

Planning, Design + Access Statement

Land Adjacent to 43 Bedwell Gardens, Hayes UB3 4EB

April 2023



1 Mills Court, Shoreditch, London, EC2A 3BF | www.redandwhite.co



Aerial photograph

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1.0 Introduction

1.1 Brief

The intention of this document sets out a proposal for developing the land adjacent to 43 Bedwell Gardens, UB3 4EB for;

The erection of a ‘Two storey, 2-bed attached dwelling with associated parking and amenity space and installation of vehicular crossover’.

The proposed dwelling would comprise of off-street parking and private amenity space. The planning application is a re-submission of the previous planning application approved on 22/03/2019 (ref: APP/R5510/W/18/3214744), however the planning permission expired on 22/03/2022 due to the applicant not being in a position to implement the planning permission.

The previous planning permission established the principle of the proposal and the opportunity to make efficient use of urban land that would seek to increase the housing stock in the Borough in an existing residential area. The proposed development would be in-keeping with the character and appearance of the existing streetscape and follow a similar neighbouring development at 45 Bedwell Gardens. It would also follow other precedent examples along Bedwell gardens for new dwellings (no's. 2, 60A, 75, 81 Bedwell Gardens).

The design and access statement sets out in detail the opportunity and justification for the proposed dwelling, demonstrating how the proposal, in terms of the siting, scale, form, architectural approach and quality of materials would compliment and enhance the context.

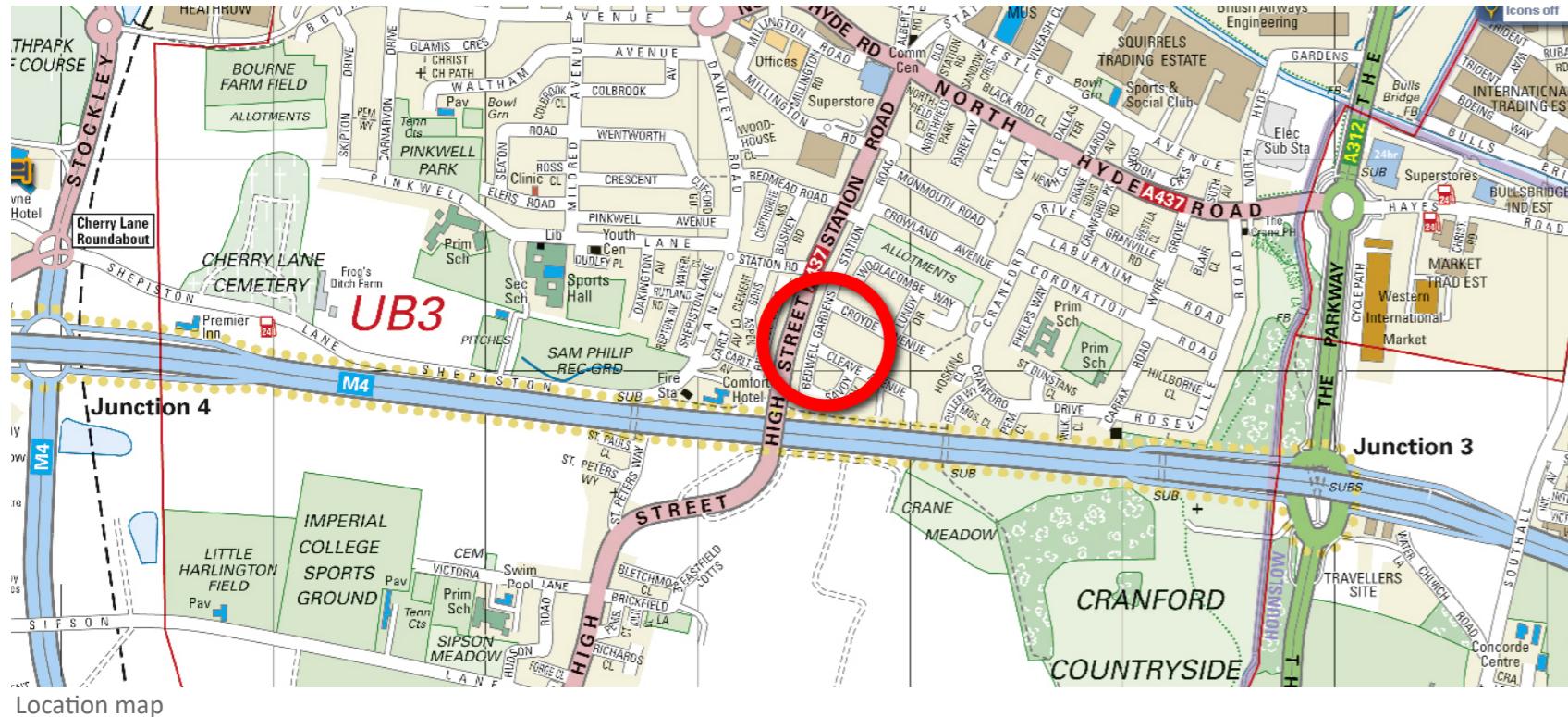
The proposal has been developed in regard to the Hillingdon Local Plan: Part 1 (2012) & Part 2 (2020), The London Plan (2021), Technical Housing Standards, Hillingdon Design and Accessibility Statement and National Planning Policy Framework.

