

# Design and Access Statement

**ATTN: Planning Department**

**RE: 19 Rectory Road, Hayes UB3 2JJ**

**01 Introduction**

**02 Context**

**03 Opportunities**

**04 Design, Layout and**

**Amenity**

**05 History**

## Introduction

19 Rectory Road is a two-storey terraced property at London Borough of Hillingdon. The proposal is for a double storey rear extension, in order to create a 2-bedroom flat at the ground floor and a 1-bedroom flat at the first floor of the property.

This Planning statement is to be read in conjunction with the following documents:

- Full set of drawings
- Location Map

The following policies and legislation have been considered:

- National Planning Policy Framework 2019
- Local Plan - Development Management Policies
- London Borough of Hillingdon Supplementary Planning Document (SPD, July 2008)

## Context

The site is situated on 19 Rectory Road within London Borough of Hillingdon. Hillingdon is the second largest London borough by area, located 14 miles west of central London. It has Heathrow Airport on its boundaries, making it the gateway to the UK.

Hillingdon is where town and country meet, with 800 acres of woodland, country parks, fields and farms, several rivers and the Grand Union Canal. The borough maintains over 200 green spaces, adding up to about 1,800 acres, so there are many wonderful walks in Hillingdon. Ruislip Lido has one of London's few beaches.

The borough has more land under the prestigious" Green Flag" status than any other London borough.

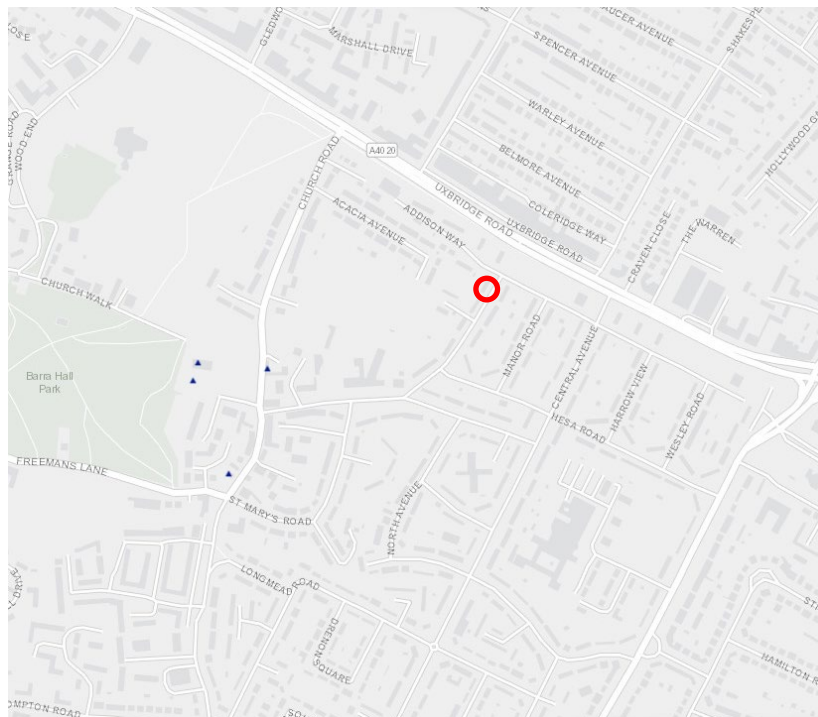


Fig. 1 Map of Hayes and its listed buildings  
Site 

## Opportunities

Backland development involving the construction of new dwellings within the garden area of existing properties seeks to enhance the local character of the area. According to the SPD of Hillingdon Borough, the plot should be of sufficient depth to accommodate new housing in a way, which provides a quality residential environment for new and existing residents. Back-land development on plots of less than 80m<sup>2</sup> is unlikely to be acceptable, except where careful design can ensure that overlooking and day lighting requirements are addressed.

The conversion of single dwellings into more dwellings can enable more effective use of sites to be achieved. However, this type of development must seek to enhance the local character of the area. Guidance on the conversion of properties into Houses in Multiple Occupation and other non-self-contained housing is contained in a separate SPG. The conversion of houses into self-contained flats is unlikely to achieve a satisfactory environment where properties have less than 120m<sup>2</sup> of floorspace. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the number of houses which have been redeveloped for new blocks of flats. On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road to be assessed.

The proposal is to create a 2-bedroom flat at the ground floor and a 1-bedroom flat at the first floor. That has been made possible with a double storey extension at the rear of the property. The proposal will enhance more habitable space. The proposal will not overshadow the neighbours, nor will they have loss of privacy. The proposal's construction will be of a high standard which meets the local and national standards. The development is predominantly within a residential area. The proposal will provide a positive and engaging environment for future occupiers of the site. There is no loss of light or amenity to adjoining properties.



