

Design & Access Statement Report

Reference UB3 3JF

Applicant Mr Rai

Date 01/01/2021

Agent Zanoply Ltd

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Introduction

- The Full Planning Application is for the construction of a double-storey side extension (as approved 47772/APP/2020/1595) and minor alterations to the front; rear areas (as approved 47772/APP/2020/2619) to form a 1 bedroom dwelling house.
- The Design & Access Statement is accompanied by the following documents:
 - Duly Completed Application Form.
 - OS Map Location Plan.
 - OS Map Block Plan.
 - Full Set of Existing Drawings.
 - Full Set of Proposed Drawings.

Locality

- The PTAL rating is 4 which is above average using a range from 0 to 6b.
- Given the above-average rating, the site benefits from close proximity to transport routes such as:
 - to the nearest station, Hayes & Harlington, which is just 6 minutes away by bus, 11 minutes (0.6 miles) away by foot and 4 minutes (0.6 miles) away by bicycle.
 - In addition to the station, the site is in close proximity to two bus stops, Stop Y and Stop SX of Fairdale Gardens with the bus numbers 90, 140, 696, E6 and N140 that allows travel into central London as well as the outskirts of Greater London which are both within 1-minute (344ft) walking distance.
- The existing building is not a Local, Grade I or Grade II Listed Building.
- The site does not fall within a Conservation Area.

Setting

- The property is located within a residential area.
- The existing property is a semi-detached building.
- The properties along Hunters Grove are predominantly two-storey semi-detached properties.
- The boundary treatment towards the front areas is open with a vehicular hardstanding.

Use

- The existing property is a C3 Use Class and the proposed will remain the same.

Amount

- The internal parameters have been designed to closely reflect the policies set forth by the London Borough of Hillingdon and to protect the amenity of the neighbouring properties.
 - The existing and proposed GIA of the building are and will be as followed:
 - The existing site area is 301.6m² and the proposed will remain the same.
 - The existing curtilage of the site is 158.9 m² and the proposed will be 121.1 m².
 - The existing ground floor is 45.3m² and the proposed will be 76.9m².
 - The existing first floor is 42.7m² and the proposed will be 69.7m².
 - The existing rear garden is 127.9m².
 - The existing front forecourt is 88.8m²
 - The proposed GIA of the new build dwelling will be as followed:
 - The proposed ground floor will be 34.1m².
 - The proposed kitchen, dining and living area will be 26.9m² (with a further 10.3m² on the first floor).
 - The proposed bathroom will be 4.3m².
 - The proposed internal storage will be 1.7m² (with a further 29.3m² of internal storage utilized in the proposed second floor).
 - The proposed first floor will be 24.1m².
 - The proposed bedroom will be 10.2m² and the en-suite will be 2.4m², totalling 13.2m².
 - The proposed second floor will be 29.3m² (space with a headroom height above 0.9m will be 2.3m²).
 - The proposed outdoor amenity space will be 57.7m².
 - The proposed GIA of the host building will be as followed:
 - The existing ground floor is 45.1m² and the proposed will be 41m².
 - The existing first floor is 43.1m² and the proposed will be the same.
 - The proposed outdoor amenity space will be 65.4m².
 - The host building also benefits from planning permission for a single storey rear extension (47772/APP/2020/1593) that will add a further 22.1m² of floor space on the ground floor for any future occupants.

- Additionally, the host building also benefits from planning permission for a loft conversion (47772/APP/2020/2619) that will add a further 33.6m² of floor space on the second floor for any future occupants.

Layout

- The existing and proposed layout will be as followed:
 - The existing property is accessed via the main doorway in the principal elevation fronting Hunters Grove and the proposed will remain the same.
 - The ground and first floor layout of the existing property will be updated to enhance the quality of space.
 - The proposed new dwelling will be accessed via the side passage along the East Elevation.
 - The proposed main door of the new dwelling opens into an open-plan kitchen, dining and living area which benefits from a clear line of sight from the front towards the rear elevation promoting dual-aspect living.
 - The proposed rear elevation benefits from bi-folding doors that lead into the spacious rear garden.
 - The ground floor staircase opens into an open-plan study area which has been proposed to improve circulation and enhance the quality of living space.
 - The proposed open-plan study area forms the buffer between the first floor staircase and private amenities such as the bedroom that benefits from an ensuite.
 - To further enhance internal privacy and noise separation, the proposed bedroom area is separated via an internal corridor.
 - The first floor staircase leads into proposed loft space that has been utilized as internal storage for future occupants.
- The proposed parameters of the staircase and headroom will be in conjunction with Building Regulations Document K.

Scale

- The existing and proposed external parameters of the dwelling are as follows:
 - The existing height of the dwelling from the front elevation is 7.530m and the proposed will remain the same.
 - The existing width of the dwelling from the front elevation is 6.198m and the proposed will be 8.898m.
 - The existing depth of the dwelling from the East elevation is 8.508m and the proposed will be 12.780m.
- The proposed external scale of the double storey side and rear extension is as previously approved on the 20th August 2020 with the reference number 47772/APP/2020/1595.

Landscaping

- The proposal will include minor soft or hard landscaping.
- The proposed minor alterations to the front and rear areas to include a low-bearing boundary wall with soft landscaping is as previously approved on the 13th October 2020 with the reference number 47772/APP/2020/2619.

