

Proposed Change of Use of Existing Dwelling into Two Units
78 Kingsway
Hayes
UB3



Design Statement
Planning Application
For Mr Inderjit Deol

Ref. 2017.015/KS
27 December 2017

moor house farm
lower road
higher denham
uxbridge
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1. Description of existing building

- 1.1 The existing building is an end of terraced property on Kingsway situated east of West Drayton Road (B456).
- 1.2 The two-storey house benefits from both extensions and internal alterations.
- 1.3 The original fabric of the building is generally of traditional construction and detailing; including pitched tiled roof slopes, and a combination of facing brickwork and rendered facade.
- 1.4 The site is broadly level, and has an area of approximately 300m².
- 1.5 Photographs, both aerial and front views are attached to this document; the house and the adjoining properties can also be viewed from Google Street View.
- 1.6 Kingsway has predominantly two storey houses with variances in styles and materiality.

2. Planning

- 2.1 The existing building is not listed nor is it in a Conservation Area.
- 2.2 The council has approved applications for numerous extensions and conversions in the local area. Key considerations are location (visibility from afar), size, effect on adjoining properties and design.
- 2.3 Many properties have suffered from unseemly alterations often carried out without consent.
- 2.4 All proposed works are limited to internal alterations only, therefore the impact on neighbouring properties in terms of planning is negligible.
- 2.5 Recent planning history relating to the property include the following:
 - 2.5.1 **Ref. No: 35197/APP/2006/1535:** Erection of single storey side extension: **Approved**
 - 2.5.2 **Ref. No: 35197/APP/2005/3187:** Erection of single storey side and front extensions: **Withdrawn**
 - 2.5.3 **Ref. No: 35197/E/89/1213:** Erection of single storey rear extension: **Approval**
 - 2.5.4 **Ref. No: 35197/C/88/1223:** Erection of single storey side extension: **Approval**
 - 2.5.5 **Ref. No: 35197/A/84/1742:** Erection of front porch and alterations: **Approval**
 - 2.5.6 **Ref. No: 35197/84/1542:** Section 53 Certificate: **Refusal**

3. Brief

- 3.1 The applicant wishes to upgrade the property to provide two residential units, namely 2no. 2 bedroom, 3 person units.

- 3.2 The proposal is limited to internal alterations only not requiring any external extensions or additions thereby maintaining the existing appearance of the street scene.

4. Design and Involvement

- 4.1 Outline proposals were developed with the client and a formal pre application was submitted on 23 October 2017; (ref.;35197/PRC/2017/193). Drawings submitted with the application are as follows:

4.1.1 Existing plans and elevations: **S01, S02 & S03**

4.1.2 Proposed Plans: **2017.015 – 02.01**

- 4.2 A meeting was held between Mr. Kamal Panesar of Akaal Architecture (AA), Ms. Nicola Taplin (LBH) and Mr Inderjit Deol (Owner). In summary of the meeting, AA were advised that neither of the two proposals submitted would be supported due to design related issues. A revised scheme was agreed which required alterations to the ground floor and first floor roof terrace. A subsequent revised drawing **2017.015 – 02.01_A** was forwarded to Nicola Taplin on 23 November 2017, which was to form the basis of the pre application advice.

- 4.3 Following receipt of the pre application report dated 20 December 2017, it was apparent that the agreed first floor roof terrace remained questionable due to potential overlooking to the neighbouring residence. The amendments listed below have been made to ensure the development meets policy requirements as per the pre application advice.

4.3.1 Ground Floor

- 4.3.1.1 Layout amended to incorporate kitchen/breakfast area and corridor access to rear garden for first floor unit amenity
- 4.3.1.2 Ground floor unit to provide 2b/3p unit as apposed to 2b/4p unit as originally proposed
- 4.3.1.3 GIFA 61SqM
- 4.3.1.4 25% soft landscaping proposed to front garden
- 4.3.1.5 Existing crossover to be widened
- 4.3.1.6 2no. parking spaces provided
- 4.3.1.7 Bins & cycle stores proposed

4.3.2 First Floor

- 4.3.2.1 Roof terrace omitted
- 4.3.2.2 First floor unit to provide 2b/3p unit with kitchen and access to amenity at ground floor
- 4.3.2.3 GIFA 61SqM

5. Supporting Information



5.1 View looking North (Front) 78 Kingsway.



5.2 View looking North of adjacent property no. 76 Kingsway



5.3 View from rear Garden of no. 78 Kingsway looking North towards existing outbuilding

6. Access

- 6.1 The existing street access will be retained.
- 6.2 Subject to consent, all new work will be carried out in accordance with the Building Regulations current at the time of commencement.

