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DESIGN | PROJECT MANAGEMENT | BUILD

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Design and Access Statement

Version 1.0

Site Address: 44 Frays Avenue, West Drayton UB7 7AG

I - Introduction

The application seeks approval for the demolition of an existing two storey home with the construction of a single new build family home.

This document outlines how the proposal has been carefully developed, considering key design principles such as the setting, scale, and massing of the new structures. It reflects a thoughtful approach to the urban grain and how the new buildings relate to their surrounding environment and adjacent spaces. The design approach also addresses the external appearance, architectural details, and materials to ensure the development integrates harmoniously into its context. Furthermore, it considers aspects of access and movement, ensuring both functionality and aesthetic coherence.

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I – Location & Existing Environment

Site Location and Context

44 Frays Avenue, West Drayton, is situated within a quiet residential neighbourhood that forms part of the historic 'Garden City' estate. The site lies adjacent to the River Frays, offering a unique relationship between the built environment and the natural watercourse. This suburban location provides a harmonious blend of tranquil living with connectivity, with nearby West Drayton Station offering efficient links to central London via the Elizabeth Line. The area is also well-served by major road networks, including the M4 and M25, enhancing its accessibility for broader regional travel.

Architectural Character

The architectural language of the area reflects mid-20th-century residential design principles. Properties are primarily detached and semi-detached homes, many with traditional pitched roofs and brick facades. The architecture is characterized by simple, functional forms that emphasize practicality and proportion. Large windows and modest detailing are typical, creating a balanced aesthetic that resonates with the estate's historical roots.

Spatial Qualities and Massing

The site and surrounding properties exhibit low-density development, with buildings set back from the road to provide a sense of openness. The massing of buildings along Frays Avenue is predominantly two stories, ensuring a human scale that aligns with the suburban context. Wide frontages and generous plot sizes contribute to the spatial rhythm, while the scale and proportion of structures allow for privacy and clear delineation of public and private spaces.

Landscape and Green Infrastructure

The site benefits significantly from its proximity to the River Frays, which provides a natural boundary and contributes to the area's ecological value. Mature trees, hedgerows, and landscaped gardens are prominent features of the streetscape, reinforcing the 'Garden City' ethos of integrating green infrastructure with residential development. These elements enhance biodiversity, improve microclimate conditions, and establish a serene, verdant character.

Surrounding Area and Urban Form

The surrounding area is predominantly residential, with the urban form characterized by tree-lined streets and spacious plots. The estate's layout reflects a planned approach to suburban living, emphasizing accessibility and coherence. Local amenities, including schools, shops, and recreational facilities, are within close proximity, supporting a self-sustaining community. The street hierarchy promotes walkability, with pedestrian pathways connecting various nodes of activity.

Materiality and Façade Treatment

The architectural palette of the area is dominated by traditional materials such as red and brown brick, complemented by painted timber elements and clay roof tiles. Façade treatments emphasize simplicity and durability, with detailing limited to lintels, sills, and gable accents. Windows are typically framed in timber or uPVC, contributing to the residential character while maintaining energy efficiency. The understated materiality ensures cohesion across the street while allowing for individual expression through landscaping and external finishes.

Planning history

We recently submitted a planning application (reference: 35220/APP/2024/2203) for a thoughtfully designed development at 44 Frays Avenue, West Drayton. While the initial application was not approved, the feedback provided by the planning authority has given us an invaluable opportunity to refine and enhance the proposal. This process has allowed us to create a design that we are confident will be even more in harmony with the character and needs of the local area.

In our revised scheme, we have carefully addressed the concerns raised. The updated design now features a more traditional roof form and reduced massing to seamlessly blend with the architectural identity of the West Drayton Garden City Area of Special Local Character. We've also refined the internal layouts to ensure all living spaces are filled with natural light and provide excellent outlooks, creating a superior quality of life for future occupants.

2a - Amount

The existing structure on the site is a modest three-bedroom dwelling that, while functional, does not fully utilize the potential of the plot or meet contemporary standards of design and spatial quality. The proposal seeks to replace this with a thoughtfully designed, high-quality new-build development comprising four generously proportioned bedrooms.

The new design elevates the architectural language of the site, incorporating enhanced spatial layouts, abundant natural light, and refined material choices. These improvements aim to foster a more comfortable and visually appealing environment that prioritises the well-being and lifestyle of its occupants while seamlessly integrating into the surrounding context.

