

Design and Access Statement

**For a proposed detached single-storey one-bedroom dwelling
at
Rear of 32 Redmead Road, Hayes, Hillingdon, UB3 4AX**



Dale Venn Architects Ltd ,
High House, Harlington Road,
Hillingdon UB8 3HX.
tel. 01895237345
e-mail: dalevennarchitects@gmail.com

August 2026

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a detached single-storey one-bedroom dwelling within the rear part of the residential curtilage of No. 32 Redmead Road, Hayes. The proposal provides a compact bungalow with private amenity space, independent pedestrian access, secure cycle storage and on-site refuse and recycling storage.

The statement should be read together with the submitted existing and proposed drawings. The design approach has been informed by the character of the site and adjoining properties, including No. 8D Woodhouse Close, and by the planning history of the land.

Application summary

Site	Land rear of 32 Redmead Road, Hayes, Hillingdon UB3 4AX
Existing use	Rear garden serving a three-bedroom end-of-terrace dwelling
Overall site area	Approximately 515 sq.m
Proposed new plot	Approximately 279 sq.m
Retained No. 32 plot	Approximately 236 sq.m
Development	One detached single-storey one-bedroom dwelling
Proposed GIA	Approximately 57.12 sq.m
Transport	Car-free dwelling; secure cycle storage; stated PTAL 4

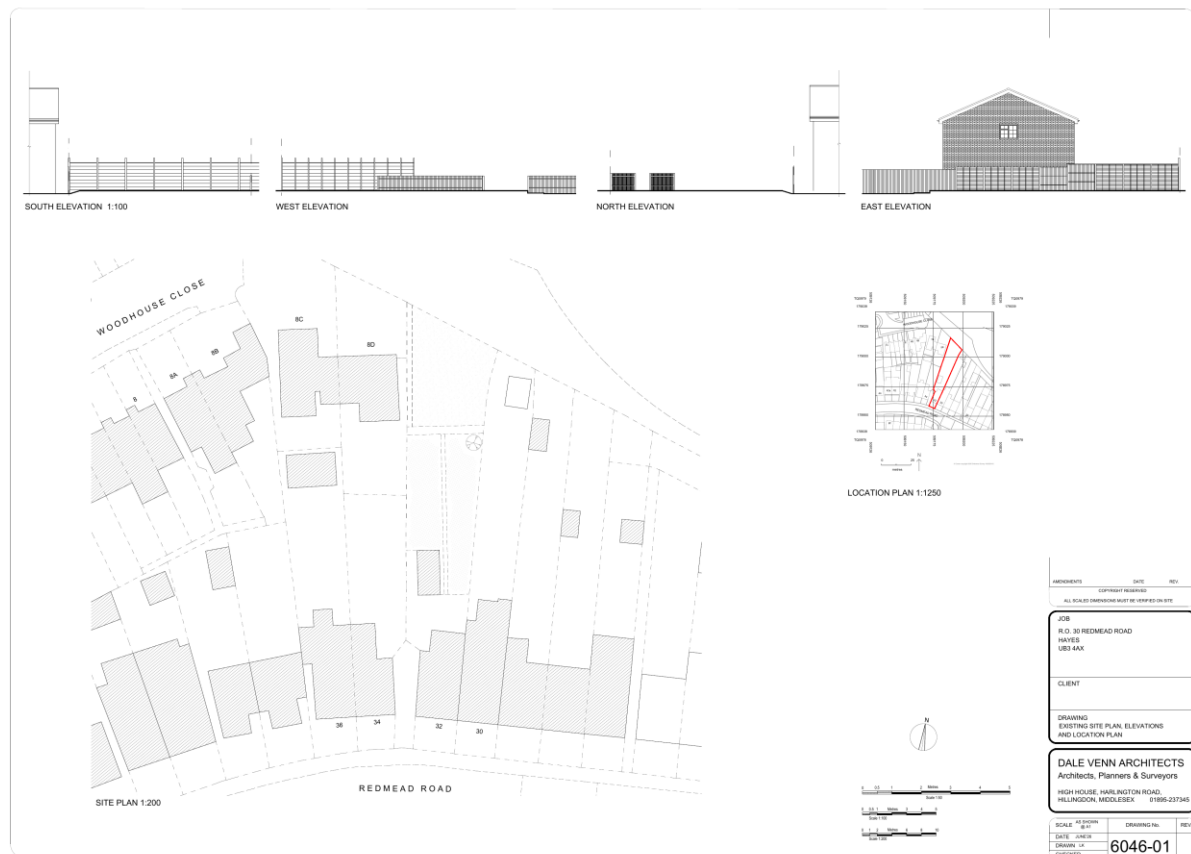
Purpose of the statement

The statement explains the design rationale, layout, scale, appearance, access, residential quality, amenity, transport and environmental considerations relevant to the proposal. It also identifies the principal national, London-wide and local planning policies against which the development should be assessed.

