

Design & Access Statement
to accompany the Planning Application
for the development at

59 Gainsborough Road, Hayes, UB4 8NY

PROPOSAL:
Subdivision of the existing detached dwelling into 2x self-contained residential units

APPLICANT:

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UB4 8NY

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Revision (D)

1.0. INTRODUCTION

- 1.1. This Statement is prepared in support of a planning application for the proposed development. The purpose of this statement is to provide an assessment of the rationale behind the proposal, which will help form the basis for making sustainable decisions about the development.

2.0. THE APPLICATION SITE

This statement is prepared in support of an application for a development at:

“59 Gainsborough Rd UB4 8NY”

2.1 Site location

The proposal site is an extended detached dwelling house located next to Pole Hill Open Space. The site can be accessed via pedestrian/vehicle from Gainsborough Rd. It is not located in a Conservation Area or any area with special character or restrictions.

2.2 Surrounding

The surrounding area consists mainly of residential areas and an open space on one side. On the opposite and side of the property there are residential homes.

2.3 Site use

The property has been used as a 6-bed single dwelling house including a habitable room on the ground floor. Due to the ensuite facilities in the ground floor room, the room can be classified as a bedroom and the house can be considered a 6-bed house.

3.0. THE PROPOSAL

3.1. The proposed works involve:

'Subdivision of the existing detached dwelling into 2x self-contained residential units.'

4.0. PLANNING POLICY CONTEXT:

4.1. We considered the following policies to prepare this application:

- National Planning Policy Framework
- London Plan 2021
- The London Borough of Hillingdon Local Plan

4.2. Relevant planning history can be found on the council website.

5.0. DESIGN:

To respect the principles of Housing Standards and to comply with the relevant national as well as local policies including London Plan 2021, the proposal is designed to meet the relevant policies as outlined below:

5.1. Principle of development

- 5.1.1. The NPPF has a requirement to encourage the effective use of land by re-using land. Similarly, the National Planning Policy Framework (NPPF) encourages the delivery of a wide choice of housing in suitable locations. The appropriate intensification of existing residential uses is supported by London Plan
- 5.1.2. The principle of the intensification of residential use on the application site deemed to be in line with local and national policies. It also makes a positive contribution to the Borough through provision of more accommodation in a sustainable but under-used location in order to bring it up into its optimum density.
- 5.1.3. The application site is in fact surrounded by a diverse selection of housing and it is proposed that reasonable size residential units would add to this mix to the benefit of the housing stock within both the local area and the borough as a whole.
- 5.1.4. The relevant local and national policies refer to Housing Choice and set out that residents should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.
- 5.1.5. It should be noted that small or medium size units can make an important contribution to housing provision and provide a more efficient use of building and land.

- 5.1.6. It must also not be ignored that there is a pressing need for more homes in the area and for more affordable units of accommodation to meet the needs of people at a price they can afford. The proposed scheme would provide residential units that would consequently assist in meeting the Borough's annual housing target. High quality residential units such as proposed dwellings can be very desirable and provide much needed affordable accommodation with a good level of residential amenity.
- 5.1.7 The Council's approach to new housing is to minimise their impact on the local environment and to ensure that occupiers of both new and existing units enjoy a high standard of amenity; stating that whether or not a development is acceptable in principle will depend on the character of both the building and the street.
- 5.1.8. It is important to consider the wider area and the mixed pattern of development, mainly consisting of residential and commercial uses. It can therefore be argued that the increase in the availability of residential accommodations is in line with the objectives of the abovementioned policies. The principle of the development is therefore considered to be acceptable.

5.2. Impact on the character and appearance of the original building, the existing street scene and surrounding area

- 5.2.1. The planning policies require proposals to prevent any harmful impact on the surrounding area, to respect the existing character and pattern of development in the street and to be in keeping with the existing appearance of the original building in terms of visual features, height, orientation, frontage design and materials.
- 5.2.2. The proposed conversion would have minimum impact on the street scene. We aim to justify that the proposal does not cause obtrusive alteration to the original building or undue impact on the existing character and appearance of the street scene or wider area.
- 5.2.3. **Character.** The site is not located in a Conservation Area or an area with a significant character. The road suggests that residential use would not be out of character. Therefore, it cannot be argued that the proposal would have a detrimental impact on the character of the residential road.
- 5.2.4. **Appearance.** The minimal changes to the external appearance will be in keeping with the appearance of the host building and the wider area as described in relevant policies.
- 5.2.5. **Conclusion.** The proposed development, therefore, will not be involved in obtrusive or unacceptable alteration to the property or undue impact on the existing character and appearance of the original dwelling, the street scene or the wider area.