The proposal is based on a digitally measured land and buildings survey ensuring all existing and proposed drawings have been accurately recorded, which includes the measurement of existing properties, boundaries, trees and windows.

1.2 Site and Surroundings

The application site is located on the South East side of Bedwell Gardens and comprises a two storey terraced dwelling (no.43). Adjacent to the dwelling is a generous plot of land fronting onto the back edge of pavement along Cleave Avenue and extending to the rear of an access path leading to 41 Bedwell Gardens. The neighbouring dwelling along Bedwell Gardens (no.45) South of Cleave Avenue has implemented a similar extension this application seeks to replicate.

The curtilage of land is approximately 285m² / 0.028ha.



Birdseye view north

2.0 Existing Photographs

2.1 Site and Street Relationship



Front elevation (43 Bedwell Gardens and adjacent land)



Adjacent land to 43 Bedwell Gardens and Cleave Avenue



Site extent along Cleave Avenue



Side elevation (43 Bedwell Gardens and adjacent land)

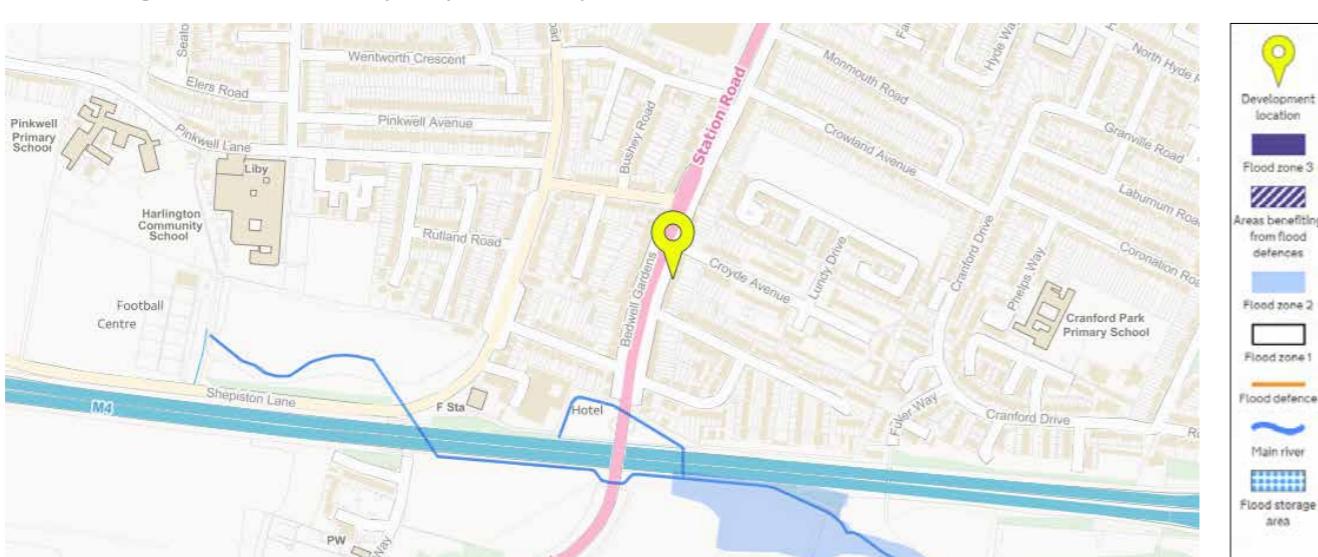


1A Cleave Avenue Rear of 43 Bedwell Gardens



Site extent along Cleave Avenue

3.0 Context Analysis



3.1 Site Status

The site is **not** within the Green Belt, Conservation Area or Area of Special Local Character. The existing building is **not** statutorily or locally listed. The site is **not** within an Archaeological Priority Area/Zone.

3.2 Orientation and Topography

The site is a corner site located on southern side of Bedwell Gardens and northern side of Cleave Avenue. The topographical data demonstrates the site is relatively flat.

3.3 Public Transport Accessibility Level (PTAL)

