

DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT

Proposed Conversion of Existing Single Dwelling into Two Self-Contained Dwellings

24 West Walk, Hayes, UB3 3JH

1. Introduction

This Design and Access Statement and Planning Statement have been prepared in support of an application to convert the existing single dwelling house at 24 West Walk, Hayes UB3 3JH, into two self-contained residential units.

The proposal seeks to provide two high-quality family dwellings by efficiently using the existing building, without materially altering its external appearance. The scheme represents sustainable residential intensification within an established urban area and accords with the objectives of national, regional and local planning policy.

2. Site Description

The application property comprises an existing semi-detached dwelling situated within a well-established residential area characterised by similar properties and family housing. The site benefits from existing vehicular access, generous front and rear gardens and excellent access to local services, schools and public transport.

The site location and block plans are shown on Drawing No. 17-438-E00.

3. Existing Property

The existing dwelling extends over the ground floor, first floor and loft level. The property already benefits from a loft conversion and provides sufficient accommodation to enable subdivision into two separate family dwellings.

No extensions are proposed, and the external appearance of the building will remain unchanged.

Existing elevations are shown on Drawing Nos. 17-438-E06 and 17-438-E07.

4. Proposed Development

The proposal comprises the subdivision of the existing dwelling into two self-contained residential units.

Flat 1 – Ground Floor

Three-bedroom, four-person dwelling comprising:

- Open-plan living and dining room;
- Separate kitchen;

- Three bedrooms;
- Family bathroom;
- Additional WC;
- Internal storage;
- Dedicated private garden.

The proposed layout is shown on Drawing No. 17-438-P01.

Flat 2 – First Floor and Loft

Three-bedroom, four-person maisonette arranged over two floors comprising:

First Floor

- Open-plan living/kitchen/dining room;
- Two bedrooms;
- Shower room;
- Storage space.

Loft Floor

- Principal bedroom;
- Bathroom;
- Additional storage area.

The proposed arrangement is shown on Drawing Nos. 17-438-P02 and 17-438-P03.

5. Amount of Development

No extensions are proposed.

No increase in footprint is proposed.

No increase in ridge height is proposed.

No changes are proposed to the front, rear or side elevations.

The proposal is therefore entirely internal.

Proposed elevations remain unchanged from the existing building and are shown on Drawing Nos. 17-438-P05 and 17-438-P06.

6. Pre-Application Discussions

Prior to preparing the proposal, discussions were held with the London Borough of Hillingdon, and a pre-application meeting was held with Ms Nurgul Kinli, Planning Officer, on 10 September 2019.

Following the meeting, written advice was provided identifying the principal matters to be addressed within any future application.

The Planning Officer advised that:

- A wider dropped kerb would be required;
- Parking spaces should be clearly identified;
- Drawings should contain accurate scale bars;
- At least 25% of the frontage should comprise soft landscaping.

The current proposal has been prepared having regard to this advice.

Parking spaces have been clearly identified on the submitted site plan, accurate scale bars have been incorporated, and the front garden includes soft landscaping that exceeds 25% of the frontage. An application will be submitted to the highways to extend the existing drop kerb.

Accordingly, the proposal reflects the Council's advice from pre-application discussions.

7. Access

The development benefits from existing pedestrian and vehicular access.

Separate access arrangements are provided for each dwelling, ensuring convenient and safe access for future occupiers.

The site is located within a sustainable location with access to public transport, schools and local facilities.

8. Parking and Cycle Storage

The proposed site layout provides:

- One parking space for Flat 1;
- One parking space for Flat 2;
- One visitor parking space.

Secure cycle storage is also provided for both dwellings.

The proposed site arrangement is shown on Drawing No. 17-438-E01.

The proposal is considered to comply with London Plan Policy T6 and Hillingdon Local Plan Policy DMT1.

9. Private Amenity Space

Each dwelling benefits from approximately 30m² of private rear amenity space.

Boundary treatments ensure adequate privacy between the two gardens and provide satisfactory external amenity for future occupiers.

10. Character and Appearance

No external alterations are proposed.

Consequently, the proposal preserves:

- The appearance of the host dwelling;
- The established character of West Walk;
- The visual amenities of the surrounding area.

The development will therefore have no detrimental effect upon the street scene.

11. Impact on Residential Amenity

As no extensions are proposed, the development will not result in:

- Loss of privacy;
- Overshadowing;
- Loss of outlook;
- Overbearing impact.

The proposal therefore maintains the amenities currently enjoyed by neighbouring occupiers.

12. Internal Space Standards

The proposed dwellings have been designed having regard to the Nationally Described Space Standards and London Plan Policy D6.

The scheme provides two family-sized dwellings and achieves a satisfactory standard of:

- Daylight;
- Outlook;
- Privacy;

- Internal circulation;
- Storage;
- Residential amenity.

13. Refuse and Recycling

Suitable refuse and recycling storage facilities are provided within the curtilage of the property.

Bins will be presented on collection days in accordance with the requirements of the London Borough of Hillingdon.

14. Landscaping

Soft landscaping is retained within the frontage in accordance with the advice provided by the Planning Officer.

The landscaping contributes positively to the appearance of the street scene and reduces the visual impact of the parking area.

15. Planning Policy Assessment

The proposal has been assessed against:

National Planning Policy Framework (NPPF)

In particular:

- Section 5 – Delivering a sufficient supply of homes;
- Section 11 – Making effective use of land;
- Section 12 – Achieving well-designed places.

London Plan 2021

- Policy D3 – Optimising Site Capacity;
- Policy D4 – Delivering Good Design;
- Policy D6 – Housing Quality and Standards;
- Policy T6 – Car Parking.

Hillingdon Local Plan Part One

- Policy BE1 – Built Environment;
- Policy H1 – Housing Growth.

Hillingdon Local Plan Part Two

- DMHB 11 – Design of New Development;
- DMHB 16 – Residential Density and Amenity;
- DMHB 18 – Private Outdoor Amenity Space;
- DMT1 – Managing Transport Impacts.

16. Planning Balance

The proposal represents a sustainable form of residential intensification and provides two family-sized homes without altering the external appearance of the building.

The development:

- Makes efficient use of the existing housing stock;
- Provides two high-quality three-bedroom family dwellings;
- Preserves the character and appearance of the area;
- Protects neighbouring amenity;
- Provides adequate parking, cycle storage and private amenity space;
- Reflects the advice received during pre-application discussions with the Council.

17. Conclusion

The proposed conversion of 24 West Walk, Hayes UB3 3JH from a single dwelling into two self-contained dwellings represents a logical and sustainable form of development.

The proposal accords with the objectives of the National Planning Policy Framework, the London Plan 2021 and the Hillingdon Local Plan.

It is therefore respectfully submitted that planning permission should be granted.