2b - Layout

The ground floor layout of the proposed new-build scheme is designed to provide a harmonious blend of functionality and openness. It features a formal living room at the front and a spacious family room at the rear, both designed as large, flexible spaces to accommodate a variety of needs. A separate kitchen and utility room are strategically positioned to support daily activities while maintaining a clean and organised flow.

The ground floor's wide and open configuration enhances natural light, circulation, and connectivity between spaces, fostering a welcoming and uplifting environment that prioritises occupant well-being and comfort.

2c – Scale

The proposed development transitions from a small, modest three-bedroom home to a larger, more functional family residence, thoughtfully scaled to remain in harmony with the surrounding context. While the new design introduces an increase in size to accommodate the needs of a modern family, it has been carefully designed to avoid overpowering the street scene, ensuring it aligns with the typical character of properties along Frays Avenue.

The scale of the proposal has been informed by a recent approval at a neighbouring property of a similar size (reference: 3650/APP/2013/2962). This precedent highlights the appropriateness of such a development within this setting. The design ensures proportionality and balance, with massing and form that respect the architectural rhythm and scale of the area while delivering a high-quality living environment that meets contemporary expectations.

2d – Landscape

Front landscape:

The proposed front landscape at 44 Frays Avenue integrates two active electric vehicle (EV) charging points, aligning with Hillingdon Council's commitment to expanding EV infrastructure as outlined in their Electric Vehicle Infrastructure Strategy.

In addition to supporting sustainable transportation, the design incorporates green spaces that adhere to local planning policies aimed at enhancing biodiversity and ecological value. The landscape plan includes native plant species and permeable surfaces to promote natural drainage and reduce urban heat island effects. This approach aligns with the council's objectives to protect and improve the environment, as stated in their Local Plan.

By thoughtfully combining functional infrastructure with environmentally conscious landscaping, the front design not only meets policy requirements but also contributes to the aesthetic and ecological quality of the immediate area.

Rear landscape:

The proposed rear landscape design at 44 Frays Avenue prioritizes the preservation of the existing green environment, maintaining the area's natural character. The majority of the rear garden will remain as open green space, featuring mature trees and native plantings to support local biodiversity and provide a tranquil setting for residents.

In addition to the green space, a designated area will incorporate hardscaping elements to create an outdoor dining area and kitchen. This space will be thoughtfully integrated into the landscape, using materials that complement the natural surroundings and ensure durability. The design aims to balance

functionality with aesthetics, providing a seamless transition between the green space and the hardscaped area.

This approach aligns with local planning policies that emphasize the importance of green infrastructure and outdoor living spaces, enhancing the well-being of occupants while preserving the environmental integrity of the area.

2e – Appearance

The proposed new build at 44 Frays Avenue is a thoughtfully designed two-storey residence with habitable loft space, embodying a harmonious blend of traditional aesthetics and modern functionality.

Front Elevation: The façade features a square bay window with a pitched roof, replacing the previously proposed gable design to reduce visual massing and align with the architectural character of the area. This adjustment enhances the property's integration into the streetscape, offering a balanced and inviting appearance.

Rear and Side Elevations: The ground floor extends further back to match the depth of neighbouring properties, ensuring consistency in building lines and optimising internal space without disrupting the existing rhythm of the surroundings. Small-scale dormer windows on the side and rear elevations have been further reduced in size, addressing feedback from planning officers to minimise visual impact and maintain the property's proportionality.

Overall Design: The design emphasises a cohesive architectural language, with careful attention to scale, massing, and detailing. The use of pitched roofs and modest dormers contributes to a traditional yet refined aesthetic, ensuring the new build complements the character of Frays Avenue while providing a comfortable and spacious living environment for future occupants.

2f – Energy & Water Consumption

Energy Requirements for New Builds:

For the proposed new-build single-family home at 44 Frays Avenue, West Drayton, adherence to national and local standards is essential to ensure energy efficiency and sustainability.

1. Building Regulations Part L

Part L of the Building Regulations focuses on the conservation of fuel and power, setting standards for energy performance in new dwellings. As of June 2022, updates to Part L require new homes to produce 31% fewer carbon emissions compared to previous standards, aligning with the Future Homes Standard aiming for zero-carbon-ready homes by 2025.

