

DESIGN & ACCESS STATEMENT

Site Address:

12 and Land Adjacent to 12 Croyde Avenue
Hayes
Middlesex
UB3 4EJ

Provided by:

KG Plan & Design Ltd
4 Herald Way
Bricket Wood
St Albans
AL2 3FJ

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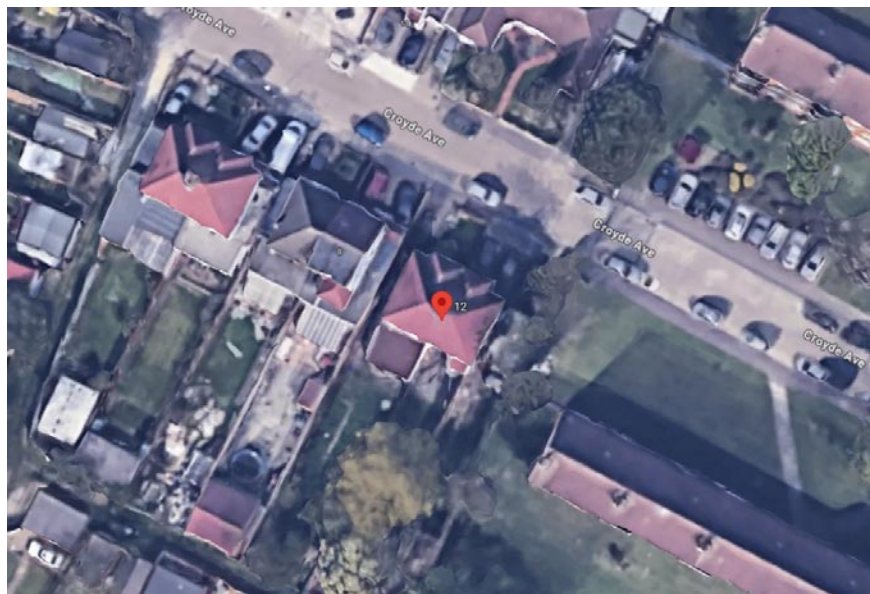
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The Application:

Single Storey Rear Extension with Front Porch to 12 Croyde Avenue and Creation of Two Bedroom Dwelling with Private Amenity space, Bin Storage and Bicycle Parking adjacent to 12 Croyde Avenue.

The Site:



Location & Background:

The application site is located along Croyde Avenue within close proximity to the M4 Motorway.

It is noted that the property at no.12 is currently used as a Single Family Dwelling and the application looks to extend this with a Single Storey Rear Extension/Front Porch. The proposal also looks to create an additional Dwelling within the Boundary whilst still maintaining the existing Single Family Dwelling. The development will not be out of character. There are similar extensions within the immediate area.

An existing Front Entrance provides access to the Single Family Dwelling and this will remain the same with a Porch addition, whilst the new Dwelling will be accessible separately from a new Front Entrance.

There is Off-street car parking available to the Front, with on-street parking also available along Croyde Avenue and nearby roads. Bus Services and Trains are widely available for the convenience of residence.

There are good public transport facilities located close to the proposed site, as well as, Local Community centres, Government School and Sports Centres.

Design:

The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours or to the local street scene.

Physical building works include the following:-

- Single Storey Rear Extension to no.12 (existing dwelling)
- Creation of a Two Bedroom Dwelling (Single Family unit)
- Living Facilities to meet Planning Guidelines
- External fenestration to match existing

This proposal, to extend the existing dwelling and create a Two Family Dwellings on this site is considered to be an appropriate and sustainable use of the property site. This location is ideally suited to residential use. It is considered that the proposal, to provide good sized residential units, represents a far better and more appropriate use of this space.

It is noted that Hillingdon Council, like most boroughs, is experiencing an increasing demand for more residential units for individuals/couples/families and this represents an opportunity to contribute to the stock of quality units to help address that demand. The UK Government has recently indicated a shortfall in smaller residential units. This proposal looks to address the demand within an ideal location.

The proposed residential unit would be of good size and layout, some 85m². This have been designed to meet standard sizes of flats and room spaces in accordance with Lifetime Homes. Although these exceed the minimum requirements for Floor Areas, the development looks to attract professionals with the benefit of good floor areas.

It is considered that the proposed residential unit would provide suitable space including Kitchen/Living Room, Bedrooms and Shower Room with the addition of good public transport access to Central London or to other centres.

Bin Storage is located to the Front for easy access and collection. Bicycle parking is also located to the Front.

Access to the Rear Gardens will be directly accessible from the Ground Floor areas and Pathway.

It should be noted, there are a number of public Recreational Grounds within walking distance from the Site. This demonstrates outdoor spaces are easily available for current and future occupants. We feel the proposal would therefore not have a detrimental impact on their living.

Access:

As noted above, the application site is situated near the M4 Motorway and to the main line railway station, which provides excellent transport links to other centres, including Ealing, Harrow, Central London and to many other locations.

Additional bus services at the nearby town centre link to many other locations within the borough.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

Conclusions:

This application, which have been carefully designed so that it causes no harm to neighbours or to the street scene, would enable the property to provide good space for residential use.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

The provision of two residential units on this site, which has excellent public transport links and is well located in terms of its access to shops and other local services, is a common arrangement to have and an appropriate use of the site.

Please do not hesitate to contact us if you require any further information.