

# Design & Access Statement

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59 Warley Road

for

Ms Nasrine Jondah

59 Warley Road

Hayes

UB4 0QB

Document Issue A

Planning Application

2334



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## Document Management

| Issue | Date         | Purpose              | Prep | Check |
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## Project Team

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# Location & Planning History

## Location

59 Warley Road is located in a residential area of Hayes, West London. The property was constructed as a semi detached, two storey dwelling house. The surrounding buildings are of similar scale and architectural style. Many have undergone extensive renovations and extensions.

The existing structure consists of red brick walls with terracotta tiled roof. The existing windows and doors are white UPVC. These materials are all common to the area.

The existing site is approximately 275m<sup>2</sup>. It is surrounded by a mix of hedges, walls and fencing.

The existing property has previously been altered to incorporate a single storey rear extension that currently serves as a kitchen. There is also a rear dormer which allows the roof space to be utilised.

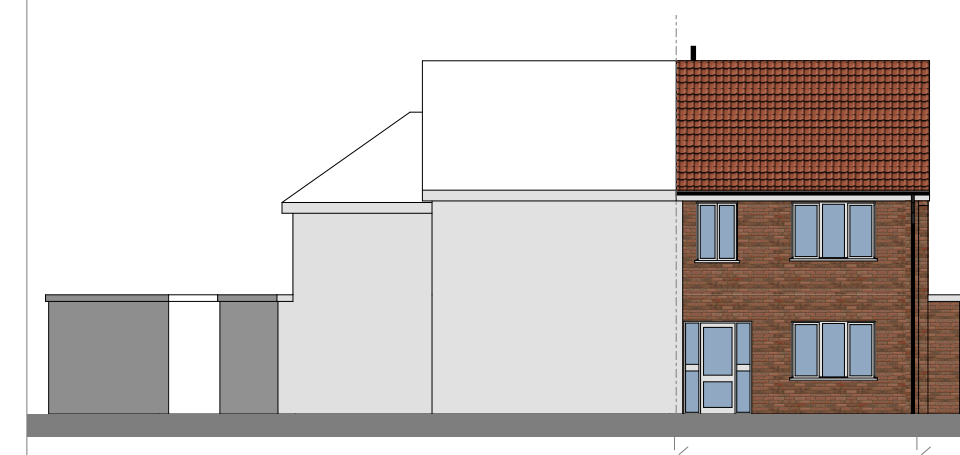


Aerial view (2012)

## Planning History

42959/89/0091- 13-01-89 No Further Action (P)  
Erection of a single storey rear extension.

42959/APP/2021/2101 - 24-05-21 Appealed  
Erection of two storey side extension and conversion of dwelling (C3) into a seven bedroom HMO (sui generis)



Existing Elevation

# Layout & Scale

## Layout

The proposal is to provide a change of use from a single residential unit to a house of multiple occupation suitable for 6 residents as well as a two storey side extension. This will include 6 en-suite private bedrooms, a kitchen/ dining area, lounge area and both rear and front garden space.

