

DESIGN ENDEAVOUR LTD



DESIGN & ACCESS STATEMENT

IN SUPPORT OF
FULL PLANNING APPLICATION

FOR

**PROPOSED NEW DETACHED ONE BEDROOM (2 PERSON)
DWELLING ON LAND AT THE REAR OF**

02 Portland Road Hayes UB4 8LG

PREPARED BY
DESIGN ENDEAVOUR LTD

JUNE 2023

1. Introduction

- 1.1 This Design and Access Statement has been prepared by Design Endeavour Ltd in support of full planning application for the erection of a one bedroom (2 Person) dwelling.
- 1.2 The statement provides a description of the site and its surroundings, the proposal, design, layout, Policy and planning considerations.
- 1.3 It outlines the design principles and concepts that have been applied to the proposed development; and how issues relating to access to the development have been dealt with.
- 1.4 This statement is written in accordance and in full conformity with the requirements set for prior approval as amended in the Town and Country Planning (general Development Procedure) Order 2016.

2. Site Analysis

- 2.1 The subject site lies within the London Borough of Hillingdon. It is located at the rear of Portland Road Hayes with vehicular access from Trent way and additional pedestrian access from Portland road.
- 2.2 The area is residential in character with relatively distinct form of homes present which comprises of mainly 1940/50s homes lining each side of Portland Road.
- 2.3 The proposed house is to be on garden land at the rear of Portland road with garages and facing the green fields at the
- 2.4 The site and its surroundings are level with no significant incline perceived.
- 2.5 The proposed dwelling will be situated west of the existing dwelling at No. 02. Access to the land will be via Portland Road and Trent way.

3. USE

- 3.1 This application proposes a single additional dwelling in an established residential area and in accordance with national and local planning objectives. The principle of new homes in such locations should be acceptable.

4. QUANTITY

- 4.1 The single dwelling proposed is a proportionate response to the features, context and characteristics of the area and constraints of the site. It has been specifically designed to reflect the density, form and layout of its nearest neighbours on the Portland Road whilst at the same time displays a modern outlook with contemporary features. The internal floor area proposed is 60 Sqm which meets the minimum requirement for One bedroom 2 person dwelling at two levels.
- 4.2 Proposed dwelling will be at 2 levels including basement accommodation. The single storey above ground is maintained after the response from the pre-planning meeting and eventual report, were initial 2 storey above ground proposal was not supported by the case officer due its scale and massing. The proposed dwelling will have smaller footprint thus providing effective private amenity space as well as front garden with parking

5. LAYOUT

- 5.1 The layout of the site has strategically been phased to create adequate setbacks, provide for parking, private amenity space and service area.

5.2 The internal layout also ensures the privacy of its intended occupiers and neighbours and offers a good standard of amenity. It is designed to meet the current London plan 2021.

5.3 The proposals have been designed with community safety in mind offering a well supervised and secure environment. It will clearly define the private from the public and will provide a safe family home.

5.4 Living space at the ground floor has been proposed with WC and kitchen facility. The basement floor includes large bedroom with ensuite facility and ample storage area. The light well has been provided at the rear with patio door and window including additional 3 sqm of private amenity space.

6. APPEARANCE

The proposed dwelling has been design keeping in mind the end user. The aim is to provide a living accommodation of high standards in an under-utilised area.

The dwelling is designed at a slightly subservient scale to establish a respectful and sensible response to the site's context. Yet at the same time, its contemporary appearance lends it uniqueness and a character of its own providing an enjoyable accommodation to the user.

Facing brickwork at ground floor with standard seam construction to the front and mixed of flat and mono pitched tiled roof helps retain compatibility with the surrounding adjacent dwellings as well as providing a contemporary look. The single storey above the ground maintained the massing and scale of any outbuilding as part of the main dwellings.

7. ACCESS & REFUSE

7.1 The access is level and designed to achieve Lifetime Homes Standards. The development offers a convenient location with many local facilities within comfortable walking distance and with public transport links by bus and train close by, all accessed by utilising safe well-lit and well-used footpaths.

The development will also provide space for secured cycle storage and will provide one parking space with active charging facility for the new dwelling.

The proposed total private amenity space is approx 42sqm. Secured covered bin and cycle facility has been provided at the front of the property.

8. CONCLUSION

8.1 The resulting house is one that will sit comfortably and very discretely on its plot with minimal impact upon any neighbouring property. It will reflect the existing pattern and density of development and respect the form and design of nearby homes.

8.2 The proposal would make full and effective use of an underutilised land whilst respecting the quality and character of the area. The proposed development will provide a high standard of living accommodation for young family and will not adversely affect or cause harm to the amenity of neighbouring occupiers.

8.3 The proposal scheme accords with the objectives of the NPPF, and the Development Plan, by increasing residential accommodation in the urban area. The proposed dwelling which is appropriate within the context, will contribute towards meeting the Borough's current and future housing needs.