Site, Location and Surroundings

The site is located on the northern side of Redmead Road within an established residential area of Hayes. No. 32 is an end-of-terrace three-bedroom house occupying a long plot. The application site is formed from the rear section of this curtilage.

The neighbouring properties are No. 30 Redmead Road to the east and No. 34 Redmead Road to the west. To the north-west is No. 8D Woodhouse Close, a two-storey detached dwelling. No. 8D is particularly relevant to the character assessment because it establishes detached residential development immediately adjoining the northern part of the application site. The proposed bungalow has been positioned and aligned having regard to the established building line and relationship with No. 8D.



Existing site plan, elevations and location plan - drawing 6046-01.

The surrounding townscape is predominantly suburban and residential, with two-storey houses, pitched roofs, brick and rendered elevations and mature garden vegetation.

The depth of the existing plots creates a substantial separation between the Redmead Road frontage and development around Woodhouse Close.



Aerial view showing the application site within the surrounding residential context.

Character and Pattern of Development

The application site lies within an established residential area characterised by a varied pattern of detached, semi-detached and terraced dwellings set within relatively generous plots. Although the principal frontage is to Redmead Road, the surrounding urban block is also influenced by residential development addressing Woodhouse Close. The locality has therefore evolved over time rather than following a single rigid building line or uniform plot arrangement.

The proposed bungalow is positioned immediately adjacent to No. 8D Woodhouse Close, a two-storey detached dwelling. The presence of No. 8D is important because it establishes detached residential development at the northern end of the block and gives the proposed dwelling a clear relationship with an existing house rather than leaving it as an isolated

building within the centre of a rear-garden area. The bungalow has been positioned and aligned to sit comfortably alongside this established development pattern.

The design deliberately adopts a single-storey form. Its modest height, low eaves and pitched roof reduce visual mass and allow the building to remain subordinate to surrounding two-storey dwellings. Facing brickwork, roof tiles and white uPVC windows are proposed to complement the appearance of No. 8D and the wider residential context. This simple domestic form provides a coherent visual relationship with adjoining development while avoiding an overbearing presence within neighbouring gardens.

The submitted site photographs demonstrate the generous depth and width of the existing garden, the substantial separation from surrounding dwellings and the mature vegetation around the rear part of the site. The view looking toward the rear of the garden shows the relationship with No. 8D and the landscaped boundaries, while the reverse view toward No. 32 illustrates the considerable depth of the retained garden and the degree of separation between the proposed dwelling and the host property.



View toward the rear of the garden and the adjoining residential context, including No. 8D Woodhouse Close.



View from the rear part of the site toward No. 32 Redmead Road, illustrating the substantial garden depth and separation between buildings.

The established planning history reinforces this character assessment. Planning permission was granted in 2008 for a detached two-storey dwelling within substantially the same rear part of the site. The current proposal is materially less intensive: it replaces the concept of a two-storey family house with a modest single-storey bungalow, thereby substantially reducing height, massing, overlooking potential and visual prominence. The earlier permission therefore provides important context for the principle and pattern of residential development at this location.

Planning History and Principle of Development

The rear part of the site has a material planning history. Application ref. 61165/APP/2007/1494 sought permission for the erection of a three-bedroom, two-storey detached dwelling with an attached garage on land rear of 32 Redmead Road. The application was submitted in July 2007 and planning permission was granted by the London Borough of Hillingdon on 20 October 2008.



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

P M Norvill
 Norvill Property Services
 7 Fairfield Lane
 Farnham Royal
 Buckinghamshire
 SL2 3BX

Application Ref: 61165/APP/2007/1494

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Erection of a three-bedroom two storey detached dwelling with attached garage.