7. Summary

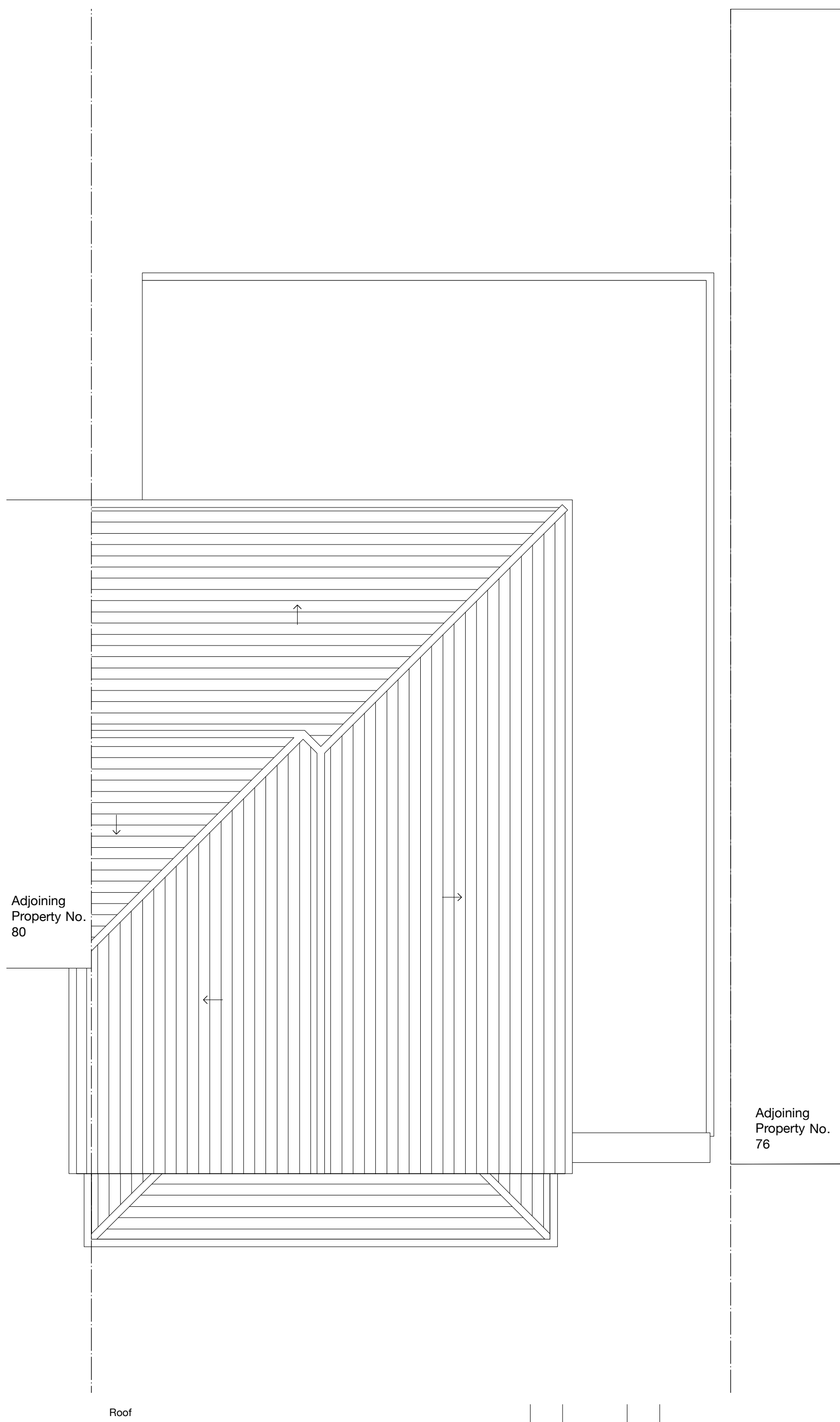
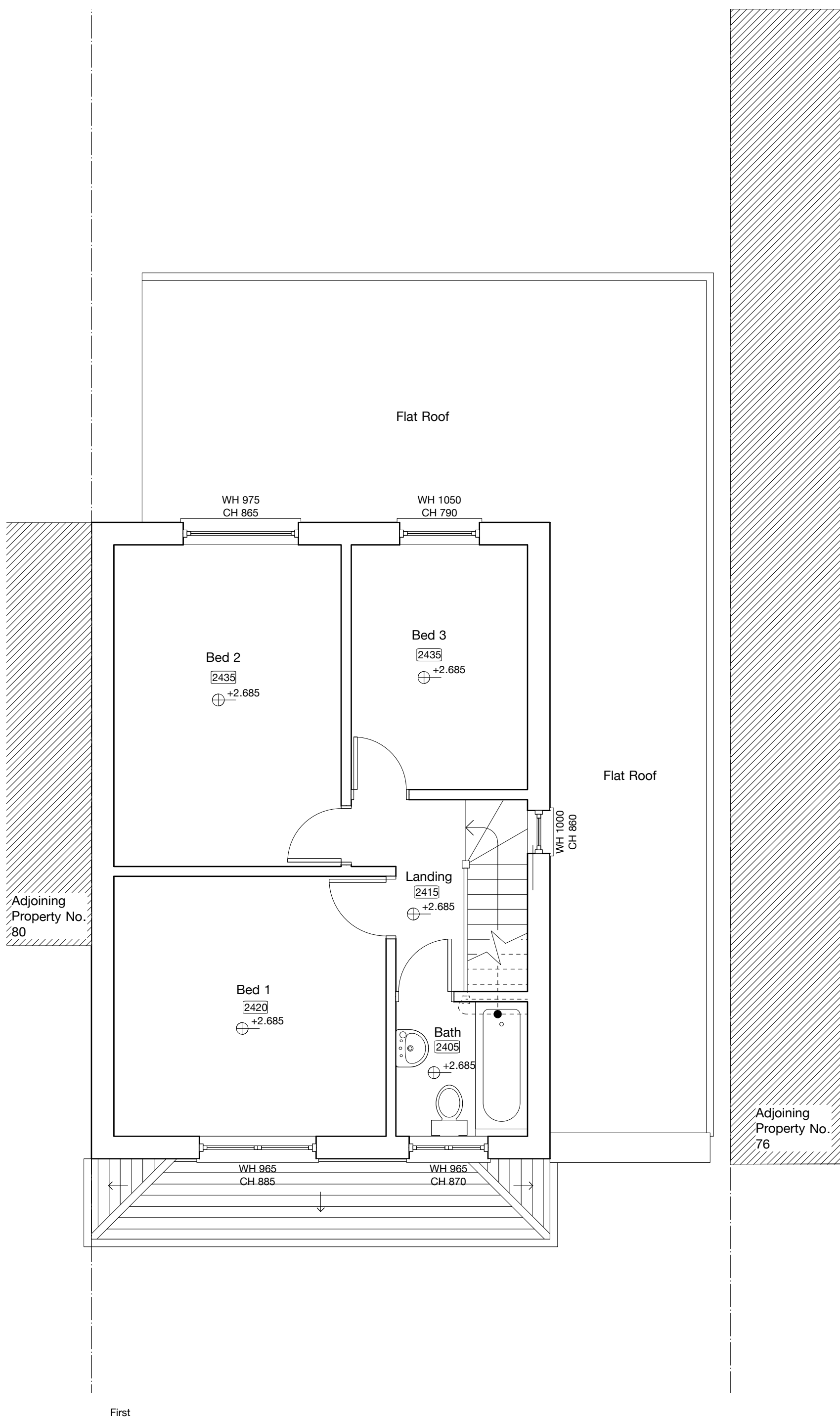
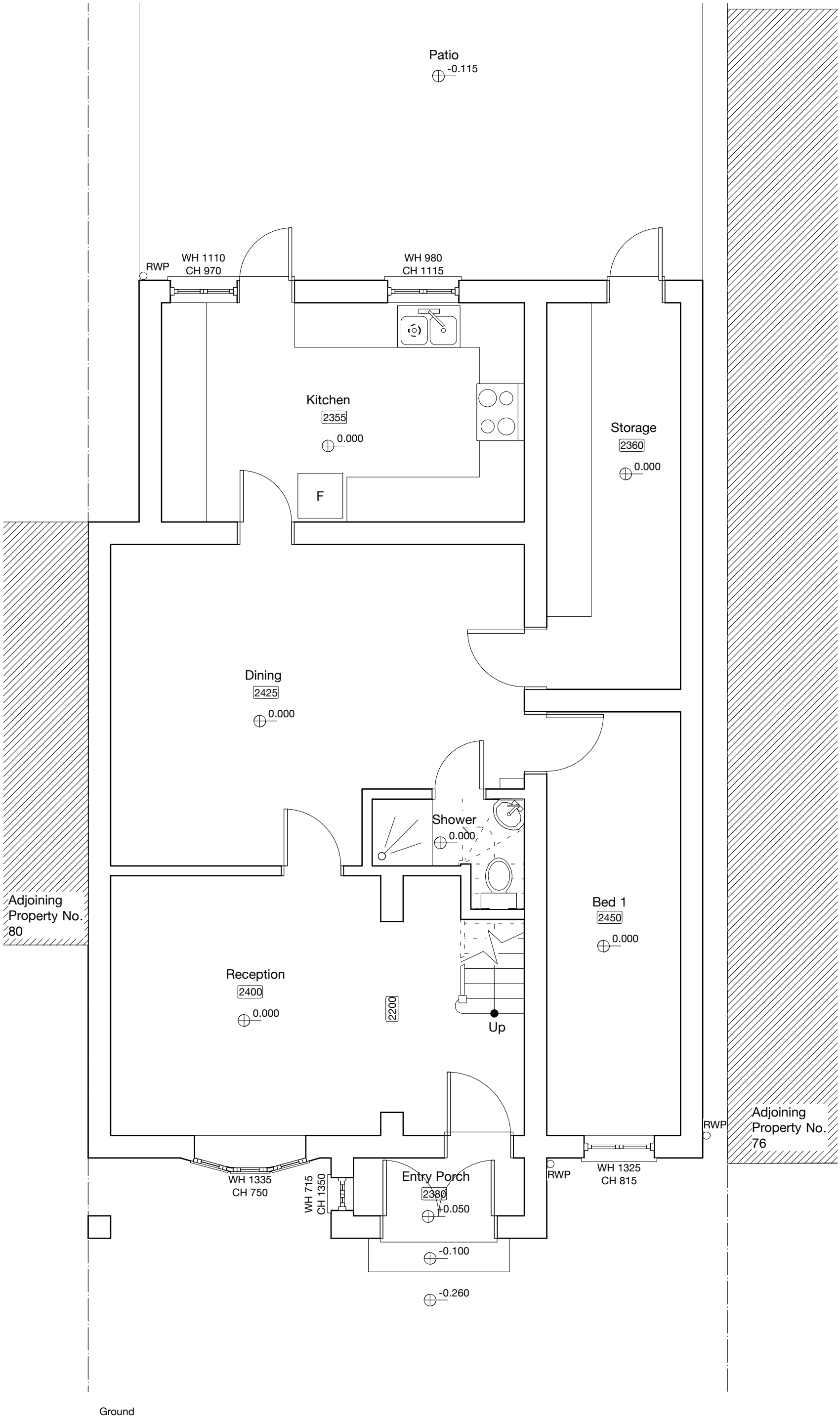
- 7.1 The pre application process of the initial proposals and the subsequent consultations with the council has helped evolve the scheme into the application proposal.
- 7.2 The design has developed to ensure that the principal features of the site remain intact as well as to minimise impact to adjacent dwellings in view of the proposal requiring internal alterations only.
- 7.3 The project can make a positive contribution to the local economic vitality of the Borough.
- 7.4 The design of the site layout and the proposal is of high quality and fully sympathetic with the existing building, character and quality of the local area and setting.
- 7.5 Akaal Architecture is a practice committed to providing our clients with the highest quality of service. We are experienced in managing all aspects of the design process from conception to completion. Our portfolio ranges from residential, commercial, residential urban planning,