5.3. Impact on amenity of neighbouring residential occupiers

- 5.3.1. No “principle” window serving a habitable room of the adjoining dwellings will be affected by the development. All habitable windows of the adjoining properties will continue enjoying a similar arrangement to those in the existing arrangement and there will be no change to the current level of daylight, outlook, privacy, overshadowing and overlooking. Therefore, there will be no unacceptable level of amenity impact to be caused by the development.
- 5.3.2. The proposed development by reason of its location, design and setting would not result in over-dominance, overshadowing, visual intrusion and loss of outlook and daylight when viewed from the neighbour's nearest rear habitable aspect.
- 5.3.5. **Conclusion:** It is therefore deemed that the proposal would not result in an unacceptable "loss" of daylight, outlook and privacy in accordance with relevant policies.

5.4. Suitable living conditions for future occupants

- 5.4.1. In terms of the amenity for future occupiers, the proposed development would provide an acceptable standard of internal living space and a spacious room layout, in order to provide a good standard of accommodation.
- 5.4.2. New development is expected to meet the minimum standards set out in the London Plan and the proposed units would satisfy these guidelines.
- 5.4.3. The outlook from the windows of the proposed units would be very similar to the existing windows, as such would not give rise to a loss of privacy and overlooking. It is considered that all the habitable rooms, and those altered by the proposal, would maintain an adequate privacy, outlook and daylight, therefore complying with Policy 3.5 of the London Plan (2015).
- 5.4.4. In terms of internal amenity space the proposed units would comply with relevant policies and design guidelines, with all the new dwellings affording good levels of outlook and daylight for future occupiers.
- 5.4.5. It is deemed that each of the units would satisfy the requirements and provide future occupiers with adequate levels of amenities and living standards.

5.5. Outdoor amenity space

- 5.5.1. The relevant policies advise that adequate outdoor amenity space should be provided per habitable room for new dwelling. The proposed private gardens can help achieve those requirements. Each new unit would benefit from a private garden with a suitable size, shape and privacy.
- 5.5.2. There will be also local parks nearby within walking distance as additional bonus that can be used by the residents for outdoor activities.

6.0. ACCESS:

The front access will be from the main road and vehicle access will be through the existing dropped kerb. This will allow accessibility to the house. The proposals do not affect the access to other buildings.

The provision of sustainable travel options is essential in order to reduce the environmental impact of travel, to support future growth, to relieve pressure on the existing transport network, and to provide alternatives to the private car.

With reference to the proposed drawings and transport assessment, there are sustainable travel options available on site as an alternative to private cars.

6.1. Highways and parking provision

The application site is located in a location with PTAL rating of 1b. Due to this location and the size of the units, the proposal is an opportunity to encourage the more sustainable means of transport, instead of private cars.

The frontage of the site can accommodate two parking spaces to be used by the occupants of the new units. The proposed parking arrangement can provide 1 parking space per new unit. The provision of electric charging point would encourage the use of electric vehicles.

The submitted parking survey and transport assessment have demonstrated that there will be adequate on street parking provisions to accommodate the impact of any potential overspill of vehicles associated with the proposed development.

Therefore, it is deemed that there will be sufficient number of parking bays for the potential use of the future residents. Therefore no undue demand or pressure on local traffic or car parking spaces would be expected.

6.2. Cycle provision

The relevant policies require the provision of an adequate arrangement for cycle storage. The proposal includes 2 cycle storages per new dwelling. This can encourage the use of more sustainable means of transport. The details can be secured via a suitable planning condition.