Location of development: Land Rear Of, 32 Redmead Road Hayes,

Date of application: 09 July 2007

Plan Numbers: Unnumbered location plan scale 1:1250 and Drg nos.
 07 REV A, 08, 09 and 03A received on 09/07/07

Permission is subject to the condition(s) listed on the attached schedule:-

Corporate Director of Planning & Community Services

Date: 20 October 2008

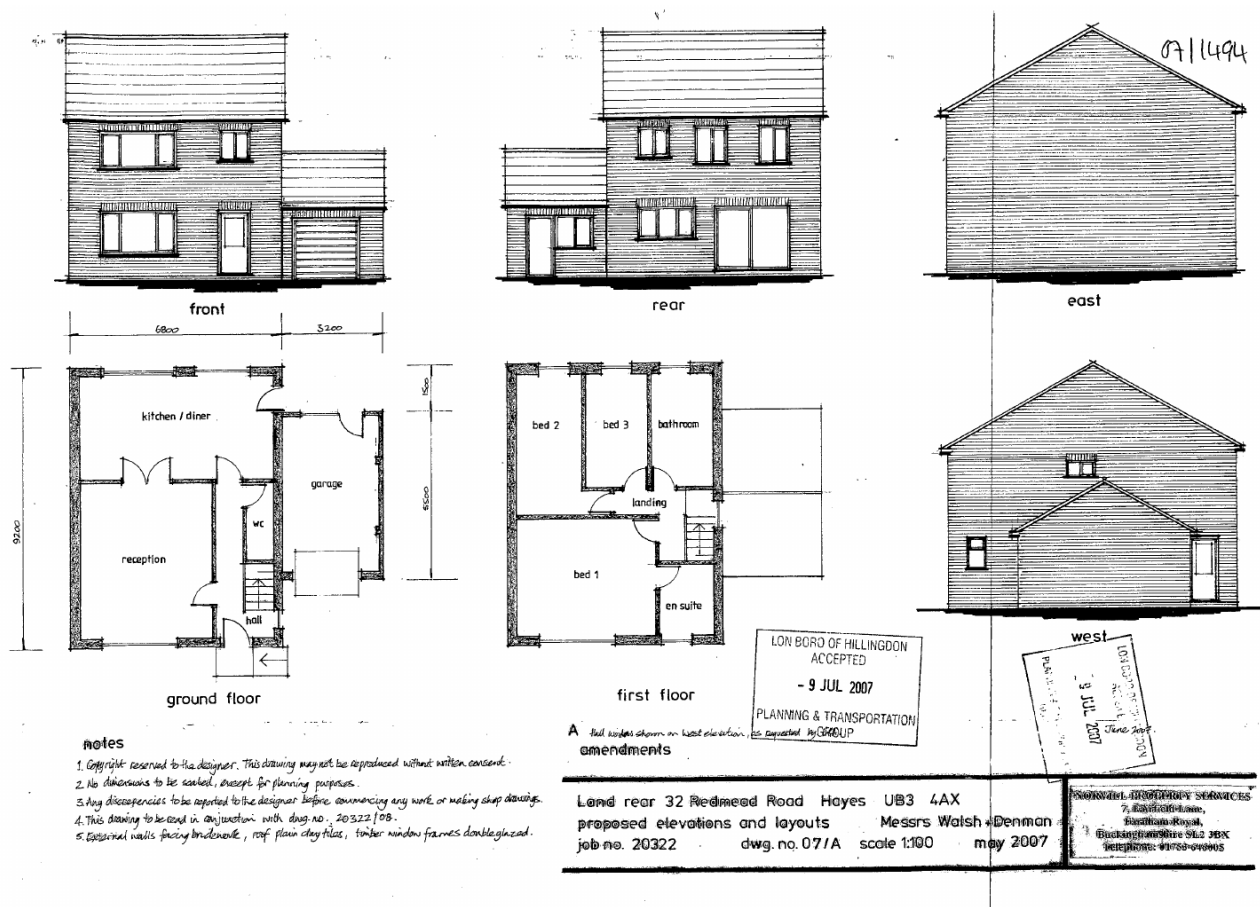
- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

Planning permission ref. 61165/APP/2007/1494 - decision notice dated 20 October 2008.

That permission is important because it demonstrates that the Local Planning Authority previously accepted the principle of a separate dwelling in this rear-garden location, subject to detailed controls over design, privacy, landscaping, parking, access and other matters.