Ministry of Defence, places of worship and leisure. We are socially and environmentally responsible in our work, which is reflected in the use of innovative technology and sustainability.

8. Appendix

8.1 List of drawings and other documents submitted in support of the application:

Drawing No.	Scale	Title
S02, S03	1.100 at A3	Existing plans and elevations
S01	1.1250 at A4	Site location plan
02.01	1.100 at A1	Outline proposals (Pre application)
02.01_A	1.100 at A1	Outline proposals (Pre application)
03.01	1.100 at A1	Proposed plans (Planning)
AA	NTS	Design and Access Statement
AA	NTS	Schedule of areas



Revision notes

Akaal Architecture

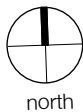
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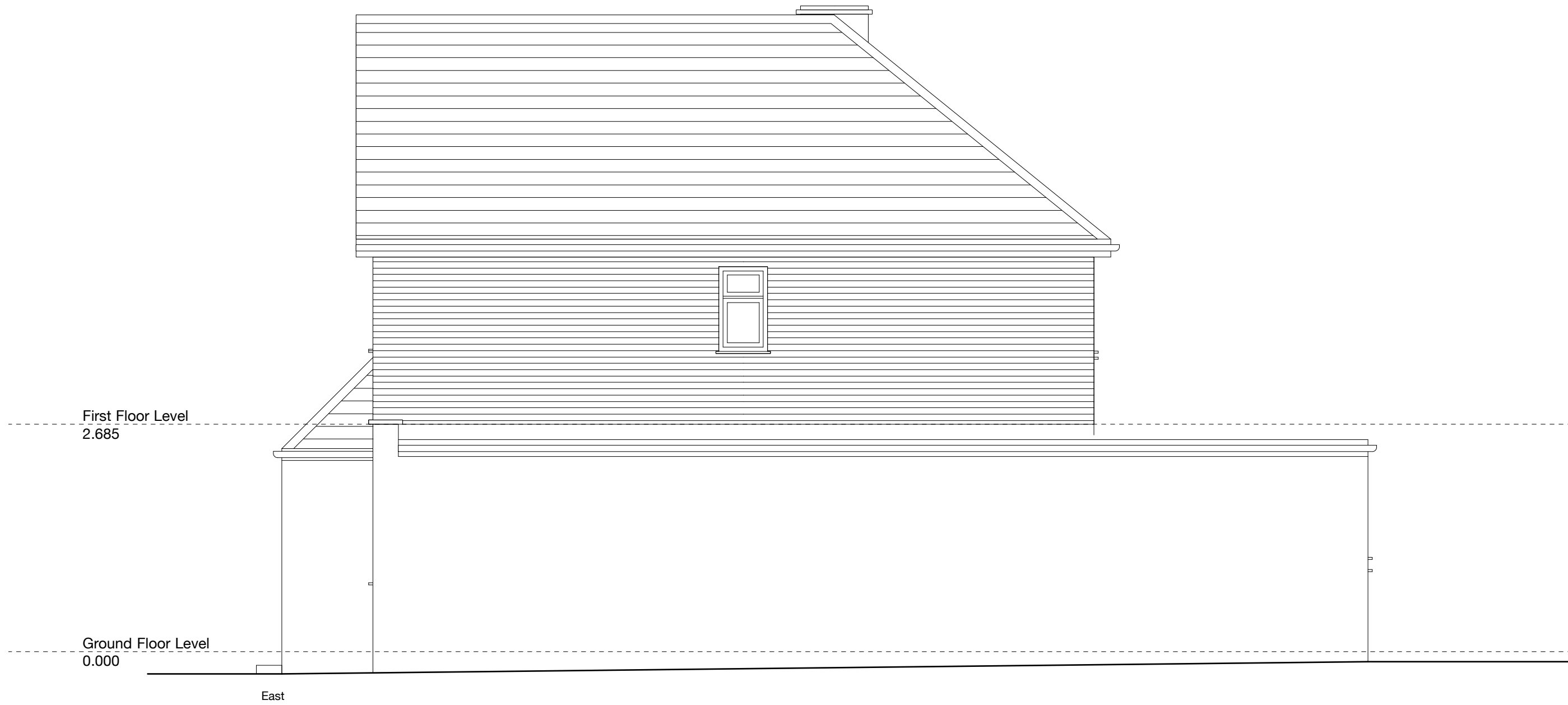
drawing notes
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client Mr. Indi Deol	project 78 Kingsway, Hayes UB3
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drawing Existing Plans	project no 2017.XXX	work stage 1	drawing no S02	-
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date Sep 2017	scale 1.50 at A1 1.100 at A3	project no 2017.XXX	work stage 1	drawing no S02	-
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Revision notes			

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client Mr. Indi Deol		project 78 Kingsway, Hayes UB3			
drawing Existing Elevations					
date Sep 2017	scale 1.50 at A1 1.100 at A3	project no 2017.XXX	work stage 1	drawing no S03	-



Revision notes			

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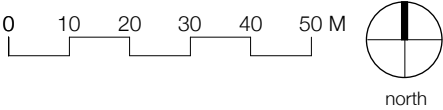
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drawing notes