The site is designated within PTAL 4. This is considered 'good' for public transport accessibility. The site is within walk distance to Hayes town centre and close to the M4 providing access to central London.

3.4 Car Parking

This site is **not** within a designated Controlled Parking Zone. 43 Bedwell Gardens incorporates a forecourt for off-street parking.

3.5 Flood Risk Zone

The land and property has a low probability of flooding its not affected by sources of flooding.

3.6 Trees

No trees on the site or within the vicinity are protected (TPO). From the topographical data there is one tree along the boundary of the site.

4.0 Planning History

4.1 Site Planning History

There have been several planning applications related to the site. The recently approved application has not been implemented;

Site: 43 Bedwell Gardens

Ref: APP/R5510/W/18/3214744

Proposal: Two storey, 2-bed attached dwelling with associated parking and amenity space and installation of vehicular crossover

Decision: Granted

Decision Date: 22-03-19

Site: 43 Bedwell Gardens

Ref: 32498/APP/2018/1989

Proposal: Two storey, 2-bed attached dwelling with associated parking and amenity space and installation of vehicular crossover

Decision: Granted

Decision Date: 25-07-18

Site: 43 Bedwell Gardens

Ref: 32498/APP/2018/355

Proposal: Two storey, 2-bed attached dwelling with associated parking and amenity space and installation of vehicular crossover

Decision: Refused

Decision Date: 04-04-18

Site: 43 Bedwell Gardens

Ref: 32498/APP/2014/3692

Proposal: Two storey, 2-bed attached dwelling with associated parking and amenity space involving installation of vehicular crossover

Decision: Withdrawn (P)

Decision Date: 15-12-14

Site: 43 Bedwell Gardens

Ref: 32498/B/87/0605

Proposal: Erection of a two-storey side and single-storey rear extension (not implemented)