2. Energy Efficiency and Sustainability

To meet these requirements, the design should incorporate:

- **High-performance building fabric:** Enhanced insulation and airtightness to minimize heat loss.
- **Efficient heating systems:** Adoption of low-carbon technologies, such as heat pumps.
- **Renewable energy sources:** Integration of solar panels or other renewable energy systems.
- **Energy-efficient lighting and appliances:** Use of LED lighting and high-efficiency appliances.

These measures will not only comply with regulatory standards but also contribute to environmental sustainability and reduced operational costs for future occupants.

3. Local Plan and Policies

Hillingdon Council's Local Plan emphasizes sustainable design and construction, encouraging developments to exceed minimum energy performance standards where feasible. The plan also highlights the importance of water efficiency, recommending the use of water-saving devices and sustainable drainage systems to manage surface water runoff.

4. Electric Vehicle Charging Points

In line with Hillingdon Council's commitment to expanding EV infrastructure, the inclusion of electric vehicle charging points in new developments is encouraged. Integrating EV charging facilities at 44 Frays Avenue will support sustainable transportation options for residents and align with local sustainability objectives.

By incorporating these elements into the design and construction of the new home at 44 Frays Avenue, the development will meet both national and local standards for energy efficiency and sustainability, providing a high-quality living environment for future occupants.

Water Consumption for New Builds:

Water consumption will be maintained at a maximum of 110 Liters per person

1. Maximum Water Usage:

- 110 litres per person per day for new developments, to align with local sustainability goals. This is in response to growing concerns about water scarcity and the need for greater conservation.

2. Water-Saving Measures:

- To meet these standards, we will allow for water-efficient fittings and fixtures, such as:
 - Low-flow taps and showers.
 - Dual-flush toilets.
 - Water-efficient appliances like dishwashers and washing machines.

3. Sustainable Drainage Systems (SuDS):

- We will also be implementing Sustainable Drainage Systems (SuDS), which help manage surface water and reduce run-off, contributing to both water efficiency and flood prevention.

Submission Requirements:

If required following pre application guidance we can provide water efficiency calculations as part of the planning applications, demonstrating how we will achieve the required water consumption standards for new builds.

2g – Noise

The proposed scheme will be crafted to meet the standards outlined in Approved Document E – Resistance to the Passage of Sound. The noise reduction techniques between each unit will employ robust design methodologies, as recommended by the National House Building Council (NHBC) technical guidance for adjoining structures. This aspect of the project will be meticulously regulated through building control, necessitating noise testing as a prerequisite for the issuance of final completion certificates.

3a – Public Transport & Parking

Public Transport

44 Frays Avenue, West Drayton, benefits from excellent public transport connectivity. West Drayton Station, approximately a 10-minute walk away, offers Elizabeth line services with frequent trains to central London and Reading.

Additionally, local bus routes, including the U1, U3, and 350, provide convenient access to nearby areas and amenities.

This robust transport network enhances the site's accessibility and supports sustainable travel options for residents.

Parking

In response to the planning application refusal for 44 Frays Avenue (reference: 35220/APP/2024/2203), we have revised the proposed scheme to address the concerns raised regarding parking provision and the preservation of green space in the front garden.

The initial proposal included extensive hardstanding to accommodate multiple parking spaces, which was deemed to detract from the area's green character. To align with the London Borough of Hillingdon's parking standards and the London Plan's recommendations for outer London areas, we have reduced the number of parking spaces to two, which is appropriate for a four-bedroom family home.

This reduction allows for a significant increase in retained green space within the front garden, enhancing the property's visual appeal and contributing positively to the streetscape. Additionally, we have incorporated permeable paving materials for the parking area to facilitate natural drainage and reduce surface runoff, further supporting environmental sustainability.

These amendments ensure that the revised scheme complies with local planning policies and addresses the feedback from planning officers, promoting a balanced approach between necessary parking provision and the preservation of green space.

Cycle store

In accordance with the London Borough of Hillingdon's planning policies, new residential developments are required to provide secure and accessible cycle storage facilities to promote sustainable transportation. The Hillingdon Cycling Strategy 2023-2028 emphasizes the importance of integrating cycling infrastructure into new developments to encourage active travel among residents.

