

Design and Access Statement

Site Address,

*3 Elers Road
Hayes UB3 1NY*

The Project,

Conversion of existing 5-bedroom dwelling house into a 2 x 2-bedroom 3p flat, with associated loft conversion, with associated bin storage, bicycle parking, and private amenity space.

Amount

Conversion of existing 5-bedroom dwelling house into a 2 x 2-bedroom 3p flat, with associated loft conversion, with associated bin storage, bicycle parking, and private amenity space.

The site has an area of 0.039 hectares, Guidance in Planning Policy Statement 3 (PPS3) recommends a minimum density of 30 dwellings per hectare.

To meet this minimum density requires 4 dwellings.

The conversion of this property into two flats, would have no effect on the access, parking or amenity space arrangements of any existing dwelling.

Layout

The layout would be a mixture of old and new, with the new Loft conversion added at roof level made from traditional materials sourced locally, mainly glass, and tile in keeping with the local character.

The layout is subordinate to the existing / Current property, the property benefits from existing approved planning permissions which have been implemented, through a two-storey side and rear extension, and this allows the additional square metre space we require to meet the standards of the London plan.

With the layout chosen the proposals meet the requirements of Policies TD1, TD3, and TD7 of the ADLP.

In considering the layout attention has also been given to crime issues. This is identified as a key issue in PPS1. The scheme has also been designed with reference to Policy TD20 in the ADLP. Whilst this policy is more geared to larger developments, criteria (I), (v), (vii) and (ix) have all been addressed. Attention has also been paid to "Safer Places - The Planning System and Crime Prevention" published by the ODPM in 2003.

As the whole site will be private with no public access.

Scale

The scale of the extensions would reflect the surrounding scale of the residential housing and the residential extensions currently in place.

The height of the extensions / loft conversion would reflect the original scale as we are not increasing any heights, only adding to the original scale of the dwelling. The extension reflects the size already attached to the original property. The room sizes all are vastly greater than SPG policies. The flat conversion would meet the space and size standards of the London plan.

Landscaping

There is a mixture of landscaping for the flats. There is an existing block paved concrete printed front driveway standing for two cars.

Appearance

The extensions would be constructed of materials sourced locally making it a sustainable development as local bricks and local glass and tile manufacturers would be used to create the extensions, which would consist of materials that are found in and around the site.

The main façade of the street scene will remain relatively the same as existing, only the addition on a roof Velux window will be added to the roof. The main change is at the roof level to the rear of the property, again not seen from the street scene. Keeping the current elevation relatively unchanged, thus enabling the development to have minimal change to the street scene.

Access

There is only private access to the property. Both the flats would have a car parking space each.

This will be unchanged from the current situation.