The current proposal is materially smaller in scale than the previously approved two-storey three-bedroom house and garage, being a single-storey one-bedroom bungalow.

The earlier permission included specific safeguards in relation to overlooking toward No. 8D Woodhouse Close, landscaping, boundary treatment and residential amenity. Those historic considerations have informed the present layout, which uses a low-rise form and carefully positioned openings to reduce effects on neighbouring occupiers.



Previously approved plans and elevations (2008) for the detached two-storey dwelling at land rear of 32 Redmead Road.

The approved drawings confirm that the Local Planning Authority previously accepted a substantially larger two-storey detached house in this part of the site. The present bungalow is consequently a lower-scale and less visually intensive form of development than the scheme previously found acceptable.

Proposed Development

The proposal is for one detached bungalow set within a newly defined plot of approximately 279 sq.m. The retained plot serving No. 32 will measure approximately 236 sq.m.

- Open-plan living / dining / kitchen area.
- One double bedroom measuring approximately 13.63 sq.m.
- Bathroom / shower.
- Dedicated internal storage of approximately 1.45 sq.m together with approximately 1.7 sq.m of fitted built-in wardrobe storage.
- Private front garden and private rear garden.
- Rear terrace area.
- Secure cycle storage within the rear garden.
- On-site refuse and recycling bin storage.
- Independent pedestrian access via the newly created side alleyway from Redmead Road.



Proposed ground floor and roof plans - drawing 6046-03, showing 1.45 sq.m dedicated storage and 1.7 sq.m built-in wardrobe storage.

The proposed GIA is approximately 57.12 sq.m. Dedicated internal storage measures approximately 1.45 sq.m and the built-in wardrobe provides a further approximately 1.70 sq.m, giving approximately 3.15 sq.m of identified internal storage in total. The plan is arranged to provide a clear division between living and sleeping accommodation while retaining a simple, efficient circulation pattern appropriate to a one-bedroom home.

Optimising Site Capacity

The proposal has been developed through a design-led approach that seeks to make efficient use of a large residential plot while maintaining high standards of design, residential quality and neighbouring amenity. This approach is consistent with London Plan Policy D3, which seeks to optimise site capacity through design rather than by applying density in isolation, and with the National Planning Policy Framework objective of making effective use of land in sustainable urban locations.

The existing site extends to approximately 515 sq.m. Following subdivision, the proposed bungalow will occupy a plot of approximately 279 sq.m, while No. 32 will retain a plot of approximately 236 sq.m. The retained property will continue to benefit from approximately 121 sq.m of rear garden, which comfortably exceeds the Council's minimum amenity expectation for a two- or three-bedroom house. The new dwelling also benefits from generous front and rear garden areas and a dedicated rear terrace.

The development therefore does not represent an over-intensive use of the site. The bungalow occupies only a proportion of the new plot, retains meaningful soft-landscaped areas around the building and preserves substantial spatial separation from neighbouring houses. The approximately 28.4 metre distance between the proposed front elevation and the rear elevation of No. 32 is particularly generous and substantially exceeds the 21 metre privacy benchmark used in the Council's residential design guidance.

Internally, the dwelling provides approximately 57.12 sq.m of accommodation, exceeding the London Plan minimum for a one-bedroom, two-person, single-storey home. The 13.63 sq.m bedroom is generously sized and the identified storage provision comprises approximately 1.45 sq.m of dedicated storage together with approximately 1.70 sq.m of built-in wardrobe space. The dwelling is dual aspect, receives natural light from several orientations and provides direct access to private amenity space.

The proposal also optimises the social value of the site by providing an accessible single-storey home. Step-free access, level internal accommodation and a bathroom capable of accommodating a level-access walk-in shower with floor gully allow the dwelling to respond to a wide range of occupiers, including older people and people with reduced mobility. The design therefore combines efficient use of land with inclusive, adaptable residential accommodation.

Overall, the development represents a proportionate increase in housing provision on an underused part of a large urban residential plot without compromising the quality of either the retained or proposed dwelling, the character of the area or the amenity of neighbouring occupiers.

Layout, Scale and Appearance

Layout and siting

The dwelling is positioned toward the northern part of the new plot, with its principal front elevation facing south toward the retained rear garden of No. 32. This allows a generous front garden to be created between the two dwellings while also providing a separate rear garden and terrace to the north.