To comply with these policies, we propose retaining the existing lightweight storage unit at the rear of the site. This structure will be repurposed to serve as a dedicated cycle storage area, offering secure space for residents' bicycles. Additionally, it will accommodate ancillary garden equipment, ensuring efficient use of space and maintaining the aesthetic quality of the outdoor area.

This approach aligns with local planning requirements and supports the council's objectives to enhance cycling infrastructure within the borough.

3b – Fire services

For a new two-storey family home at 44 Frays Avenue, fire safety provisions must comply with the UK Building Regulations, specifically Approved Document B (Fire Safety). Key requirements include:

1. Means of Escape:

- **Protected Stairway:** The staircase should be enclosed with fire-resisting construction to provide a safe route from upper floors to a final exit.
- **Escape Windows:** Habitable rooms on the first floor should have windows suitable for emergency escape, with an opening area of at least 0.33m² and a minimum dimension of 450mm.

2. Smoke Detection and Alarm Systems:

- **Smoke Alarms:** Mains-powered, interlinked smoke alarms would be installed on each storey, positioned in circulation spaces such as hallways and landings.
- **Heat Alarms:** A heat alarm would be installed in the kitchen area.

3. Fire Service Access:

- **Vehicle Access:** Fire appliances should have access to within 45 metres of all points within the dwellinghouse.
- **Hydrant Provision:** A fire hydrant should be available within 90 metres of the dwelling.

Given the site's low level and accessible location, these requirements are achievable. Adhering to these standards will ensure the safety of occupants and facilitate effective emergency response.

3c – Refuse/Recycle

In our new build proposal at 44 Frays Avenue, West Drayton, we have integrated refuse and recycling storage solutions that align with Hillingdon Council's waste management policies.

- **Refuse Storage:** A designated area within the property boundary is allocated for residents to store general waste in large, tied black bags, ensuring compliance with council guidelines.
- **Recycling Storage:** We have provided a dedicated space for recycling bags to facilitate the council's weekly collection service, accommodating items such as paper, cardboard, glass, and certain plastics.

These storage areas are strategically located for easy access by residents and collection crews, ensuring efficient waste management without obstructing pedestrian pathways. By implementing these measures, our proposal complies with local waste management policies and promotes sustainable practices within the community.

3d – Development access

Access for vehicles and pedestrians

The proposed development at 44 Frays Avenue retains the existing access arrangements of the original dwelling. Pedestrian access remains via the established front pathway, ensuring seamless entry to the property. Vehicular access is unchanged, utilizing the current driveway and crossover from Frays Avenue. This approach preserves the site's functional layout and aligns with local planning policies, ensuring consistency with the surrounding streetscape.

4 – Amendments to the proposed scheme – Summary

In response to the refusal of application 35220/APP/2024/2203, we have implemented the following revisions to address the key concerns:

1. **Increased Side Access Width:** The side access has been widened to 1,150mm, enhancing separation from adjacent properties. This exceeds the 700mm setback at 40 Frays Avenue, addressing concerns regarding spacing.
2. **Front Bay Modification:** The front bay has been reduced in size and redesigned with a pitched roof, replacing the previous gable end. This adjustment offers a more traditional appearance and reduces visual massing. Notably, the gable-ended front bay at 40 Frays Avenue presents greater bulk than our revised proposal.

3. **Reduced Side Dormer Scale:** The side dormer has been scaled down to minimize its visual impact.
4. **Setback and Traditional Bay Introduction:** The building has been set back from the front corner, incorporating a traditional bay style that aligns with the original building line. This results in a greater setback compared to 40 Frays Avenue.
5. **Scaled-Down Rear Dormer:** Both the rear dormer and its window have been reduced in size to lessen their prominence.
6. **Reduced Crown Roof Size:** The crown roof has been diminished to match the scale of the approved scheme at 40 Frays Avenue, thereby mitigating previous concerns.
7. **Cycle Storage Provision:** The existing rear outbuilding will be retained and repurposed as a cycle store, fulfilling storage requirements.
8. **Parking Space Reduction:** The number of parking spaces has been decreased to two, allowing for increased green space in the front garden, as recommended in the officer's report.
9. **EV Charging Points Installation:** Two electric vehicle charging points are proposed for the front garden, promoting sustainable transportation options.
10. **Inclusion of Step-Free Access:** The design now incorporates step-free access details, enhancing accessibility for all users.

These modifications aim to address the concerns outlined in the officer's report and align the proposal with local planning policies and community expectations.