

Design & Access Statement

60 Hunters Grove Hayes UB3 3JE

1.1 Introduction

This statement has been prepared in support of the planning application submitted to convert existing semi-detached dwelling house 60 Hunters Grove Hayes UB3 3JE into one X 3 bedroom Flat at ground and one X 2 bedroom duplex flat at first and loft level with first floor side and rear extension including loft conversion with the rear dormer.

The site area is 279 sq.metres. This includes landscaped front and rear gardens. The proposed two self-contained units will have an access from the front of the property, spaces for car and cycle parking spaces at the front and a dedicated amenity space at the rear for ground floor flat have been proposed. The proposed side and rear extension is in line with council policy guidelines for first floor rear extensions. The forecourt of the premises would be designed to accommodate a bin area and existing parking space for 3 cars is retained with landscaping along the edges.

1.2 Location & Facilities

The application site is within walking distances to Hayes & Harlington overground station connecting to central London. Distance to the local bus stops, and local shops, primary and secondary schools are within walking distance with several local leisure facilities in close vicinity.

2.1 Proposed self-contained units

The proposal is to provide a conversion of dwelling into two no of self-contained units consisting of one X 3 bedroom Flat at ground and one X 2 bedroom duplex flat at first and loft level. The new layout is designed to be sympathetic with the London Plan and lifetime home requirement.

The intention of the proposal is to promote high quality sustainable design and materials, whilst maximising the development potential. The development offers a well-mannered residential living space addressing local strategic objectives.

The standard of the accommodation created.

The newly adopted London Plan now has minimum standards which supersedes the local SPG 14 – Indoor Living Space for New Dwellings & conversions.

Proposed Three bedroom Flat at ground floor has 78 m² which meets the minimum requirement of Three bedroom 4 person Flat 74 Sqm. The proposed first floor + loft duplex flat has area of 79Sqm and meets the minimum area of 70Sqm for 2 bedroom 3 person flat at two levels.

The ground floor is fully accessible for wheelchair person and meets the standard for Lifetime home requirements. The stacking between properties is also maintained in order to propose a quality accommodation for future occupants.

2.2 Proposed car park and cycle store

The existing 4no off street car parking spaces has been amended to retain 3 car parking spaces 2 for ground floor flat and one for the duplex flat. The proposal is very close having access to public transport facility within walking distance.

In order to propose sustainable transport, the property contributes by proposing secured cycle storage space for 6 cycles at the front.

2.3 Proposed refuse bin store and amenity space:

Proposed bin store is located at the front drive. Each unit will have the bin for the normal waste/recycling waste at the front of the property as per the council guidelines for refuse collection and recycle waste.

Ground flat has private amenity space at the rear having a mix of hard and soft landscaping with area of 91 sqm. A front forecourt is 94 Sqm, where 3 off street car parking spaces are retained.

3.1 The impact of the proposed development upon the character of the area

The proposal would not significantly alter the external appearance of the building, the first floor side and rear extension with loft conversion including rear dormer is in line with council policy guidelines for extensions. Therefore, its impact on the visual amenity of the street will be similar to other extension of similar size, scale and character that has been approved by the council.

Conclusion:

The proposal reflects the sympathetic approach to the design. It is not harmful to its surroundings; it enhances and improves the character and appearance of the area, and will provide additional accommodation to provide small families an opportunity to live and work close the local centres.

The proposals meet the relevant policies of the Supplementary Planning guides and the current London Plan 2021.