The front-to-rear relationship between No. 32 and the proposed dwelling provides a separation distance of approximately 28.4 metres. This materially exceeds the 21 metre separation distance referred to in the supporting text to Hillingdon Local Plan Policy DMHB 11 for opposing habitable-room windows, providing a strong degree of privacy and openness.

Scale

The proposed dwelling is deliberately single storey. Its low eaves and pitched roof reduce bulk when viewed from adjoining gardens and ensure that the new building remains subordinate to surrounding two-storey houses. The scale is particularly appropriate given the rear-garden location and the need to safeguard neighbouring amenity.

Appearance and materials

The architectural treatment is intentionally simple and domestic. Facing brickwork is proposed to complement the brickwork of No. 8D Woodhouse Close, with white uPVC windows and roof tiles selected to closely match the neighbouring roof finish. The use of familiar residential materials, a hipped pitched roof and restrained detailing will allow the bungalow to sit comfortably within the established suburban context.



Proposed site plan, elevations and section - drawing 6046-02 / 6046-03 series.

Housing Quality and Internal Space Standards

The dwelling is designed as a one-bedroom home with a generous double bedroom and a total internal floor area of approximately 57.12 sq.m.

The overall floor area comfortably exceeds the required 50 sq.m minimum for a one-bedroom, two-person, single-storey dwelling. The proposed bedroom also exceeds the

minimum double-bedroom area. The amended plan identifies approximately 1.45 sq.m of dedicated internal storage and approximately 1.7 sq.m of fitted built-in wardrobe storage, providing a combined built-in storage provision of approximately 3.15 sq.m. This exceeds the London Plan minimum built-in storage requirement for a 1b2p dwelling and provides practical storage suitable for long-term occupation.

The living / dining / kitchen arrangement provides a flexible principal living space. The dwelling is dual aspect: the main living and bedroom windows face toward the principal garden outlook, with further natural light and ventilation provided by the glazed side door and rear kitchen window. This arrangement accords with the London Plan objective to maximise dual-aspect homes and avoid poorly lit single-aspect accommodation.

Private Amenity Space and Neighbouring Amenity

Amenity space for the proposed dwelling

Hillingdon Local Plan Policy DMHB 18 requires good quality, useable private outdoor amenity space. Table 5.3 sets a minimum of 40 sq.m for a one-bedroom house. The proposed 279 sq.m plot contains extensive soft landscaped front and rear garden areas together with a rear terrace. The amount of external space shown on the submitted plan is comfortably capable of meeting the 40 sq.m minimum and provides both outlook and practical outdoor living space.

Retained amenity for No. 32

Following subdivision, No. 32 will retain a plot of approximately 236 sq.m, including approximately 121 sq.m of rear garden. Hillingdon Table 5.3 requires 60 sq.m for a two- or three-bedroom house. The retained rear garden is therefore approximately twice the minimum standard and will continue to provide an appropriate level of family amenity space.

Privacy, outlook and overlooking

The proposed bungalow faces the rear elevation of No. 32 at a distance of approximately 28.4 metres. This exceeds the 21 metre benchmark associated with Policy DMHB 11 and

provides an appropriate privacy relationship. The single-storey form substantially limits opportunities for overlooking toward neighbouring gardens and windows.

Openings toward side boundaries have been kept secondary, and the proposed arrangement includes obscure glazing where indicated on the drawings. The design therefore responds positively to the privacy concerns that were controlled by condition on the earlier planning permission.

Daylight, sunlight and overshadowing

Because the proposed building is single storey and modest in height, its impact on daylight, sunlight and outlook is limited. The siting maintains substantial separation from the main two-storey houses and avoids an overbearing relationship. On this basis, the development is not expected to cause material overshadowing or an unacceptable loss of daylight or outlook to neighbouring occupiers.

Access, Inclusive Design and Transport

Pedestrian access

Independent pedestrian access to the bungalow will be provided from Redmead Road via the newly formed alleyway between the rear garden boundaries associated with Nos. 30 and 34. The access route leads directly to the front garden and entrance of the new dwelling, allowing the property to function independently of No. 32.

Inclusive design

The proposed dwelling has been designed as an accessible, wheelchair-friendly single-storey home, with all principal accommodation arranged on one level and a step-free approach and entrance. All principal accommodation is arranged on one level and a step-free approach is provided from the pedestrian access route to the entrance. The entrance threshold is designed as a level threshold, avoiding an upstand or step and enabling convenient access for wheelchair users, people with reduced mobility and occupants using mobility aids.

