

Design Statement

Prepared for

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Hayes, UB3 5LA

Prepared by

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Date

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Contents

Design Statement

1.0	Introduction	03
2.0	Site & Context	04
3.0	Planning Considerations	05
4.0	Existing Property	06
5.0	Site Planning History	07
6.0	Planning Precedents	08
7.0	Design Proposal	09
8.0	Conclusion	10

This design statement has been prepared on behalf of the applicant to support the planning application. It describes the context and proposal for development at 8 Heath Close, Harlington, Hayes, UB3 5LA.

This document is divided into the following sections:

1. Introduction
2. Site & Context
3. Planning Considerations
4. Existing Property
5. Site Planning History
6. Planning Precedents
7. Design Proposal
8. Conclusion

This design statement should be read in conjunction with the drawings and reports submitted alongside this application (list of documents mentioned in the application cover letter).

The property is located within the London Borough of Hillingdon, the surrounding area is predominantly residential in character comprising two storey terrace, semi-detached and detached properties. The site is not a Grade Listed property nor does it sit within a Conservation or Article 4 Area.

To the north of the site lies Harlington and Hayes, Imperial College Sports Ground, William Byrd Park and the M4.

To the east is Cranford Country Park, Heston Hyde Hotel and Costco Hayes.

South of the site is Heathrow Airport, Premier Inn London, Staines Reservoirs, Bedford Lakes Country Park and the A4.

To the west, lies Harmondsworth, Orlotts Lake, and Wraybury Reservoir.

The site benefits from excellent transport links, being conveniently located near Hayes & Harlington and Hatton Cross stations, with multiple bus routes and easy access to major roads including the M4 and A4, providing strong connectivity to other parts of London.

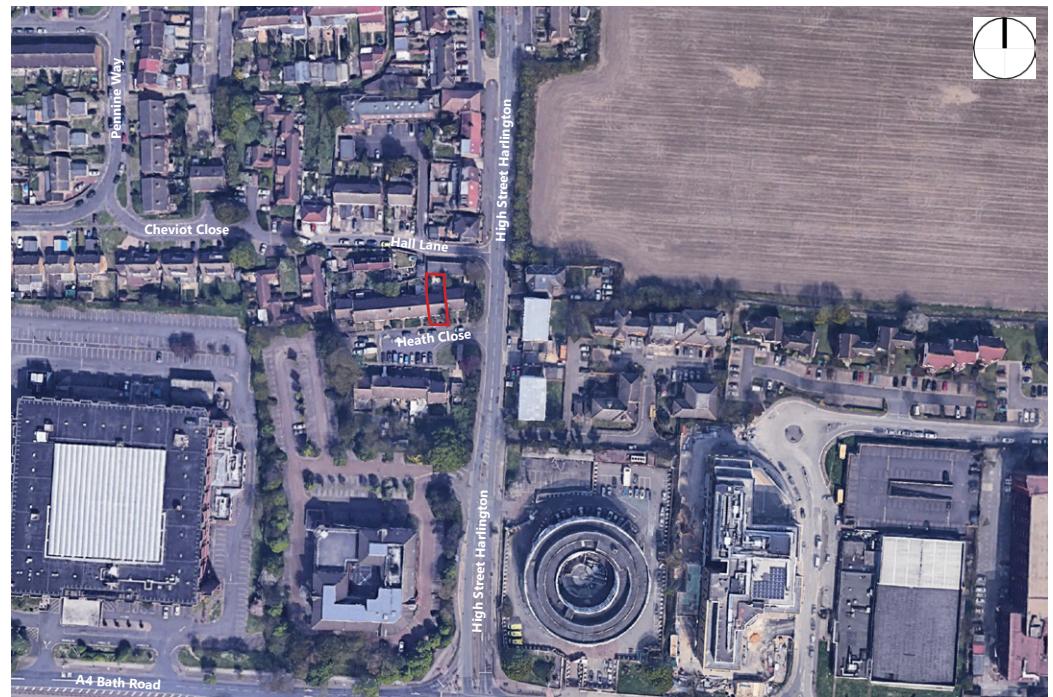


Fig. 01 Aerial view of 8 Heath Close showing indicative boundary (highlighted in red)



Application site

Address :

8 Heath Close, Harlington, Hayes, UB3 5LA

Local Authority :

Hillingdon Borough Council

Green Belt :

No

Flood Risk :

No

Agricultural Zone:

No

Listed Building :

No

TPO :

No

The existing property is a ground floor maisonette in a two storey terraced house. The site benefits from a spacious rear garden. Please refer to document named 'Site Photographs' for more existing property photos submitted along with this application.