6.3. Waste management

The relevant policies require the provision of an adequate arrangement for the disposal of refuse. Bin storage is provided in the allocated area as shown in the drawings. The details can be secured via a suitable planning condition.

7.0. ENERGY AND SUSTAINABILITY STATEMENT:

The proposal has been developed promoting Sustainable Design and Construction in line with the Sustainability Principles below.

- **Carbon reduction:** The proposed development aims for a reduction in carbon dioxide emissions in accordance with the Building Regulations Part L compliant baseline.
- **Quality of open space:** Outdoor areas are designed to provide a sufficiently high quality open space.
- **Flexibility:** With respect to the growing demand of housing in London, the development provides a standard of housing that has a flexibility to adapt to future social and economic needs of its occupants.
- **Density:** With attention to the amount of local amenities and services in the area and PTAL rating, there is good potential to increase the density of housing on the site. Therefore the development will not over densify the area. Furthermore, due to the proximity to public transport and services the proposal is following the sustainable idea of pedestrian-oriented and public transport-oriented development.
- **Water consumption:** The proposed dwelling will be designed to ensure a maximum internal water consumption rate of 105 liters/per person/per day (with an additional maximum external water allowance rate of 5 liters). All WCs will have a cisterns with a WRACS approved low volume dual action flush. Taps will be WRACS approved water efficient click type. The shower will be a water efficient thermostatic mixer shower with eco showerhead. Mains water usage will be limited to 105 liters/day by the installation of low water use toilet cisterns and flow restrictors on the taps and showers.
- **Bin storage:** The proposed refuse and recycling store will be located at the front of the dwelling. The property has adequate and independent bin storage located within a semi-external and secure location adjacent to the entrance, making for easy collections.
- **Security and safety:** The following design features have been incorporated to ensure that a safe and secure environment is created for both the future residents and the local environment;
 - Main entrance door to be externally lit and clearly visible.
 - Main entrance doors overlooked by upper storey accommodation.
 - In the next stages of the design process, details will be developed to ensure that the building fabric and fenestration details, such as glazing specification and external door ironmongery/locks, are suitably robust to deter and prevent breaking and entering. These details will be developed in adherence to Building Regulations Part Q.
- **Lighting:** Energy efficient lighting will be used in the proposed dwelling.

8.0. SUMMARY:

- 8.1. The scheme would offer a more efficient use of building and land. It is a reasonable response to the housing demand whilst designed to comfortably fit into its context, character and setting. With the proposed sympathetic changes, the development would continue to be complementary to the character of the host dwelling, the street scene and the locality in general. It is considered that the proposal would be a positive contribution and an improvement to the locality.
- 8.2. The proposed two residential units can be considered an appropriate use within this location, wherein residential development is prevalent, by adding a much needed accommodation to the local housing stock. The proposed conversion would provide new high quality units that will make a positive contribution towards the shortfall in housing identified in this borough in particular 3-bed accommodation. In addition, the proposed development that would create smaller dwellings would make a positive contribution to the supply of suitable size housing for all ages and abilities, therefore, respecting the growing demand for housing in the future and providing flexibility to adapt to future social and economic needs.
- 8.3. Compared to the existing large-size detached dwelling, the proposed 2 units will not increase the number of habitable bedrooms. This suggests that the number of residents is not expected to significantly increase. Therefore, the proposed development is not expected to generate significant additional travel, demand or pressure on local facilities such as car park, outdoor amenity, waste management etc.
- 8.4. The development would have no significant detrimental impact on the residential amenities of the host dwelling or neighbouring properties and with very few external changes would continue to be complementary to the character of the area, street scene and the locality in general.
- 8.5. A reasonable standard of living conditions would be provided for future occupiers in accordance with London Plan and NDSS.
- 8.6. The development is proposed to be reasonably accessible for most people. It is considered that the proposal will be accessed inclusively and will not generate pressures on local traffic or street parking.
- 8.7. The proposed development, therefore, complies with the principles of the National Planning Policy Framework and the policies contained within the relevant local policies.
- 8.8. Mindful that the National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development, for the above reasons it is politely requested that this permission is granted. However, we are open to negotiations as to the required amendments or contributions.