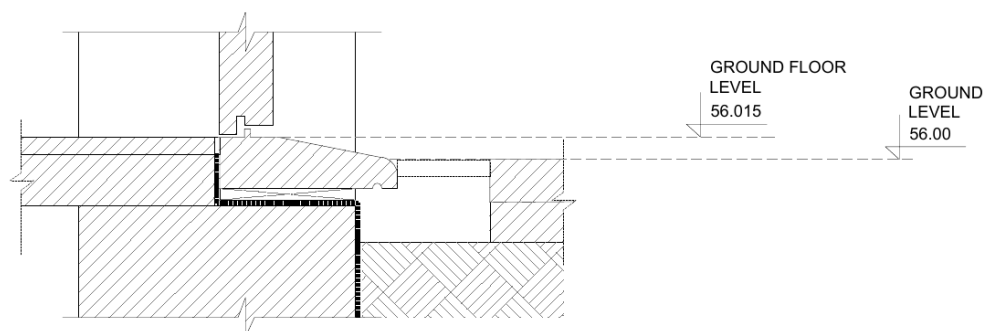
Internal circulation has been kept simple and direct, with the entrance lobby, living accommodation, bedroom and bathroom all located on the same floor. Door positions and

circulation routes have been arranged to support convenient movement through the dwelling and to allow the home to be readily used by occupants with differing mobility needs.

The bathroom is designed to be readily adaptable for wheelchair users. A walk-in shower can be provided with a floor gully and a flush shower area, allowing the shower to be used without a raised tray or step. This arrangement provides flexibility for future grab rails, a shower seat or other adaptations should these be required by an occupant.

The inclusive design approach is consistent with the objectives of London Plan Policy D7 (Accessible housing) and the principle that new homes should provide convenient, dignified and adaptable accommodation over their lifetime.

The submitted threshold detail illustrates a near-level transition between external and internal finished floor levels, supporting a step-free entrance. The bathroom layout is intended to accommodate a walk-in shower with a floor gully and flush shower area, enabling straightforward future adaptation for wheelchair use. Final dimensions, sanitary fittings, door clearances and any necessary grab-rail reinforcement will be coordinated at Building Regulations stage to ensure the dwelling meets the applicable accessible housing requirements.



Step-free entrance threshold detail.

Car-free development

The proposed dwelling is intended to be car-free. The site is stated to have a PTAL of 4 and is within walking distance of Hayes & Harlington station, which provides Elizabeth line and National Rail services. Bus services, local shops and everyday facilities are also readily accessible, including the Asda superstore, Station Road, Botwell Green and Hayes town centre.

The car-free approach is supported by the good accessibility of the location and the availability of alternatives to private car travel. London Plan Policies T1, T2, T5, T6 and T6.1 seek to reduce car dependency, promote active travel and ensure that parking provision responds to accessibility and local circumstances. Hillingdon Policies DMT 4, DMT 5 and DMT 6 are also relevant.

Cycle parking

Secure cycle storage is proposed within the rear garden. This provides convenient, enclosed long-stay cycle parking for residents and supports the objectives of London Plan Policy T5 and Hillingdon Policy DMT 5.

Refuse, Recycling, Landscaping and Drainage

Refuse and recycling

Dedicated refuse and recycling storage is shown within the site close to the pedestrian access route. Bins will be retained within the property except on collection days, when the occupiers will be responsible for moving the containers to the appropriate collection point on Redmead Road and returning them after collection. This avoids permanent storage of bins within the public realm and provides a clear management arrangement.

Landscaping

The design retains substantial areas of garden around the bungalow. Soft landscaping to the front and rear will provide a domestic setting, maintain permeability and support biodiversity. New planting can be secured through an appropriately detailed landscape

scheme. Hillingdon Policies DMHB 14 and DMEI 7 support the retention and enhancement of landscaping and biodiversity features.

Surface water drainage

Hard landscape areas should use permeable construction wherever practicable and surface water should be managed as close to source as possible. The final drainage design can incorporate water butts, permeable paving and infiltration measures subject to ground conditions and Building Regulations requirements.

The previously approved 2008 scheme was also subject to conditions requiring landscaping, protection of existing vegetation and sustainable drainage. The present lower-density, single-storey proposal provides ample scope for a landscape-led treatment of the new plot.

