

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 and one X 2 bedroom flat at ground, 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 spaces at the rear for both flats has 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 2 cars and 4 cycle spaces are retained with landscaping along the front and 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, first and loft level and one X 2 bedroom duplex flat at ground and first floor level. The new layout is designed to be sympathetic with the London Plan and lifetime home requirement.

The intension 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.

Propose Three bedroom Flat at 3 levels (ground, first & loft floor) has 91.5m² area which meets the minimum area of 90 sqm for Three bedroom 4 person Flat at 3 levels . The proposed duplex flat has area of 70Sqm and meets the minimum area of 70Sqm for 2 bedroom 3 person flat at two levels.

Both flats ground floor are fully accessible for wheelchair person and meets the standard for Lifetime home requirements.

2.2 Proposed car park and cycle store

The existing 4no off street car parking spaces has been amended to retain 2 car parking spaces 1 for each 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 4 cycles at the front 2 for each flat.

2.3 Proposed refuse bin store and amenity space:

Proposed bin store is located at the front drive separate for both flats. 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.

Both flats have private amenity space at the rear having a mixed of hard and soft landscaping with area of 46 & 45 sqm respectively. A front forecourt is 94 Sqm, where 2 off street car parking spaces are rovided with soft landscaping along the edges and grass area.

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.