

67 Waltham Avenue, Hayes, UB3 1TD

Design and Access Statement in Support of a Planning Application

Extension to Existing 3 Bed Dwelling & Erection of a New
Built 2 Bed Terraced House.



June 2025

INTRODUCTION

This statement has been prepared on behalf of our client for the property at **67 Waltham Avenue, Hayes, Middlesex, UB3 1TD** to accompany a full planning application for the **conversion of a single dwelling house into two self-contained residential units**, including the **provision of private amenity space and minor external alterations**.

USE

The application site consists of a two-storey end-terrace dwelling situated within a residential area in Hayes. The proposal seeks to convert the property into:

- **1 x 3-bedroom, 4-person dwelling**, and
- **1 x 2-bedroom, 3-person dwelling**.

The site remains in **residential use** and the proposal supports the local and national planning goal of increasing housing availability and choice within the borough.

ACCESS

The site is accessible directly from **Waltham Avenue** and **Mildred Avenue** which benefits from **existing vehicular crossovers**. It lies within an area with good public transport links, with local bus routes and Hayes & Harlington Station nearby, making the location well-connected.

There are no listed buildings on the site, and it does **not fall within a Conservation Area**.

SITE AND SURROUNDINGS

The site comprises a 3+ bedroom **end-of-terrace** property situated on a residential street in the London Borough of Hillingdon. The surrounding area is primarily residential, comprising a mixture of terraced and semi-detached properties.

The site benefits from a **corner plot**, providing greater flexibility in layout and external space. The house has a **pebble-dashed façade**, **hipped clay tile roof**, and **rear garage**. The property also includes a **driveway** that can accommodate up to **3–4 vehicles**, with **existing crossover** to the public highway.

The total site area is approximately **353 sq.m**, allowing for the reconfiguration of the dwelling into two units while providing adequate outdoor amenity and parking.

PROPOSAL

This application proposes the **conversion of the existing single dwelling into two separate units**, each with dedicated amenity space at the rear.

The design of the new dwellings will retain the existing structure and will include only **Single storey rear extension to the existing property with minor external changes to the same.**

The application may also refer to previously approved extensions in vicinity to support the viability of the conversion. The proposal aims to retain the residential character of the site while making a more **efficient use of urban land.**

PLANNING POLICY CONTEXT

The development has been designed to comply with:

- The **National Planning Policy Framework (NPPF)**
- The **Hillingdon Local Plan: Part 1 & 2**
- The **London Plan (2021)**, particularly:
 - Policy D6 – Housing quality and standards
 - Policy H1 – Increasing housing supply
 - Policy D4 – Delivering good design
- The **Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts**

Relevant Local Plan policies include:

- **BE13, BE15, BE19, BE20, BE21, BE22, BE23, BE24** (Design, appearance, impact on amenity)
- **AM14** (Car parking)
- **PT1.BE1** (Built Environment)

FLOOR AREA

The proposed floor areas are:

- **67 Waltham Avenue (3 Bed, 4P):** Approx. **91.01 sq.m**
- **67A Waltham Avenue (2 Bed, 3P):** Approx. **73.04 sq.m**

Both meet or exceed the **London Plan's minimum space standards** for their respective dwelling types, ensuring that future occupants have sufficient internal living space.

AMENITY

Each dwelling will benefit from **dedicated private outdoor space** at the rear of the property.

- Approx. **61.29 sq.m** for the 3-bed unit
- Approx. **53.84 sq.m** for the 2-bed unit

This significantly exceeds the **HDAS standard of 40 sq.m** for family dwellings and will offer ample space for outdoor living. All habitable rooms benefit from **natural daylight and ventilation**, and no harm will be caused to neighbouring properties in terms of **overlooking or overshadowing**.

DESIGN AND APPEARANCE

No major changes are proposed to the external appearance of the existing property, ensuring that the new dwelling extension **harmonises with the street scene**.

- The design incorporates existing materials such as **brick, render, and tile**,
- All new openings or alterations will match the **existing scale and character**,
- New windows will be **UPVC framed and double-glazed**, achieving high thermal performance.

The appearance of the converted units will maintain **continuity with the surrounding homes**, preserving the established residential character of the area.

PARKING

The site offers **off-street parking for 2 vehicles**—one to the front and one to the rear, along with the **garage space converted as shed for the existing dwelling**.

This meets the **car parking standards set out in Policy AM14** and avoids creating any on-street parking stress. Existing vehicular access will be retained and unaltered with an addition of a extended dropped kerb at the front.

INCLUSIVE ACCESS

The development will conform to **Part M of the Building Regulations**, ensuring:

- **Level access to entrances,**
- **Sufficient corridor widths,**
- **Ground floor WC and accessible kitchen layout,**
- **Stair access to upper-level bedrooms.**

The proposal ensures that the accommodation will be suitable for a broad range of users.

CONCLUSION

The proposal represents a **sustainable and policy-compliant residential conversion** that would contribute to local housing supply, particularly for family-sized accommodation.

It respects the **character of the street**, provides **generous living space**, retains **adequate private amenity**, and offers **sufficient off-street parking**. The design has been carefully considered to maintain the quality of life for future and neighbouring occupants.

The application complies with relevant planning policies, including the **London Plan, Hillingdon Local Plan**, and national policy, and should be supported as a **sensitive, high-quality conversion** appropriate to its setting.