

**DESIGN & ACCESS STATEMENT**

**81 Bedwell Gardens, Hayes, UB3 4EE**

**Proposed conversion and extensions at the property to accommodate an additional unit in the attic together with 5 parking spaces proposed and designated cycle stores and refuse stores at the property -  
81 Bedwell Gardens, Hayes, UB3 4EE - Subject to Planning.**

## **INTRODUCTION**

A&N Architects Ltd are submitting this detailed planning application for the development of 81 Bedwell Gardens, Hayes, UB3 4EE.

Following comprehensive analysis of the site, its characteristics, the wider context, together with the relevant planning policies, a scheme has been provided.

This Design and Access Statement has been prepared in support of this detailed planning application.

This report provides a brief description of the site's location and context, before a description of the proposed development and design.

The report forms part of the comprehensive package of information supporting the planning application.

This includes;

- Site Location Plan
- Existing Site Plan
- Existing Drawings
- Proposed Floor Plans
- Proposed Front and Rear Elevations
- Proposed Side Elevations
- Proposed Coloured Elevations
- Design and Access Statement

## **PLANNING HISTORY**

- **35604/APP/2011/1273 - Conversion of existing dwelling into 3 x two-bedroom and 1 x one-bedroom self contained flats with associated amenity space and parking, first floor rear extension, conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end with a new gable end window involving alterations to elevations and 3 rooflights to side - Withdrawn.**
  - **35604/APP/2006/2275 - ERECTION OF TWO STOREY BUILDING (WITH ACCOMMODATION IN ROOF SPACE) COMPRISING SIX TWO-BEDROOM UNITS AND ONE STUDIO FLAT WITH ASSOCIATED PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE)(OUTLINE APPLICATION) - Refusal.**
  - **35604/APP/2006/1141 - ERECTION OF TWO STOREY BUILDING (WITH ACCOMMODATION IN ROOF SPACE) COMPRISING SIX TWO-BEDROOM AND ONE STUDIO FLATS WITH ASSOCIATED PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE)(OUTLINE APPLICATION) - Refusal.**
  - **35604/84/1930 - Householder development - residential extension(P) - Approval.**
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## **SITE DESCRIPTION AND SURROUNDING PROPERTIES**

Bedwell Gardens lies within an established area comprising multiple 2-3 residential houses with the introduction of newer residential mixed use developments surrounding the area.

The site is located within Hayes, relatively close to Hayes and Harlington and within a few minutes' walk to local bus services. The property is situated very close to bus routes with access to bus stops being close to the property. (One stop being very near to the site on Bedwell Gardens).

## **TOWN CENTRE AND TRANSPORT**

The site is located in close proximity to the local town centre and High street along Station Road and Hayes with its multiple shopping facilities, recreation areas and cafes.

Hayes and Harlington station is a 15 minute walk away from the site. Recreation areas such as green areas / parks are 2-5 mins walk from Bedwell Gardens.

The overall accessibility of the site has been assessed in detail with respect to pedestrian, cycle and public transport access. The purpose of the assessment is to demonstrate that the development site is in a suitable location for travel to be undertaken by modes other than the private car.

## **PROPOSAL**

The existing building is used as a residential property which is situated as a corner property along Bedwell Gardens. The immediate surrounding properties are of similar builds with adjacent properties on Savoy Avenue and Cleave Avenue.

The proposed development demonstrates the addition of extensions to the Existing building with the alteration of the roof space. The proposed development enlarges the first floor existing flats (Flat 4 and Flat 5). The proposed roof includes an additional flat (No.6 - Studio). Proposed dormers are included at the side and rear elevation of the proposal, mitigating overlooking and privacy issues due to site being on the corner of Bedwell Gardens under the High St. Overpass.

Consideration of the communal gardens are split in accordance with the number of flats accommodating cycle spaces for designated flats. Flat 2 and 3 have direct rear access to their respective gardens while flats 1,4,5 and 6 are entered through the communal garden.

All of the proposed flats include an existing kitchenette, bathroom and lounge / sofa bed area, with some units providing space for a designated bedroom.

Car Parking has been provided at the front of the property on the main road, utilising the unused and empty existing space. It is noted that the unused area would be better suited in servicing for car parking spaces for the main proposal as the area is derelict and underneath the underpass. This particular area is completely overgrown and littered. The 5 parking spaces proposed provide better use of the site allowing for cars to easily reverse to and from the spaces.

### **Schedule of Accommodation**

ACCOMMODATION SCHEDULE	
Flat Type	Area
Flat 1	32.7 Sq.M
Flat 2	23.7 Sq.M
Flat 3	36 Sq.M
Flat 4	37.3 Sq.M
Flat 5	28.2 Sq.M
Flat 6	44 Sq.M

**Total Units = 6.**

### **APPEARANCE AND LAYOUT**

The overall architecture of the proposal has been designed in order to match the contextual architecture of the street and surrounding properties whilst at the same time providing a contemporary look to uplift the area. Proposed heights are to match with the neighbouring properties in order the proposal is in keeping with the character of the streetscene.

The proposed rooms will provide new accommodation of appropriate size and layout, and will experience good standards of outlook and natural light.

The scheme layout is sensibly planned having regard to existing entrance, paths, refuse storage and external circulation space. All existing pathways will be well lit.

### **DESIGN AND ACCESSIBILITY PRINCIPLE**

Hillingdon Council: The proposal is in line with the Local Authority's Planning Policies.

Building Control Regulations, Part M, have been the key factors in the approach to a holistic design. The design is inclusive for disabled people. Ground floor entrances feature safe level thresholds.

Noise: The proposal will provide acoustic levels in accordance with local authority requirements.

### **REFUSE**

Bin Stores has been provided to the ground floor of the proposal towards the side of the proposal. Satisfactory provision is made within the scheme for storage of refuse as shown on the plans.

### **SERVICES**

The building is well served by excellent provision of public transport, the site being next to major transport routes within close proximity to various stations, public parks and recreational facilities.

The site is accessible to pedestrian and cycle based travel, with opportunities for pedestrian and cycle journeys in place of journeys by private car.

### **ENERGY**

All construction will be well insulated and provide heat retention to the current Building Regulations standard to (achieve the relevant SAP ratings). First, a combination of good insulation and design will

encourage reduced energy use in the development and alleviate noise. All drain runs are connected to existing.

### **TOPOGRAPHY & FLOOD RISK**

Surface Water - Very Low risk.

Rivers and the Sea - Very low risk.

Other flood risks

Reservoir - Flooding from reservoirs is unlikely in this area

Groundwater - Flooding from groundwater is unlikely in this area

### **SCALE**

The proposed scheme falls well within the relevant planning policies.

### **CONCLUSION**

The proposal represents a design that fits in well with the surrounding properties situated on the corner of Bedwell Gardens.

The development has been designed according to the site opportunities and constraints, aiming to make better use of the current site in line with Hillingdon Council Policies.

**29<sup>th</sup> July 2024.**