil Goods – Wrought Iron round profile
- Doors & Windows – Double glazed UPVC framed.
- External Footpaths/Patio – Buff Coloured Concrete Slabs
- All new walls are 300mm cavity wall with 100mm cavity in between filled by CW4000 (50 mm thick) Celotex Insulation.

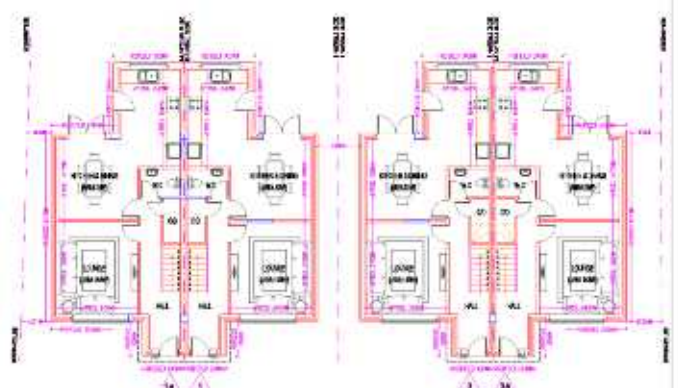
3.5. Floor Plans

The conversion would provide 4 residential units, all of which have been designed to meet the space standards set out in the local Plan to ensure the new residential units offer a good standard of accommodation to future occupiers. The existing and proposed floor plans are depicted on the following pages and provided separately with the architectural drawings submitted with the scheme, produced by S9Designs.

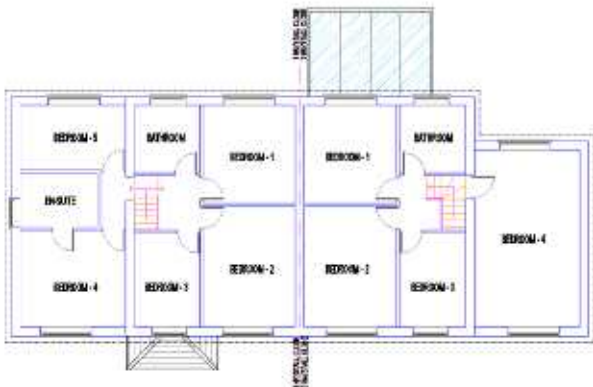
EXISTING GROUND FLOOR PLAN



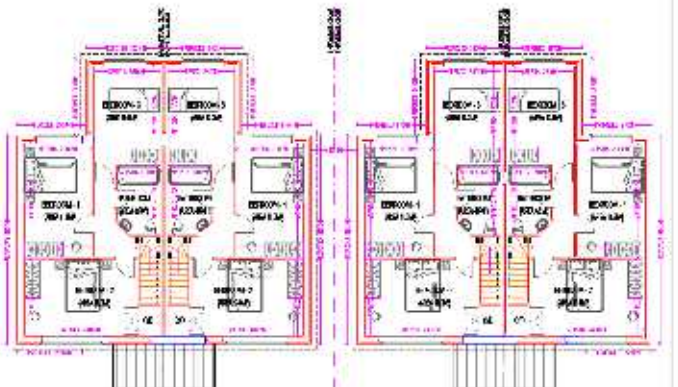
PROPOSED GROUND FLOOR PLAN



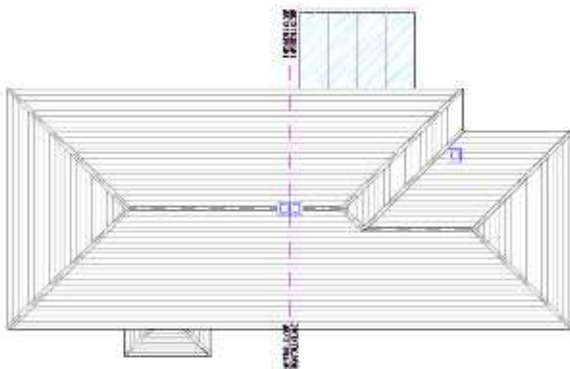
EXISTING FIRST FLOOR PLAN



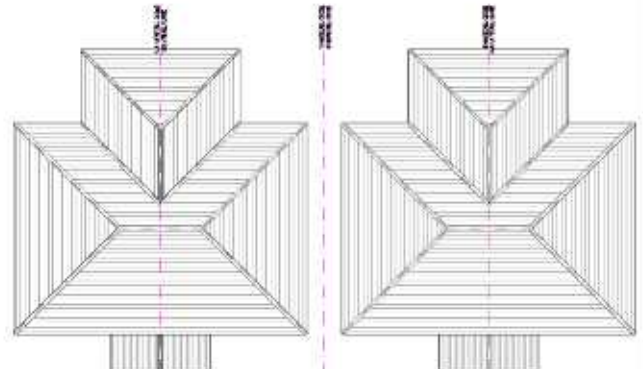
PROPOSED FIRST FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



4. PLANNING ANALYSIS

4.1. Greenbelt and conservation area

The proposed site does not fall under the green belt and conservation area.

4.2. Flood Risk

The site falls within Flood Zone 1 of the Environment Agency (EA) Flood Zone maps with a low probability of flooding.

4.3. Local Planning Guidance within the defined settlement boundaries, proposals for the conversion of residential or other properties to self-contained accommodation or to a house in multiple occupations will be permitted subject to:

- The proposal not reducing the privacy or amenity of intended occupiers or nearby residents.
- The proposal not having a significant adverse effect on the character of the area.
- Provision of appropriate amenity space.
- Design and environment policies of this plan not being compromised.
- Adequate thermal & noise insulation being provided.

4.4. Character of surrounding area:

- The location and design of the proposal is fitting to the streetscape of Haystall Close, Hayes and due to the sites location, it can be accommodated without detriment to the character of the location.
- The design and access arrangements reflect that national and local planning policies and guidelines have been followed to produce high quality form of development which will enhance the area without any compromise to existing developments.

4.5 Planning Analysis Summary

- The character, context and the nature of the site and surroundings are well considered to propose every element of the proposal.
- To minimize the impact on the locality and neighbouring properties a modern, light, and low-profile proposal have been made.
- The proposed works will fully utilize the site location and assist in providing accommodation considering the existing scale and form of the surroundings.
- The proposal meets the set standards for bin collection, parking spaces and other area requirements set by local governing body.
- All specifications and dimensions will meet Lifetime Homes Standards.
- The proposed layout is designed to allow free movement regardless of age, ethnicity or social grouping and we trust this design and access statement meets your requirements.

5. Conclusion

This Planning Design and Access Statement has been prepared to support a full planning application for **“PROPOSAL FOR SINGLE STOREY FRONT PORCH , DOUBLE STOREY SIDE / PART REAR EXTENSION & INTERNAL ALTERATIONS TO CONVERT EXISTING 2 NO.S X 5 BEDROOM HOUSE INTO 4 NO.S X 3 BEDROOM HOUSE WITH ASSOCIATED PARKING & AMENITIES”** at **1 & 3 HAYSTALL CLOSE, HAYES UB4 8LE.**

In conclusion, it is considered that the application proposal fully accords with the latest national planning policy objectives within the NPPF, as well as policies of the local plan which support the delivery of housing and the proposed conversion will make efficient and positive use of an under-utilised site within the Borough.

Taking the above into account, this application should be granted permission.