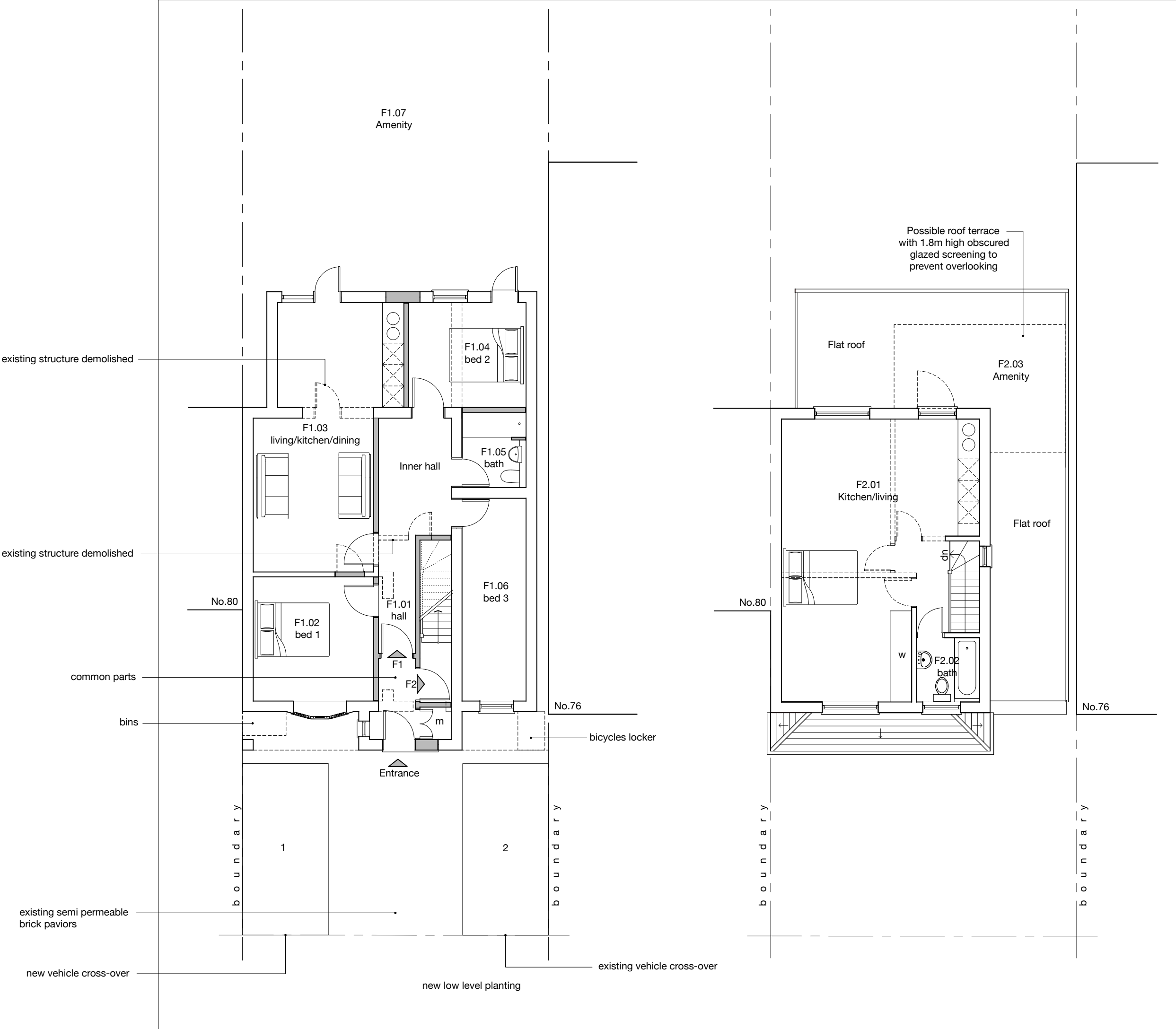
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client		project			
Mr. Indi Deol		78 Kingsway, Hayes UB3			
drawing					
Site Location Plan					
date	scale	project no	work stage	drawing no	-
Sep 2017	1.1250 at A4	2017.XXX	1	S01	