Decision: Approval

Decision Date: 25-05-87

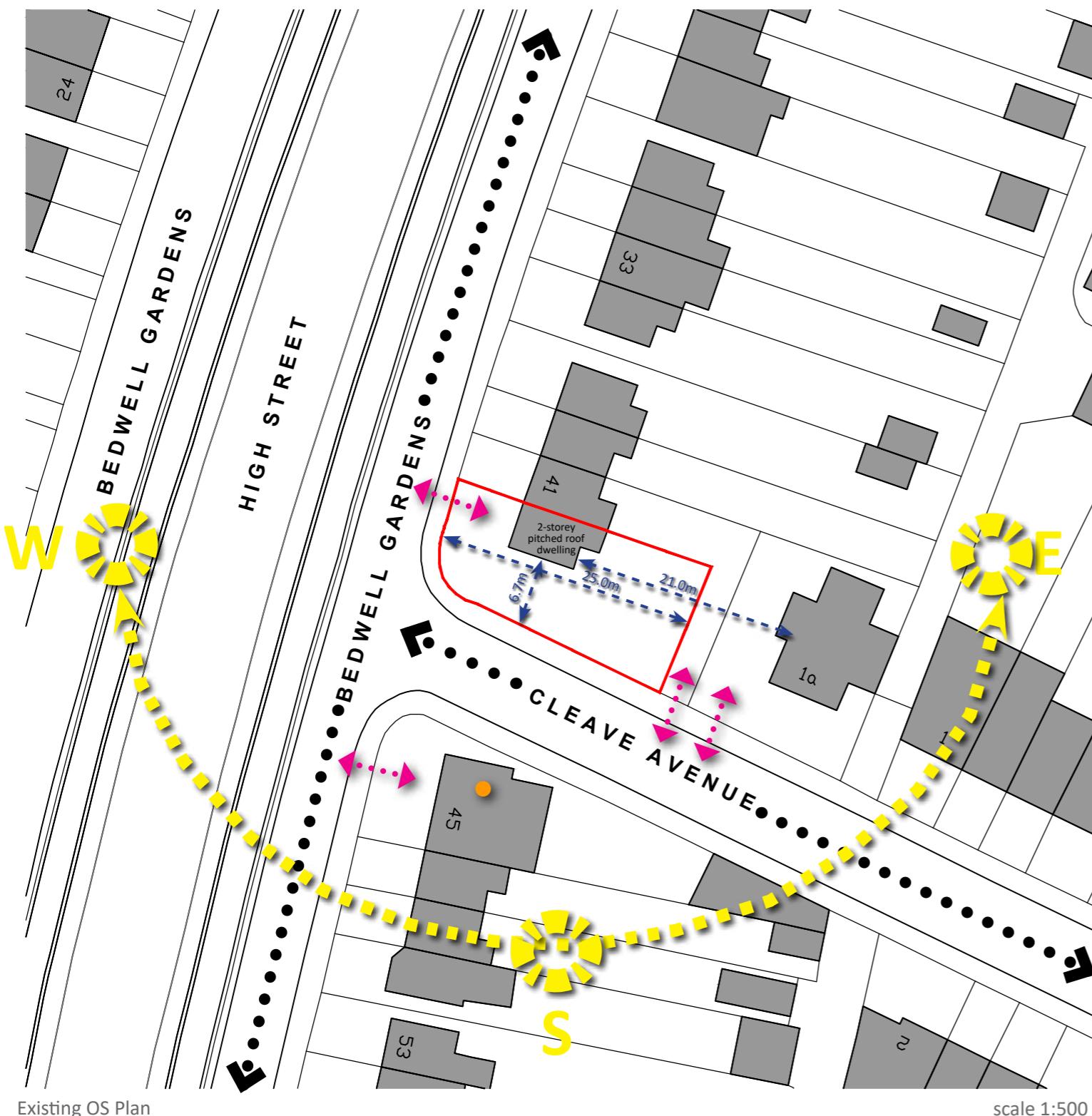
Site: 43 Bedwell Gardens

Ref: 32498/A/86/2030

Proposal: Householder dev - side and rear extension (not implemented)

Decision: Approval

Decision Date: 02-01-87



site boundary

vehicle access / dropped kerb

sunpath (east to west)

two-storey side extension

existing dwellings

proposed dwelling

context distances

local road

4.0 Planning History



Land forming part of 75 Bedwell Gardens (Erection of an end-of-terrace two-bedroom house)



4.2 Precedent Planning Applications

There are various approved and implemented planning applications along Bedwell Gardens relating to new dwellings, side and rear extensions. A selected list of these are recorded below:

New Residential Dwellings

Site: 2 Bedwell Gardens

Ref: 28590/APP/2017/683

Proposal: Two storey attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling (Part Retrospective)

Decision: Approval 27-06-17

Site: Land forming part of 81 Bedwell Gardens

Ref: 58944/APP/2005/339

Proposal: Erection of 2 semi-detached dwellings with detached garages in the front and creation of new vehicular access (involving demolition of detached garage)

Decision: Approval 05-04-05

Site: Land forming part of 75 Bedwell Gardens

Ref: 57918/APP/2002/2794

Proposal: Erection of an end-of-terrace two-bedroom house

Decision: Approval 17-01-03

Site: 60A Bedwell Gardens

Ref: 39781/B/88/0345

Proposal: Erection of 2-bed end-of-terrace house & garage

Decision: Approval 20-04-88



45 Bedwell Gardens (Two storey side and single storey rear extension)



60A Bedwell Gardens (Erection of 2-bed end-of-terrace house & garage)



