

PLANNING STATEMENT & DESIGN AND ACCESS STATEMENT FOR FLAT CONVERSION AT 12 Princes Park Lane, Hayes, UB3 1JS

Design/Proposal

The proposal is to convert the existing semi-detached bungalow property in to Two Flats.

The external front elevation appearance will be slightly altered to accommodate two entrances. Loft conversion has been constructed under Permitted Development with hip to gable and rear dormer. The Ground floor has already been extended to the rear by way of a single storey rear extension and has also been completed.

The total site area is 360m² including the front and rear gardens. The existing property is a two storey semi detached property and is currently a single family dwelling. The property benefits from a large 28m depth rear garden.

Flat Number	No. of Bedrooms	Floor Area (m2) Vs London Plan
Flat One (Ground Floor)	2 (3 persons)	64.0 (London Plan - 61)
Flat Two (First Floor)	1 (2 persons)	50.0 (London Plan – 50)

All of the residential unit's internal floor areas are within the minimum unit sizes as stated in the London Housing Design Guide noted above and provide a good level of living for the occupants of the flats and the development will be of the highest quality.

Evaluation:

The assessment of the characteristics of the physical fabric etc of the area has resulted in formulating a proposal that meet our Client's aspirations and at the same time the final scheme is designed to ensure its conformity with key planning policies. The properties along Princess Park Lane and in the surrounding area are a mostly of semi detached stock. A number semi-detached properties have been converted to flats.

The conversion of the property will provide much needed accommodation to this sustainable environment with excellent public transport connections, local amenities and schooling.

Access

At present there is no requirement to comply with part M of the building regulations for the existing stairs and the existing building structure would have to be altered to accommodate this. The access to Flat is via the shared drive. Flat one is accessed from the front and Flat 2 via the side entrance off the shared drive.

Apartment Layouts

Both apartments meet or exceed the local council's guidelines as demonstrated above. The apartments stack to ensure that bedrooms are on top of each other wherever possible. All floors and walls adjoining apartments will be sound insulated to minimise

the sound transmission. Additional sound insulation will be added to minimise transmission of any sound between the flats.

Flood Risk/Suds detail

We have obtained a recent report from the Environmental Agency as attached, to say the that there is no risk of flooding

Refuse Disposal

A bin storage area is designated along rear of the flats as noted on the drawing PR/59NC/01.

Amenity

The room layouts have been designed carefully to provide correct stacking as best as possible for a conversion of this type. The floor areas are in line with the London Plan. The rear garden will be split into two, to provide all flats with garden spaces of over 96sq m per each flat. (Note minimum requirement is 20 sqm per 1 bed flat).

Landscaping

Refer to drawing PL/12PPL/02- rev A for front and rear garden landscaping details.

Car Parking

There are two off street car parking spaces provided as noted on the drawing PL/12PPL/02- rev A. One parking space per flat has been provided per flat. There are no parking restrictions on the street.

Cycle Parking

Cycle parking is noted on the Plan for all the flats PL/12PPL/02- rev A .

Local Transport-

Local Buses & rail routes are served from the Hayes & Harlington town centre which is

Conclusion

We believe our scheme will allow first time buyers the opportunity to own their own home.

1. The conversion of the property will provide much needed accommodation to this sustainable environment.
2. Provision of residential apartments with excellent public transport connections, excellent local amenities and schooling.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such.