

**TOWN AND COUNTRY PLANNING ACT 2020
(AS AMENDED)**

Design and Access Statement

**To support a planning application for
First Floor side and Part rear extension**

**238 Bothwell Lane,
Hayes, Middlesex,
UB3 2AP**



Street View

Introduction

This application relates to first floor side and part rear extension, to general practice surgery at 238 Bothwell Lane, Hayes, UB3 2AP. This Design and Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the proposed plans.

Layout

The site, 238 Bothwell Lane is located within a mixture of predominately residential area, the residential properties consisting of semi-detached properties. The property is located on the main Bothwell Lane, close to junction with Manton Close, with easy access to public transport and road links.

The properties along Bothwell Lane and adjoining streets are on average plots. All the properties on the street are of standard brick construction and tiled pitched roof.

A number of properties have been extended, with substantial double storey side and rear extensions. Including neighbouring corner property with similar design as what is applied here.

Scale and Sitting

The Property is a semi-detached house, with a large front, side and rear garden and the ground fairly level from the front garden towards the back garden.

The property is West facing with access off Bothwell Lane to the front and Manton Close to the rear garden. The property benefits with a crossover drive leading at the rear for parking. The property is divided by wooden panel fencing and brick wall fencing to the neighbouring properties.

Appearance

The property known as 238 Bothwell Lane and adjoining properties are all of a standard brick construction and pitched tiled roof, with own drives and ample parking space to the front garden. They vary in external appearance from rendering to brick facing. The existing external walls are brick face finish, the roofing tiles are plain Redland tiles on rafters.

Sustainability

One of the primary aims of the proposed development is to provide rest area and amenity space for the staff and to be one of the more sustainable buildings in the area. The use of high quality energy efficient materials and products is the most important factor.

- Improve the strength and thermal properties of the walls.
- The fenestration will be detailed to reduce the loss of energy.

- The external fabric of the building envelope will surpass the appropriate U-value in step with the Part L of the Building Regulations designed to reduce Carbon Emissions.
- Condensing Boilers with low N₂O (Nitrous Oxide) emission rates will be specified.
- Low energy AAA rated appliances will be specified and installed.
- Low flush/ dual flush WC cisterns and spray taps will be specified.
- Water Butts will harvest rainwater for use in washing cars and watering plants etc.
- Low energy lighting fittings are proposed to be fitted throughout.
- Certified timber will be used.

Design

- A new extension is proposed on the land at the side and rear of No. 238 Bothwell Lane
- The new property will provide private amenity for the staff.
- The ground floor will remain the same,
- The new extended surgery will have tiled pitched roof and brick walls rendered to match existing.
- The elevations represent a well balanced composition of form and proportion with an adequate palette of materials appropriate for the building use and location.
- The proposed building is keeping with the character of the street.
- The design reflects and improves the site and its surroundings and serves to create a sense of character.

Energy Efficiencies

- Lighting- Throughout the scheme natural lighting will be optimised. Approved Document L1A requires three in four light fittings (75%) to be dedicated low energy fittings. The development will exceed this and all light fittings will be of a dedicated energy efficient type.
- Boiler Space heating and hot water demand will be provided to the residential units by natural gas fired combination boilers. The

SAPs have been modelled on using an Ideal Logic Code boiler with an efficiency of 89.00%.

Air Leaks

- The Building Regulations set a minimum standard for air permeability of 10 m³ of air per hour per m² of envelope area, at 50Pa. Air tightness standards at this site will be constructed to the 'Accredited Construction Details' as compiled by Department of Communities and Local Government (DCLG). These will average a 50% improvement over Building Regulations and will achieve a permeability of 5.0 m³/hr/m².

Access

The proposed access will remain the same and from 238 Bothwell Lane to the front and Manton Close to the back.

There are bus stops outside the property, with buses going to Heathrow, Slough and surrounding areas.

Pedestrian

The main pedestrian access will remain the same and off 238 Bothwell Lane

Landscaping

The landscaped front garden will remain the same.