255 Bedwell Gardens (Two storey side extension)

Side and Rear Extensions

Site: 45 Bedwell Gardens

Ref: 32498/B/87/0605

Proposal: Erection of a two-storey side and single-storey rear extension

Decision: Approval 25-05-87

Site: 13 Bedwell Gardens

Ref: 20117/B/87/0101

Proposal: Erection of a two-storey side extension

Decision: Approval 18-03-87

Site: 32 Bedwell Gardens

Ref: 3959/APP/2016/3182

Proposal: Part single, part two storey rear extension and new rear outbuilding for use as store and playroom

Decision: Approval 18-10-16

5.0 Proposal

5.1 Description

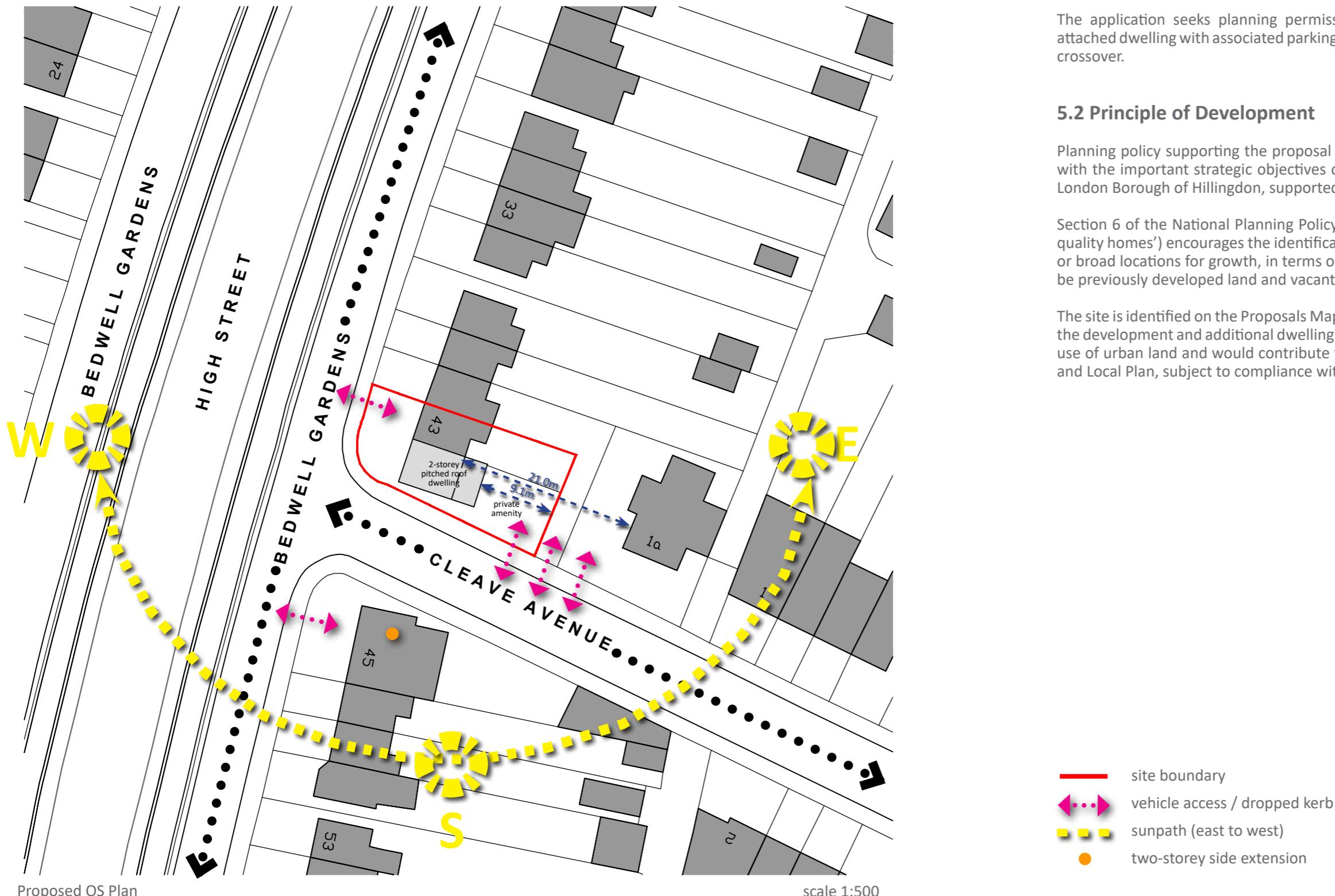
The application seeks planning permission for the erection of a two storey, 2-bed attached dwelling with associated parking and amenity space and installation of vehicular crossover.