Fig. 02 Front elevation of the house



Fig. 03 Rear elevation of the house

The property has no history of planning application or pre-applications found in relation to the property during our desktop research.

The proposal set out in this application is a common type of development across the local borough. The study represented in the diagram on the right shows properties with outbuildings of a similar scale surrounding the application site.

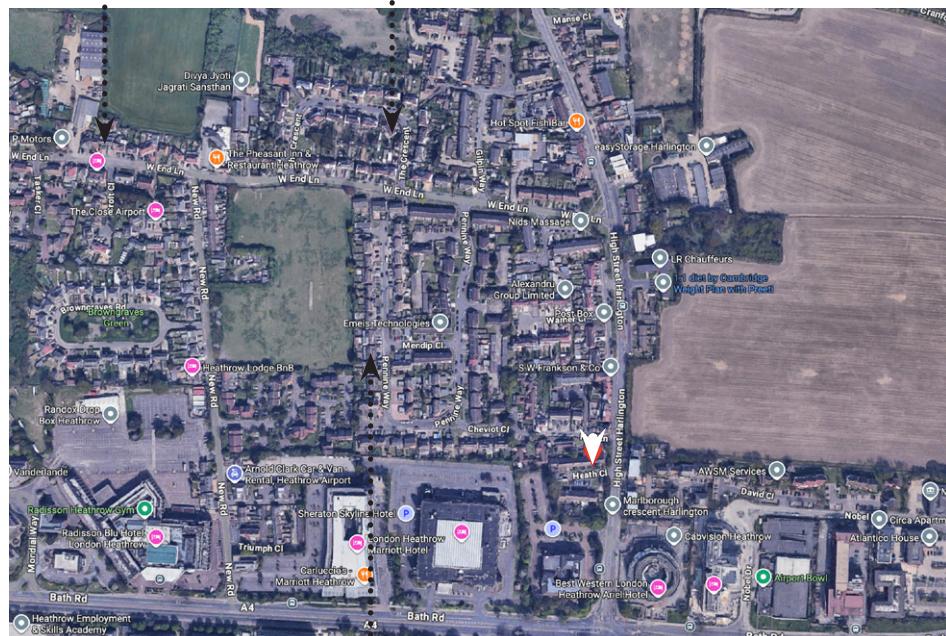
Please note, the reference properties are not maisonette and therefore some applications have been approved under permitted development rights.

11660/APP/2003/2922

120 West East Lane

79523/APP/2025/1567

1 The Crescent



48333/APP/2007/208

59 Pennine Way

Fig. 04 Site aerial view showing planning precedents

Proposal

An erection of a single storey outbuilding.

Location

The application site is not within a conservation area, world heritage site, a national park, an area of outstanding natural beauty, the broads nor it is within the grounds of a listed building.

Use

The proposed development will be used as a storage space for the ground floor maisonette. The proposal does not change the dwelling's existing residential use.

Layout

The outbuilding will occupy the land at the end of the garden of 8 Heath Close. To the side of 4 and 10 Heath Close. The addition of the outbuilding in the rear will be ancillary to the maisonette.

Amount

The GEA of the proposed outbuilding will be 25.14 m².

Site Area = 148.86 m²

Existing House = 79.93 m²

148.86 - 79.93 = 68.93

68.93 / 2 = 34.46 m² (50%)

Therefore the proposal does not exceed 50% of the total area of the curtilage excluding the ground area of the original dwellinghouse.

Scale

The outbuilding is a single storey flat roof structure. The height of the outbuilding would not exceed beyond 2.5m from the finished ground level in order to reduce the impact on the surrounding gardens.

Impact on Neighbours

This proposal has very limited impact on neighbours. No overlooking occurs as a result of the single storey outbuilding proposal and there is no change to the daylight of the surrounding properties. The proposal will not be visible from any public roads.

Appearance

All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity. The proposed outbuilding materiality will match with the existing main house safeguard the visual amenities of the area.

Landscaping

There has been no effect on landscaping or trees by the proposal.

Access

The proposal does not alter the access arrangement to the main house and the traffic/parking provision is unaffected. The proposal would not have a material impact on the safety and operation of the adjoining public highway.

Community Infrastructure Levy (CIL)

The proposal falls below the 100 sqm (25.14m²) threshold and are therefore is not subject to Community Infrastructure Levy (CIL).

Based on the information presented within this document, accompanying drawings and reports, we are confident that this proposal adheres to the relevant local and national planning policy. The proposal is respectful of the neighbouring properties and sensitive to the existing property and area. This careful and attentive design will provide a positive addition to the property and the surrounding area. We trust that you will give favourable consideration to our application.