Biodiversity Net Gain

The statutory Biodiversity Net Gain (BNG) regime has changed since the original planning permission. From 6 August 2026, Government guidance confirms that BNG does not apply to planning applications where the site area within the red line boundary is 0.2 hectares or below, unless the site contains affected priority habitat to which the exemption does not apply.

Accordingly, based on the stated site area, the proposal falls within the current small-site area exemption introduced from 6 August 2026. The application form should identify the applicable exemption and the red-line site area should be stated consistently across the submission documents. If any priority habitat is identified on site, the exemption position should be reviewed.

Notwithstanding the statutory exemption, the proposal can still deliver proportionate ecological enhancement through new native or wildlife-friendly planting, retention of suitable trees and shrubs where practicable, and integrated bird or bat features if appropriate.

Policy Assessment and Planning Balance

Character and design

The proposal adopts a modest bungalow form, familiar materials and a low profile. Its siting and alignment respond directly to the established detached dwelling at No. 8D Woodhouse Close and to the varied pattern of development within the surrounding urban block. The previously approved 2008 two-storey dwelling demonstrates that the principle of residential development in this rear location has already been accepted; the current single-storey scheme is materially less intensive in height, massing and overlooking potential. The proposal therefore integrates appropriately with the established residential character while avoiding an intrusive backland form.

Housing contribution

The proposal would provide an additional self-contained home within an established residential area, making efficient use of a large existing plot while retaining a generous garden for the existing three-bedroom house. The development is small in scale but contributes to the strategic objective of increasing housing supply, including through appropriately designed small sites.

This optimisation is achieved without overdevelopment: approximately 279 sq.m is allocated to the new dwelling, approximately 236 sq.m remains with No. 32, and both dwellings retain generous private amenity space. The design-led approach therefore accords with the objectives of London Plan Policy D3.

Residential quality

The proposed 57.12 sq.m GIA exceeds the London Plan minimum for a one-bedroom two-person home. The double bedroom is generously sized, the living accommodation is dual aspect and the dwelling benefits from substantial private garden space.

Neighbouring amenity

The approximately 28.4 metre separation from No. 32, the single-storey scale, controlled fenestration and generous garden setting collectively protect privacy, outlook and daylight. The proposal is materially less intensive than the two-storey three-bedroom house previously approved on the rear land.

Sustainable location

The car-free approach, secure cycle storage and proximity to Hayes & Harlington station, bus services, shops and Hayes town centre support sustainable travel and reduce reliance on private vehicles.

Conclusion

The proposed detached one-bedroom bungalow represents a carefully scaled form of residential development at the rear of 32 Redmead Road. The site has an established planning history for a significantly larger detached dwelling, with planning permission granted in October 2008 under ref. 61165/APP/2007/1494. The present proposal reduces the scale to a single storey and provides a more discreet relationship with surrounding properties.

The new dwelling will provide approximately 57.12 sq.m of internal accommodation, a generous double bedroom, open-plan living / dining / kitchen space, private front and rear gardens and secure cycle storage. The floor plan provides approximately 1.45 sq.m of dedicated storage together with approximately 1.7 sq.m of built-in wardrobe storage. The single-storey, step-free layout and level entrance threshold provide an accessible and wheelchair-friendly home, with a bathroom capable of accommodating a walk-in shower with floor gully for ease of future adaptation.

The approximately 28.4 metre separation between the proposed front elevation and the rear elevation of No. 32 exceeds the 21 metre privacy benchmark identified in the supporting text to Policy DMHB 11. Combined with the bungalow form and careful positioning of windows, this ensures that the development can be accommodated without unacceptable overlooking, loss of privacy, overbearing impact or material overshadowing.

The proposal also benefits from a sustainable location with good access to public transport and local services, enabling a car-free approach supported by secure cycle parking.

The application site is approximately 0.0515 hectares at most and is therefore below the 0.2 hectare BNG site-area exemption threshold applying from 6 August 2026, subject to the statutory qualification concerning priority habitat.

Overall, the development provides a high-quality, appropriately scaled additional home while safeguarding the living conditions of neighbouring and existing occupiers.

The proposal is therefore considered to accord with the relevant objectives of the National Planning Policy Framework, the London Plan and the Hillingdon Local Plan, and planning permission is respectfully sought.