5.2 Principle of Development

Planning policy supporting the proposal to create additional housing in the area aligns with the important strategic objectives of increasing the current housing stock for the London Borough of Hillingdon, supported by London Plan (2021) policy H1.

Section 6 of the National Planning Policy Framework ('delivering a wide choice of high quality homes') encourages the identification of suitable locations and developable sites or broad locations for growth, in terms of housing. It also states that the priority should be previously developed land and vacant buildings.

The site is identified on the Proposals Map as a residential area, therefore the principle of the development and additional dwelling should be acceptable as it would make efficient use of urban land and would contribute towards the targets set out in the London Plan and Local Plan, subject to compliance with the relevant local planning policies.,



5.0 Proposal



5.3 Design

The proposal provides the opportunity to create an additional dwelling and harmonise with the street scene. The architectural design carefully replicates the scale, form, ridge height, materials and architectural details of the dwellings along Bedwell Gardens.

The established building line is respected and the flank wall of the proposal has been set back over 1 metre from the side boundary. With specific reference to HDAS: Residential Extensions (Side and First Floor Side Extensions: Two Storey) demonstrating the proposal complies with the local policy;

(5.7) Detached and end-of-terrace

Two storey side extension should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house.

(5.8) Height and Roof Design

The roof height of the existing should be equal to that of the main house.

(5.9)

The design of the roof should follow that of the existing roof.

5.4 Internal Space Standards

London Plan 2021 Policy D6 seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context. The London Plan sets out the minimum internal floor spaces required for unit developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The London plan recommends that a two storey, two bedroom 3 person dwelling should have a minimum internal floor area of 70m².

The proposed unit complies with the standards, and provides an adequate level of internal amenity in accordance with the requirements of the London Plan.

5.5 Private Amenity Space

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the dwellings which they serve. It should be of an appropriate size, having regard to the size of the dwellings and the character of the area.

The proposal would provide the existing dwelling (43 Bedwell Gardens) with a private amenity space of 60m² and the new dwelling with a private amenity space of 62m², which meets/exceeds Policy's DMHB 17 requirement of 60m². As such the proposal would provide each property with a usable, attractively laid out and conveniently located garden space in accordance with Policy DMHB 17 of the Local Plan and the HDAS Guidance Residential Layouts.

5.0 Proposal



5.6 Impact on Neighbouring Residential Properties

There would be no detrimental harm, to either the adjoining or neighbouring properties or amenity space. The property is at the junction with Cleave Avenue. The boundary to 45 Bedwell Gardens is over 8m away from the proposed flank elevation. The architectural approach and orientation of the site ensures there would be no loss of daylight, overlooking, overshadowing, privacy or sense of enclosure and would follow the approved planning proposals.

5.7 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policy DMHB 11 of the Hillingdon Local Plan: Part Two (January 2020) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The proposal includes extensions to the attached dwelling which are similar in size, scale and footprint to those at 45 Bedwell Gardens approved under permission reference: 32498/B/87/0605. As a result it is considered that the extensions would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Local Plan policies BE1 of Part One of the Local Plan and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