Fig. 2 Aerial Location Plan



Fig. 3 View from the side of the property



Fig. 4 Front of Property

## Design, Layout and Amenity

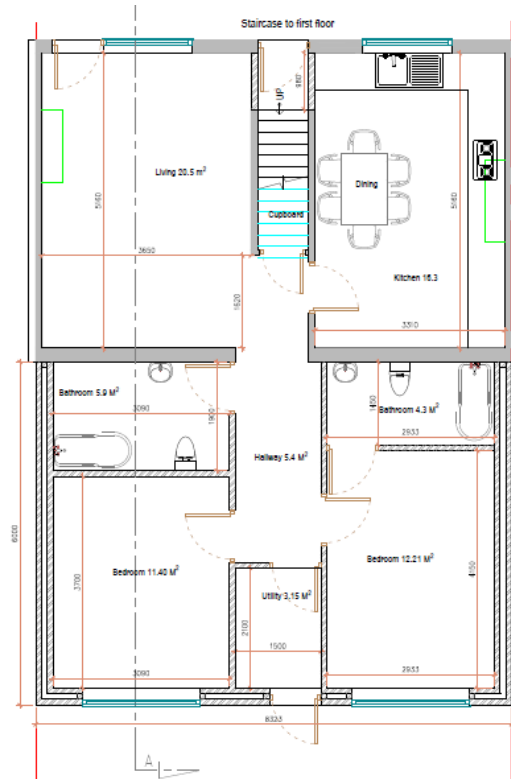
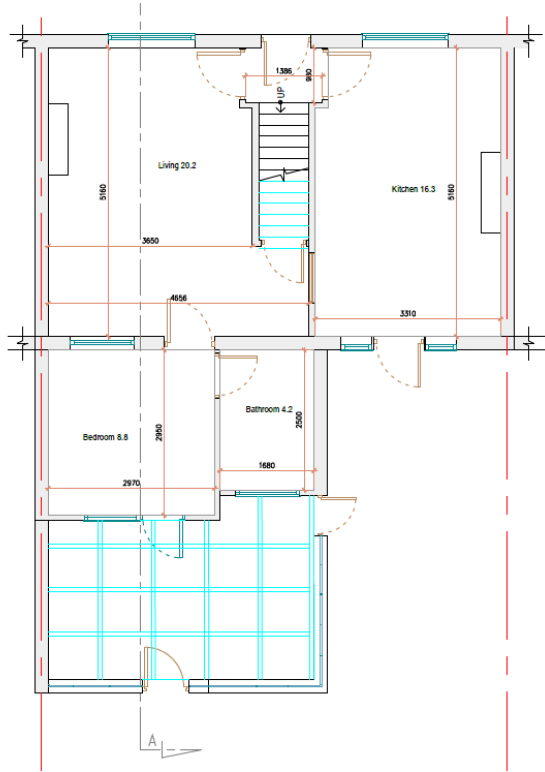


Fig. 5 Existing Ground Floor Plan

Fig. 6 Proposed Ground Floor Plan

As it can be seen on Fig.2 and 3, the proposal is to use the previous existing extension at the rear of the property in length, the width will be the same as the width of the existing house. The occupants will benefit from two bathrooms and two double bedrooms, as well as an utility room. The living room and the dining room will remain the same.

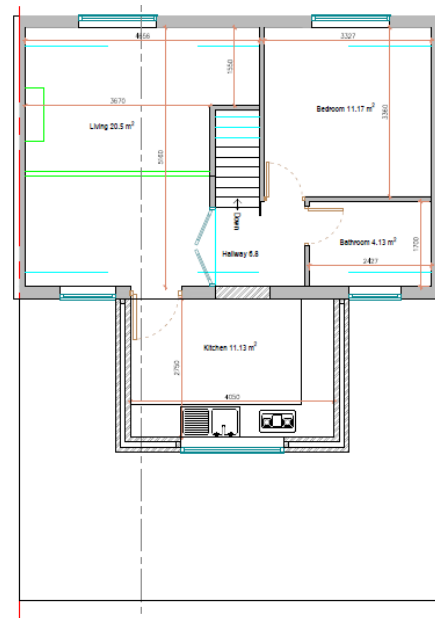
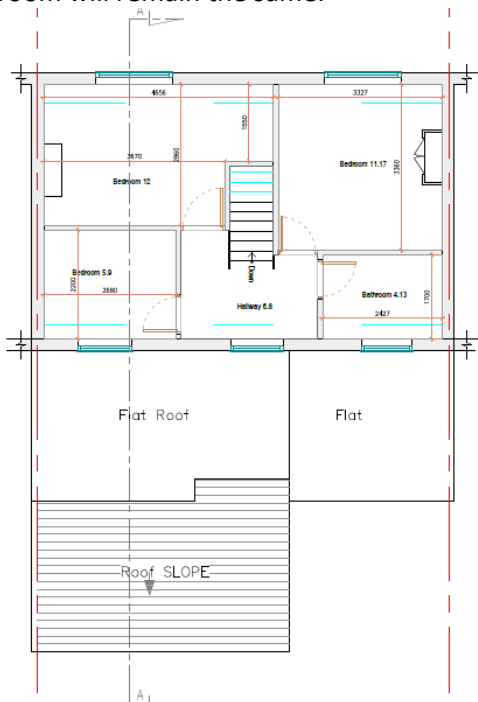


Fig. 7 Existing First Floor Plan

Fig. 8 Proposed First Floor Plan

The proposed first floor plan will become a 1-bedroom flat, with square meterage of 53m<sup>2</sup>. The right-hand side bedroom will remain the same, whereas the left bedroom will be converted into a living room. The bathroom adjacent to it will be removed in order to have enough space for the living room. A new kitchen has been proposed of 11.13 sq.m at the rear of the property and forming the second storey of the extension. At the left-hand side of the living room, a Juliet Balcony has been proposed, in order to bring as much natural light as possible.

As seen from the plans above, the proposed two storey rear extension will enhance a more spacious and harmonious layout. The design creates an improved habitable space for the current and future occupants of the property.

## History

| Reference                           | Location              | Proposal                                   | Received | Status   |
|-------------------------------------|-----------------------|--------------------------------------------|----------|----------|
| <a href="#">43005/APP/2002/2955</a> | 19 RECTORY ROAD HAYES | ERECTION OF A REAR CONSERVATORY            | 16-12-02 | Approval |
| <a href="#">43005/E/98/2034</a>     | 19 RECTORY ROAD HAYES | Erection of a rear conservatory            | 16-10-98 | Approval |
| <a href="#">43005/C/97/0536</a>     | 19 RECTORY ROAD HAYES | Erection of a single storey rear extension | 10-04-97 | Approval |