



**24 BEECHWOOD AVE
HAYES, LONDON UB3 1JN**

**DESIGN AND ACCESS STATEMENT
24TH MARCH 2018**

DESIGN AND ACCESS STATEMENT

INTRODUCTION/ PROCESS

Further to the submission of a planning application, the Local government requirement for properties in a conservation area requires that a design and access statement must now be submitted to the Planning Authority.

The design and access statement will not form part of the planning application but will accompany and support the application to communicate to Local Authority Planning Services the scheme design in full to secure their recommendation for planning approval.

The aim and purpose of this Statement was to consider the qualities and characteristics of the site and the surrounding area and formulate a proposal and design that would be suitable for the site and the proposed development.

A Design and Access Statement is required by statutory regulation such as the Disability Discrimination Act.

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The aim and purpose of this Statement was to consider the qualities and characteristics of the site, 24 beechwood Avenue, and the surrounding area and formulate a proposal and design that would be suitable for the site.

Having considered different design solutions for the site we chose the most appropriate scheme by taking account of the following

The use

The amount

The layout

The scale

The landscaping

The appearance

And the access requirements in and around the building.

THE USE / PROPOSAL

The proposal is to erect a two storey end of terrace building attached to the side of the existing building at 24 Beechwood Avenue. The proposal is to create an additional and separate building for social and affordable housing space which is very much needed in this area

AMOUNT AND LAYOUT

The amount of development proposed is very similar to that which is displayed by the neighboring properties to either side of the application property.

Taking into consideration character of the prevailing area in mind, the extensions will be designed with a scale mass and form to match the existing town scape. The building frontage in particular will be designed to blend into the existing local street pattern and skyline. The prevailing rhythm of the existing building frontages was maintained to make visual sense to the people who will use the building and others living in the area. Consideration will also be given to ensure that the material used and color of the building and its roof will be compatible with the neighborhood.

SCALE

The property is a detached property. With a form and design which identical to many of the other houses on the road

The first floor extension and loft extension will be redesigned with walls doors and a roof to mimic and match the existing construction of other houses on the road, We believe this will produce a very symmetrical and attractive front rear and side elevation which blends in and suits the existing structure.

LANDSCAPING

The property existing front and rear gardens are overgrown and derelict. The proposal front and rear gardens will be landscaped. The front garden will be finished with evergreen and block paving for car parking. The side and rear gardens will have low level hedging turfed , and evergreen shrubbery introduced to as shown on the submitted plans

APPEARANCE

All materials to be used in the construction will match as closely as possible the existing building. All new walls will be rendered block work to match the existing.

The materials to be used are as follows:

- Windows white timber.
- Doors painted hardwood
- Roof tiles clay tiles to match existing
- Blockwork/brickwork walls to be exposed stock bricks to match existing

Consideration will also be given to ensure that the material used and color of the building will be compatible with the neighborhood.

ACCESS CONSIDERATIONS

The accessibility of the proposed development at the Beechwood Avenue site with regard to Mobility Impaired Persons, that is not just people confined to wheel chairs but includes all types of impairment such as ambulant disabled people suffering with arthritis, stroke, rheumatism or, and people with impaired sight, poor dexterity, poor comprehension or hearing impairment.

An Access Statement is required by statutory regulation under the Disability Discrimination Act. Below is a list of the reference documents used to compile this document and used in the design.

The statement is an evolving document, and should be updated throughout the planning process and during design development and construction. It will demonstrate compliance with the statutory regulations and the intent of the Disability Discrimination Act.

Although the building is existing in structure with inherent accessibility constraints the following has been considered.

- **ACCESS UPTO AND AROUND THE DEVELOPMENT**
- **BUILDING /SITE APPROACH AND ACCESS ROUTES**
- **ACCESS INTO THE DWELLING**
- **CIRCULATION WITHING THE ENTRANCE STOREY OF THE DWELLING**
- **VERTICAL CIRCULATION WITHING THE BUILDING**
- **ACCESSES TO SWITCHES AND POWER SOCKETS**
- **SANITARY PROVISIONS**

ACCESS UPTO AND AROUND THE DEVELOPMENT

The needs of disabled people in getting to and from a building as pedestrians, public transport users, motorists, and car passengers are taken into account as the development has the following.