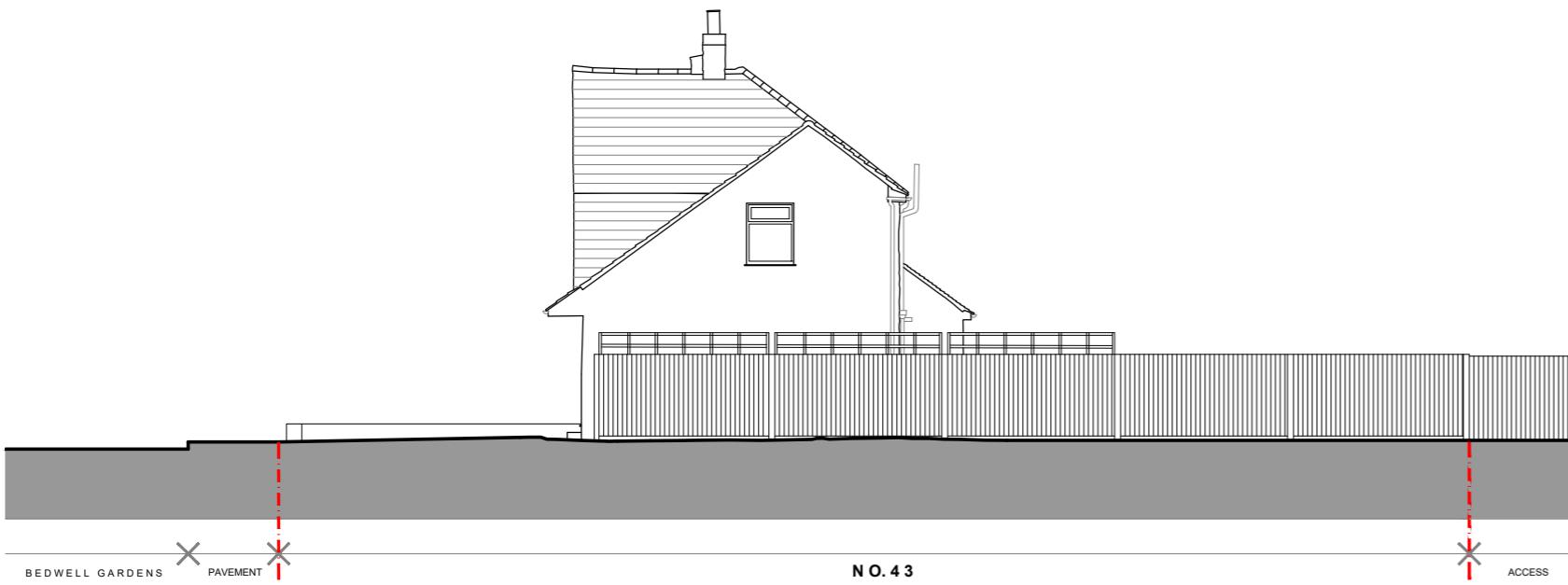
5.8 Energy Efficiency and Sustainability

The new dwelling would be designed to achieve appropriate reductions in carbon dioxide emissions through the principles of making the maximum use of natural light; utilising passive ventilation; building to high insulation levels; and via positive thermal massing. Energy efficiency and sustainability would be assessed as the project developed.