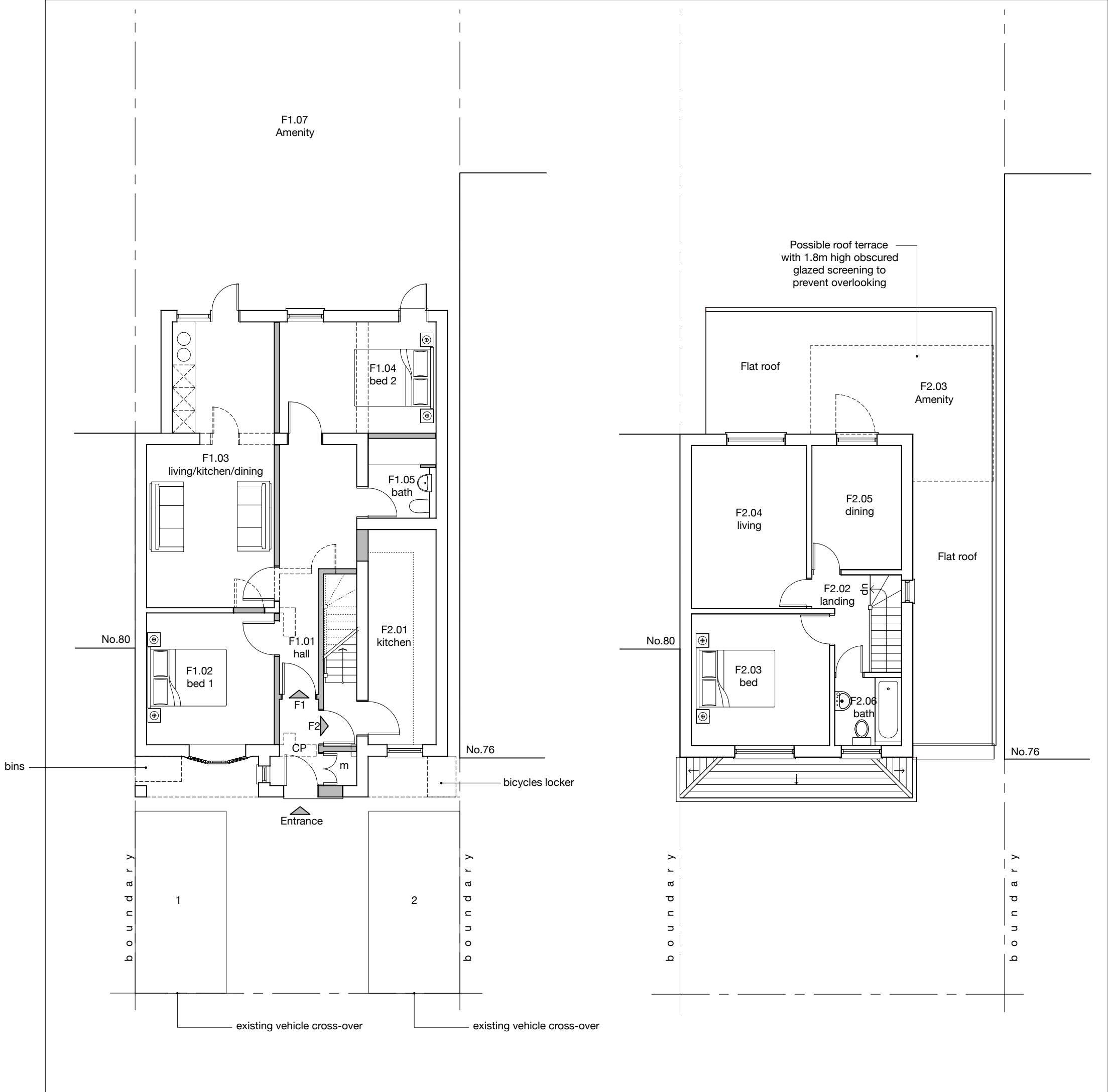
OPTION 1



GROUND (3b/4p) GIFA 75m²
OPTION 1

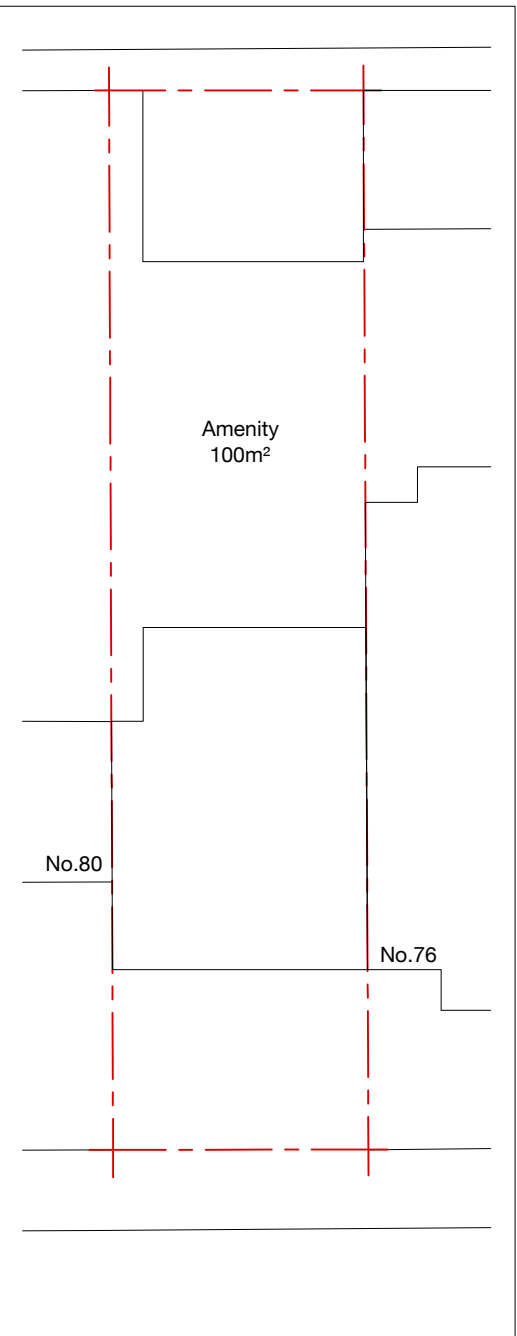
FIRST (1p Studio) GIFA 44m²
OPTION 1

OPTION 2



GROUND (2b/3p) GIFA 64m²