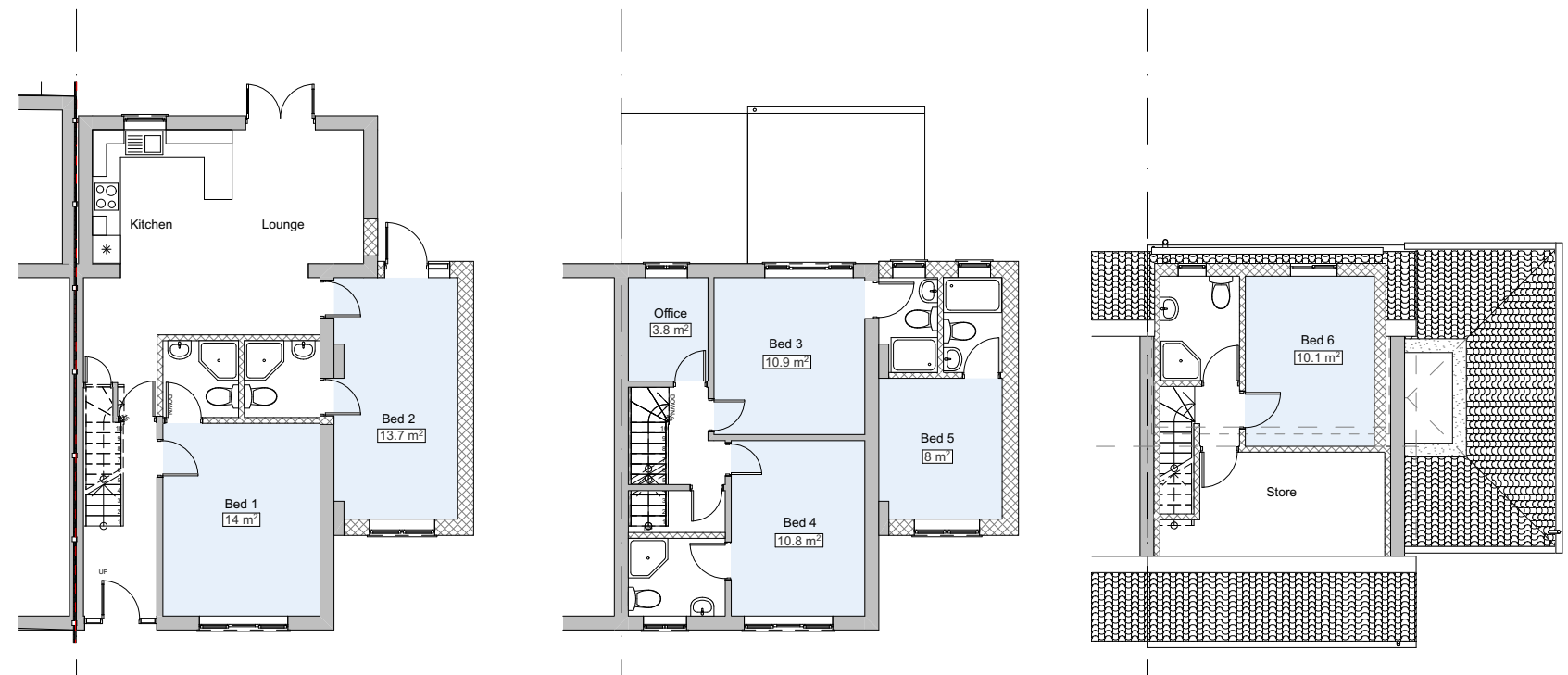
Parking for 3 cars will be provided at the front of the property and suitable communal ancillary space will be provided to the rear of the property.

## Scale

The proposed two storey side extension will provide two of the en-suite bedrooms at ground and first floor level.

The scale of the extensions will be sympathetic to the existing building. It will be set back from the front facade by over 2m and the roof will sit below the existing fascia; this will ensure the extension appears subservient to the existing building.

The overall height of the extension will not interrupt any view or natural light to neighbouring properties or increase over looking.



Proposed Floor Plans



# Landscape & Materials

## Landscaping

3no. parking spaces will be incorporated into the front of the site and suitable communal ancillary space will be provided to the rear of the property.

New landscaping will be provided to greatly improve the overall usability of the ancillary space.

New flower beds to the front and rear garden will increase the bio- diversity of the area.

Small native trees are proposed to soften the front, side and rear boundary treatments and contribute towards the overall greening of the local area.

New footpath will lead from the front access to a patio area at the rear of the property, providing residents with comfortable external leisure space.

## Materials

The materials proposed are red brick walls, terracotta roof and white upvc windows all to match the existing property.



Proposed Site Plan

# Conclusion

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This intention of this application is to provide a change of use for an existing dwelling house into a house of multiple occupations.

This application will provide much improved external landscaping and connections to the external spaces, creating a high-quality environment for residents.

The proposed extension has been designed using a palette of materials and elevational treatments that reflect and complement the existing building and the local character.

The extension of this property will have a positive impact on its surroundings. The design ensures there is no overlooking nor any reduction in daylight to nearby properties.

This proposal brings all the required elements together to fully utilise the space for the benefit of the residents whilst improving the appearance of the building.



Proposed Rear Perspective