Bus or Taxi

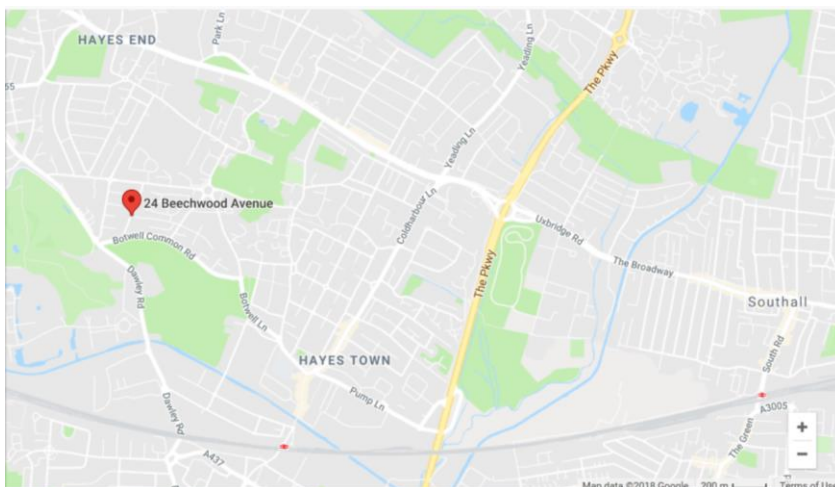
Located in a convenient area of **Hayes** close to the multitude of **shops**, restaurants and **transport** links of the Uxbridge road Where there are approximately 6No. bus routes taking passengers to major shopping areas such as **Hayes** & Harlington (1.4 miles); West Drayton (1.9 miles) and Uxbridge.

Train and Tube

Dawley Road is approximately 300m from the site, which has bus routes within 5 minutes of Hayes and Harlington. Uxbridge road underground is also only 10 minutes away by bus

Access by car

It is proposed to provide off street car parking to the site with one car parking space provided However the property is well served by public transport.



BUILDING /SITE APPROACH AND ACCESS ROUTES

The objective is to make reasonable provision within the boundary of the plot of the dwelling for a disabled person to approach and gain access into the site from the point of alighting from a vehicle which may be within or outside the plot.

Beechwood Avenue is an established street which is predominately paved to London Highway and Building Act Standards. This street leading to the property is reasonably level, therefore wheelchair users or stick or crutch users should normally be able to approach the site entrance without difficulty.

ACCESS INTO THE DWELLING

The front path is hard paved and level with only one step at the front door therefore access into the building is adequate.

CIRCULATION WITHING THE ENTRANCE STOREY OF THE DWELLING

Once within the building Regulations require that Circulation within the entrance storey of the building must be possible for wheelchair users, providing access via doorways, corridors and passageways to the kitchen, habitable rooms and a room containing a WC

Therefore we will ensure that to facilitate access within the entrance storey or the principal storey of the dwelling, and into habitable rooms and a room containing a WC, all:

Entrance doors

To enable a wheelchair or walking stick user to maneuver into the dwelling. external door will have a minimum clear opening width of 775mm.

Corridors and passageways in the entrance storey should be sufficiently wide to allow convenient circulation by a wheelchair user. The designers will also make Consideration to the effects of local obstruction by radiators and other fixtures.

Minimum widths of corridors and passageways within the building will be 900 and all doorway widths will be 800mm.

VERTICAL CIRCULATION WITHING THE BUILDING

Because of the building size and financial constraints there will be no provision for a passenger lift or alteration to existing stairs

The existing stair meets Building Regulation standards and has the following:

uniform going of each step, which is not less than 250mm, which for tapered treads should be measured at a point 270mm from the inside of the

- a. it has flights whose clear widths are at least 800mm;
- b. there is a suitable continuous handrail on each side of the flight and any intermediate landings where the rise of the flight comprises three or more rises; and
- c. the rise and going are in accordance with the guidance in Approved Document K for private stairs.
 - a. all step nosing's distinguishable through contrasting brightness;
 - b. top and bottom landings whose lengths are in accordance with Part K1;
 - c. steps with suitable tread nosing profiles and uniform rise of each step, which is not more than 200mm;

ACCESSES TO SWITCHES AND POWER SOCKETS

- Any new switches and sockets on all levels within each dwelling will be located within an accessible zone of appropriate heights between 450mm and 1200mm. This is to assist people who's reach is limited to use the dwelling more easily.

SANITARY PROVISIONS

A WC will be provided in the entrance storey of the dwelling. The toilet will be located such that it can be reached from the habitable rooms in that storey without using stairs and the following will be ensured:

An obstruction free zone of 900mm wide must be maintained outside the w.c. and opposite door openings in general. This zone should extend 200mm both sides of the projected edges of the clear opening

The door to the WC will

- open outwards, and is positioned to enable wheelchair users to access the WC
- The door to the WC compartment has a clear opening width which is at least 800mm wide to allow easy maneuvering access.
- the WC compartment provides a clear space for wheelchair users to access the W.C. and the washbasin is positioned so that it does not impede access.

N.B. The compartment does not have to fully accommodate a wheelchair, and handrails are not required.

REFERENCE DOCUMENTS

- Approved Document Part M of the Building Regulations (2004 Edition).
- GLA "Housing Provision, The London Plan, Draft Supplementary Planning Provision December 2004".
- BS 8300:2001 (Design of Buildings and their approaches to meet the needs of disabled people)
- BS 5588:1999 Part 8 (Code of practice for means of escape for disabled people).
- Adopted London Borough of Hammersmith and Fulham UDP (2003).
- Consideration of issues arising from the Disability Discrimination Act 1995.
- "Lifetime Homes", Joseph Rowntree Foundation, 1991.
- "Colour, contrast and perception - Design guidance for internal built environments", Reading University.