OPTION 2

FIRST (1b/2p) GIFA 54m²
OPTION 2



BLOCK PLAN
1:250



existing vehicle cross-over

Public recreation grounds

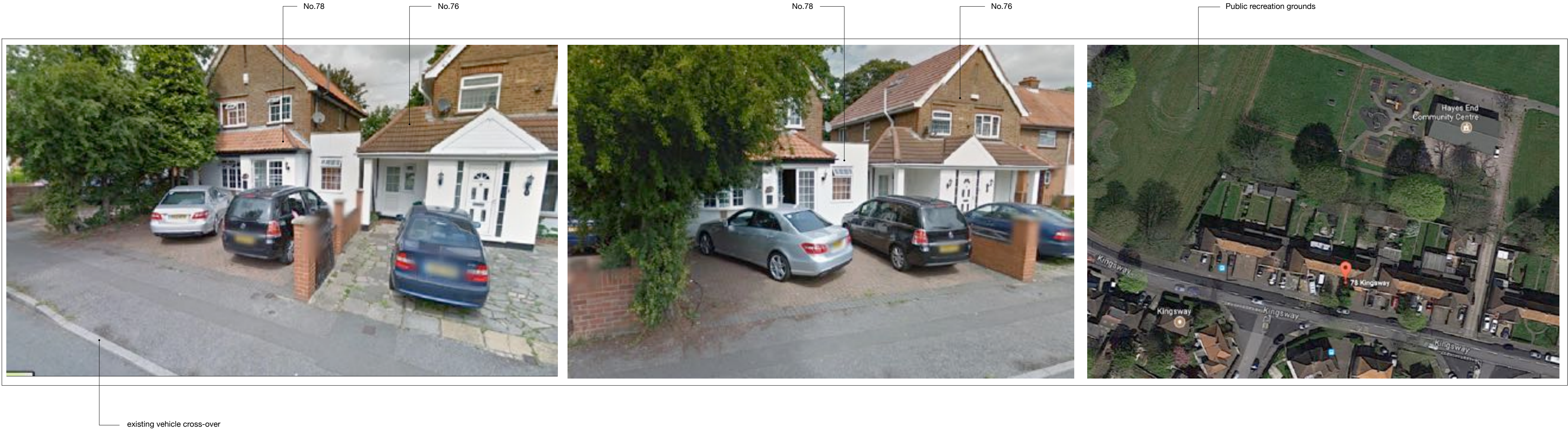
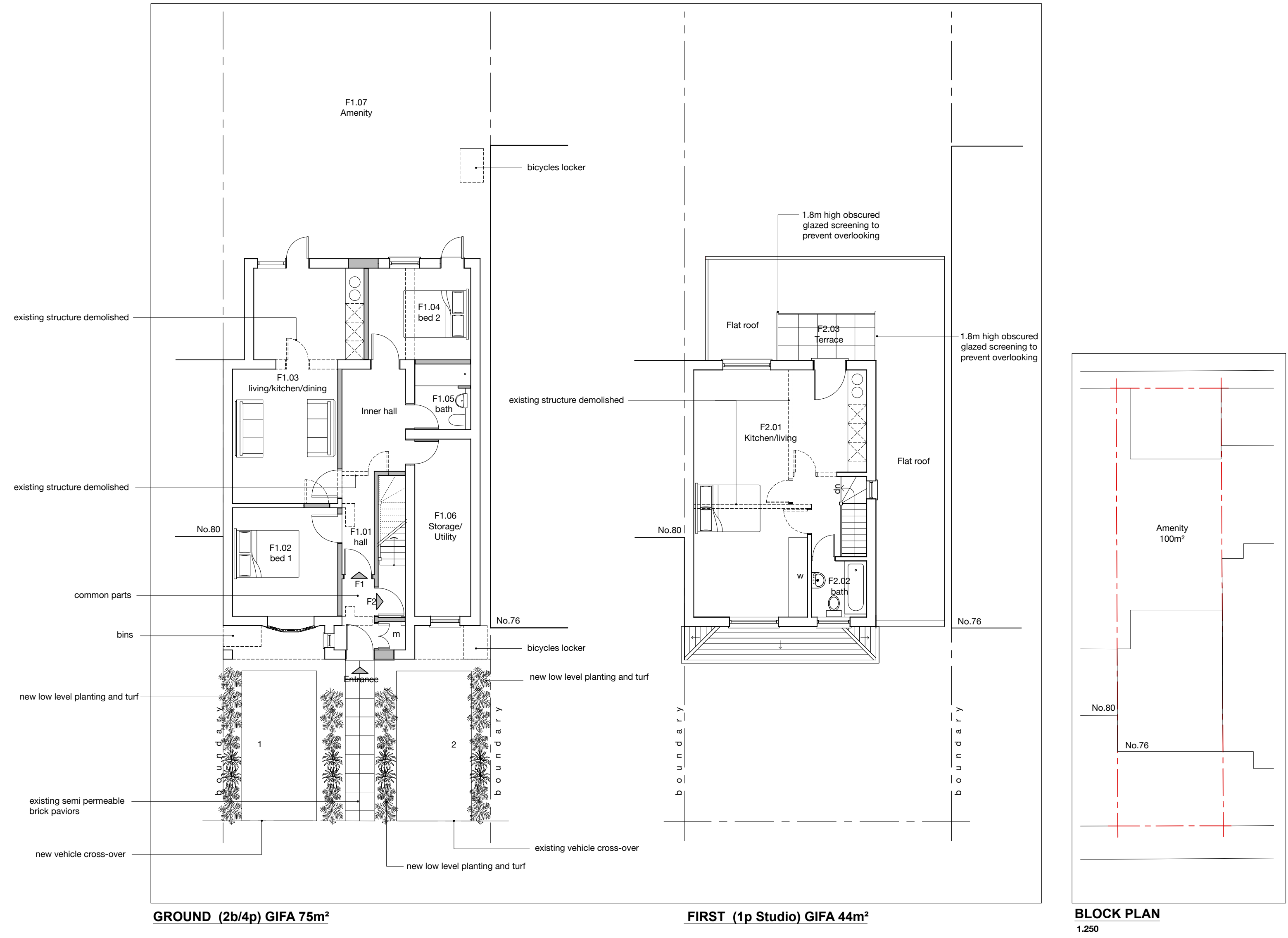