Appearance

- The existing property is made up of a two-storey semi-detached building with pebbled dashed render in white stucco, clay roof tiles, brickwork and timber fencing with white UPVC window frames.
- The proposed will be made up in brickwork also rendered in white stucco to closely match the appearance of the existing.
- Additionally, the proposed roof will also be made up of clay roof tiles to closely match the existing.
- The proposed boundary will be updated into brickwork rendered in white stucco to create a more visually coherent and physically stronger solution as opposed to the existing broken weathered timber fencing.
- The proposed appearance and materials of the minor alterations to the front and rear areas to include a low-bearing boundary wall with soft landscaping is as previously approved on the 13th October 2020 with the reference number 47772/APP/2020/2619.
- The proposed appearance and materials of the double storey side and rear extension is as previously approved on the 20th August 2020 with the reference number 47772/APP/2020/1595.

Access

- The principal elevation of the property is fronting Hunters Grove.
- The existing access will remain the same.

Summary

- The Full Planning Application is for the construction of a double-storey side extension to form a 1 bedroom dwelling.
- The proposal seeks to retain and renovate an existing rundown family dwelling whilst utilizing the spacious parcel of land on the side of the property to create a double storey 1 bedroom unit for a future occupant in the London Borough of Hillingdon.
- The proposed appearance, material and scale of the external alterations to include a double storey side; rear extension and minor alterations to the front; rear areas with a low-bearing boundary wall is as previously approved on the 13th October 2020 with the reference number 47772/APP/2020/2619 and on the 20th August 2020 with the reference number 47772/APP/2020/1595, respectively.
- The host building also benefits from planning permission for a single storey rear extension (47772/APP/2020/1593) that will add a further 22.1m² of floor space on the ground floor and also planning permission for a loft conversion (47772/APP/2020/2619) that will add a further 33.6m² of floor space on the second floor for any future occupants.
- The existing gross internal floor area is 88m² and the previously approved proposed gross floor area will be 148.7m² excluding the existing and proposed loft space.
- The proposed internal amenity provisions exceed the policies set forth by Greater London and the London Borough of Hillingdon.
- The proposed external amenity provisions meets and in cases, exceeds the policies set forth by Greater London and the London Borough of Hillingdon.
- The proposed gross internal area of the new build dwelling will be 58.2m² (excluding the proposed second floor of 2.3m²) which exceeds the requirement.
- As mentioned in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts (July 2006):
- Table 2 for recommended standards relating to floor space:
 - The requirement of a flat is 33m² for studio/ bedsit, 50m² for 1 bedroom, 63m² for 2 bedroom and 77m² for 3 bedroom.
 - The requirement for a maisonette is 50m² for a 1 bedroom, 63m² for a 2 bedroom and 79m² for a 3 bedroom.
 - The requirement for a 2 storey house or bungalow is 50m² for a 1 bedroom, 63m² for a 2 bedroom and 81m² for a 3 bedroom.
- The proposed outdoor amenity space for the proposed new build will be 57.7m² which exceeds the requirement.

- As mentioned in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts (July 2006).
 - 4.15 - In considering whether adequate garden space has been provided for new houses, the Council will apply the following guidelines:
 - 40m² for a 1 bedroom house.
 - 60m² for a 2 and 3 bedroom house.
 - 100m² for a 4 bedroom house.
- The proposed 1 bedroom new build will benefit from one parking space and two cycle spaces which meets the requirements.
- Additionally, the site is supported with a PTAL 4 rating which is above average on a range of 0 to 6b and also, with multiple modes of public transport within walking distance of the property.
- As mentioned in the Local Plan Part 2 with Modifications (March 2019).
- Table 1 for Parking Standards:
 - 1 - Parking bay sizes = a) The minimum dimensions of a standard car parking bay are 2400mm x 4800mm for spaces and for a wheelchair accessible car parking bay 2400mm x 4800mm plus shared 1200mm transfer zone as detailed in the Council's Accessibility SPD.
 - 11 - Crossovers, footpaths and road layouts = (a) Vehicle crossovers must be constructed to Council standards and meet engineering requirements. As a guide, the width of a standard (domestic) crossing is 2.5m at the back of the public footway increasing to 4.6m at the kerbside. Crossovers which cover the full frontage may not be permitted.
 - 12 - Bicycle parking = (a) Parking for bicycles must be located in a safe, secure and accessible location. Covered parking should be provided where possible. Cycle spaces should be located as near as possible to the building entrance(s). Large developments will be expected to include changing and other facilities for cyclists.
 - The requirement for a flat is 2 spaces per 3 to 4 bedroom unit and 1 to 1.5 spaces per 1 to 2 bedroom unit
- As mentioned in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts (July 2006).
 - 4.5 - PTAL scores are a useful starting point for assessing accessibility but the Council will also take into account a range of other accessibility factors including the number and direction of travel destinations available and the time taken to reach these destinations from the site
- In summary, the proposal seeks to retain and renovate an existing rundown family dwelling whilst utilizing the spacious parcel of land on the side of the property to create a double storey 1 bedroom unit for a future occupant in the London Borough of Hillingdon.

- As a company policy, we work proactively with the allocated case officer to come to a decision within the statutory timeframe, therefore, if you require any additional information please do not hesitate to contact us for a prompt reply.

Appendix