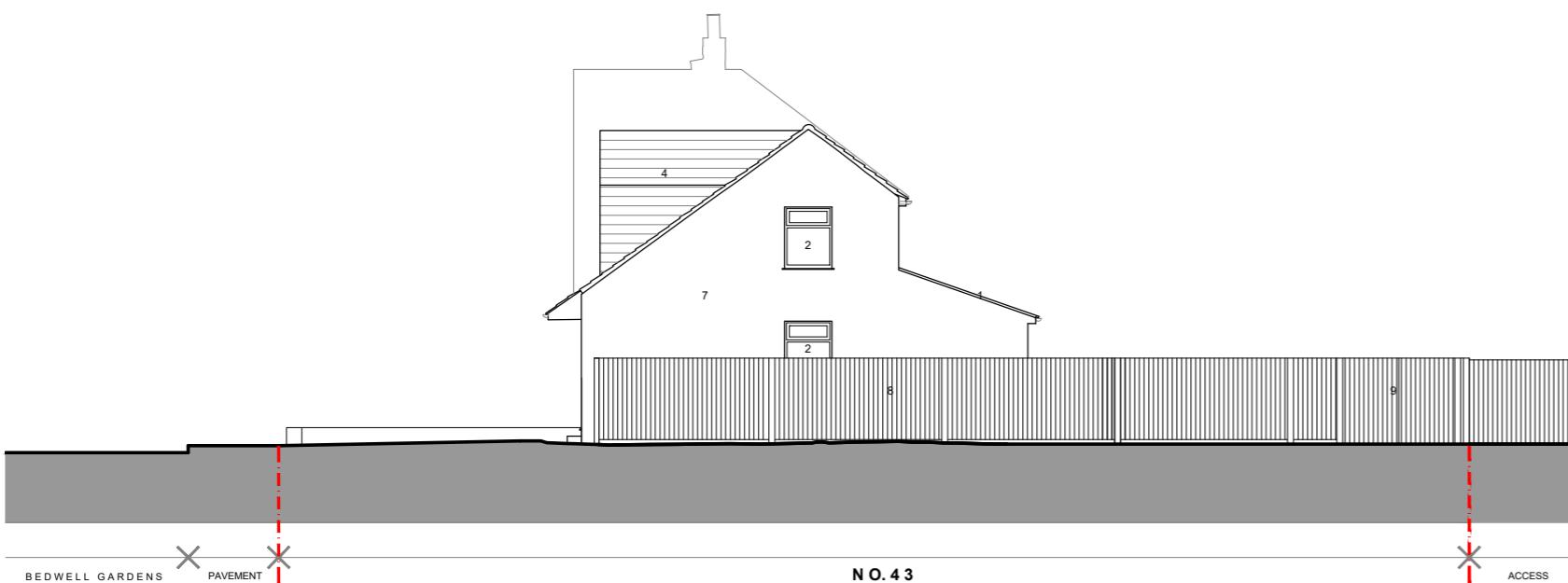
6.0 Transport

6.1 Traffic Impact/Pedestrian Safety

The proposal seeks the installation of a vehicular crossover to the rear of the site fronting onto Cleave Avenue. The proposed ground floor plan demonstrates the width of the proposed crossing at the back of the public footway and increases to the kerb line in accordance with Policy AM7 of the Local plan.



Existing side elevation (fronting onto Cleave Avenue)



Proposed side elevation (fronting onto Cleave Avenue)

6.2 Car Parking and Layout

The proposal would provide one off-street parking for the new dwelling, given the good Public Transport Accessibility Level, the proximity of a bus stop, the need to reduce car travel and the scale of the proposal the off-street provision should be considered acceptable.

6.3 Refuse and Recycling

The refuse and recycling provision for the proposed dwelling would replicate the existing arrangement along Bedwell Gardens. On the day of collection the refuse and recycling would be brought to the forecourt area for collection.

6.4 Cycle Parking

Cycle storage for both dwellings would be provided within the rear private amenity spaces in the form of a cycle locker (two cycles) that is secure, covered and accessible in accordance with the London Plan.

7.0 Conclusion

7.1 Opportunity

The planning application is a re-submission of the planning application approved on 22/03/2019 (ref: APP/R5510/W/18/3214744). No external or internal amendments are sought.

The under-utilised site presents an opportunity to sensitively develop the land adjacent to 43 Bedwell Gardens and provide an additional dwelling that would be efficient, sustainable and of a high quality.

The proposed size, scale, footprint and architectural design would be similar to the approved and implemented scheme at 45 Bedwell Gardens and provide the opportunity to match and enhance the street scene.

The proposed drawings and accompanying report has carefully considered the design, architecture and materials to match the existing dwellings along Bedwell Gardens and takes account of the new and infill dwellings that have been approved and implemented.

The proposed scale and depth to the dwelling is considered to be in-keeping with the site and the locality. The proposed dwelling provides a satisfactory level of residential amenity to the future occupants and would not result in an unneighbourly form of development to the occupants of neighbouring properties.

The proposal has been developed in regard to the Hillingdon Local Plan: Part 1 (2012) & Part 2 (2020), The London Plan (2021), Technical Housing Standards, Hillingdon Design and Accessibility Statement and National Planning Policy Framework.

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