Revision

PRE APPLICATION

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client: Mr Deol		project: 78 Kingsway, Hayes UB3		
drawing title: OUTLINE PROPOSALS				
date: Sept. 2017	scale: 1:100 @A1	project no.: 2017.015	drawing no.: 02.01	

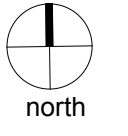
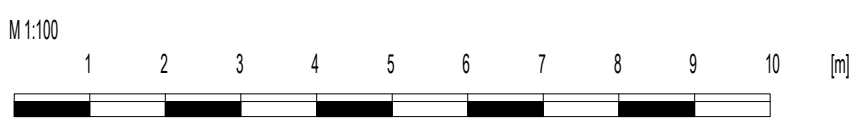


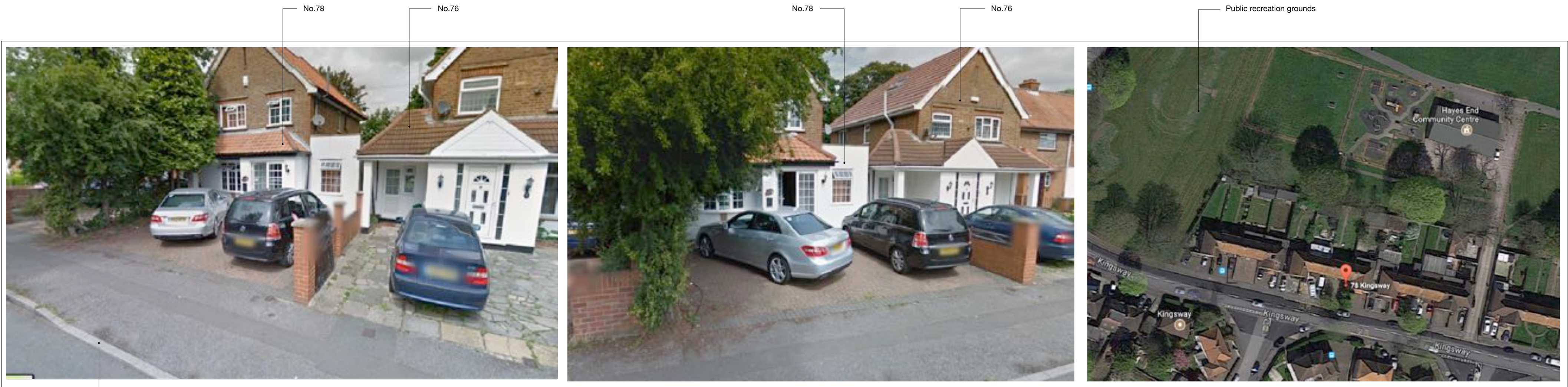
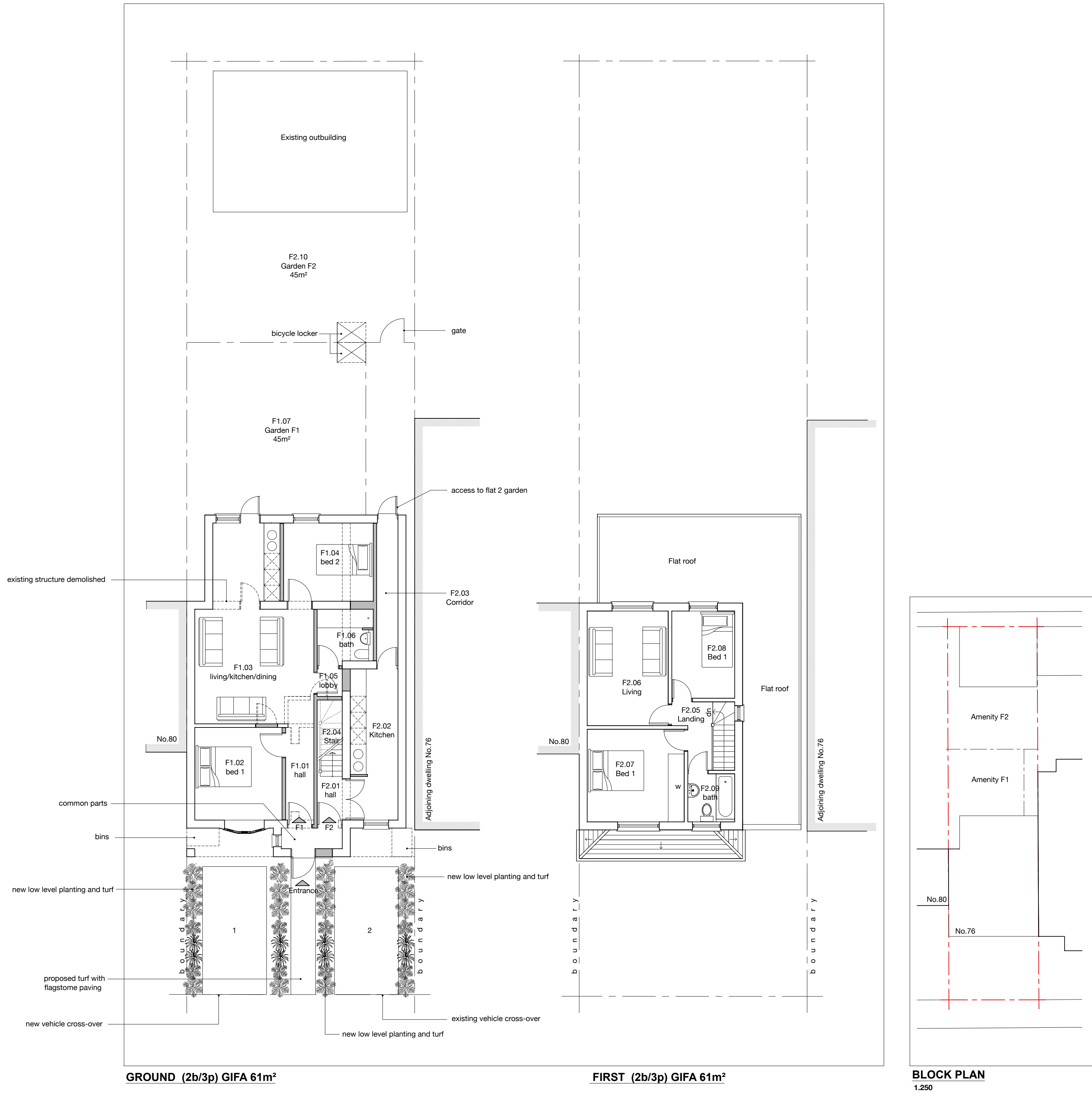
A	23.11.17	KSP	Amendments following pre app meeting with N. Taplin on 22.11.17
Revision			

PRE APPLICATION

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client: Mr Deol		project: 78 Kingsway, Hayes UB3			
drawing title: OUTLINE PROPOSALS					
date: Sept. 2017	scale: 1:100 @A1	project no.: 2017.015	drawing no.: 02.01	A	





Revision

PLANNING

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drawing title:		PROPOSED PLANS	
date: Sept. 2017	scale: 1:100 @A1	project no.: 2017.015	drawing no.: 03.01



Akaal Architecture**Moor House Farm, Lower Road, Higher Denham, Uxbridge UB9 5EN**Project **78 Kingsway, Hayes UB3**Title **SCHEDULE OF ACCOMMODATION**Drawing Nos **03.01**Proposal **CHANGE OF USE OF EXISTING SINGLE DWELLING TO 2 UNITS**

A RESIDENTIAL UNITS					Note
Ref.	Unit	Space	Area/m²	Area/ft²	
F1.01	Flat One	Hall	4	42	
F1.02		Bed 1	12	129	
F1.03		Kitchen/Dining/Living	28	301	
F1.04		Bed 2	10	105	
F1.05		Lobby	1	129	
F1.06		Bath	4	40	
		Sub total	58	705	
		GIFA	61	657	2 Bed 3 Person
F2.01	Flat Two	Hall	2	22	
F2.02		Kitchen	11	118	
F2.03		Corridor	4	46	
F2.04		Stair to flat	3	32	
F2.05		Landing	3	32	
F2.06		Living	13	140	
F2.07		Bed 1	13	140	
F2.08		Bed 2	8	86	
F2.09		Bath	4	43	
		Sub total	61	660	
		GIFA	61	657	2 Bed 3 Person
		TOTAL	120	1365	
		GIFA TOTAL	122	1313	

B AMENITY

Ref.	Floor	Room Name	Area/m²	Area/ft²
F1.07	Ground	Amenity	43	463
F2.10	Ground	Amenity	43	463

Notes

- 1 Detailed proposals following pre application advice dated 20.12.17 N.Taplin
- 2 Based on drawings stated above

Schedule of Areas

78 Kingsway, Hayes UB3

Proj. ref. 2017.015

ends