



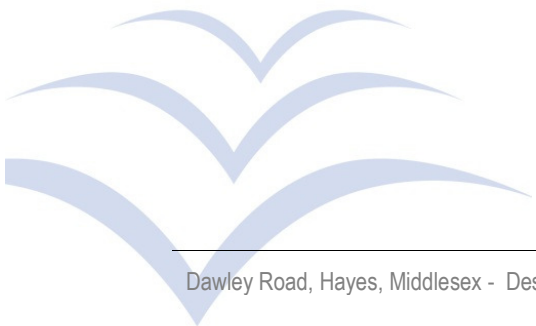
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Design & Access Statement

Dawley Road,
Hayes,
Middlesex
UB3 1NX

On behalf of:
Willowcroft Homes

Doc Ref: 2032 – PL - DAS
Dec 2017
Job No: 2032



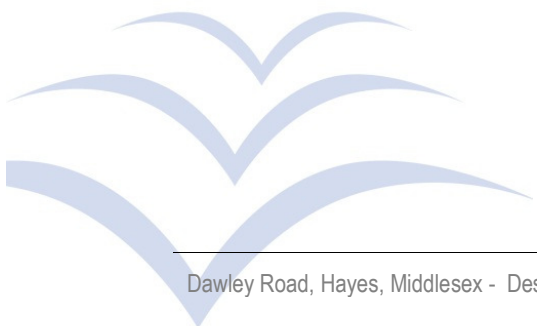
Site Location

Site Address : Rear of 33-35 Dawley Road, Hayes, Middlesex, UB3 1NX

Contact Details

Applicant: Willowcroft Homes

Architects: HAP Chartered Architects LTD, The old Registry, 20 Amersham Hill, High Wycombe, Buckinghamshire , HP13 6NZ



1.1 The Purpose of the Document

This Design Statement is submitted in support of a planning application, seeking permission to develop the site to rear of 33-35 Dawley Road, Hayes, Middlesex.

The purpose of this document is to give some information about the site and its context, explain the design resolution process. This document should be read in conjunction with the submitted drawing 2032 – PL01, 2032 – PL02 and 2032 – PL03 to give a full overview of the proposal.

1.2 The Site Location

The site is located to the rear of Dawley road. It's in an established residential area.

There is a wide pedestrian footpath to the north of the site giving access from Dawley road through to Wentworth Crescent. The site is not located within a conservation Area nor is it located within an area of special local character.

The site has already obtained planning permission approval for 2no. residential dwellings. No. 33 – 35 Dawley Road. The approved development was for 2no. four bedrooms detached residential family dwellings.

The surrounding buildings are residential with two storeys semi-detached and terraces houses with private gardens.

1.3 Design Rationale

The proposal is for the addition of 1no. new 1 bedroom bungalow residential dwelling to the west of the site. It's designed for residential use and is intended to provide a new, economical and easy to run dwelling. The plot is large enough to allow for the addition of another unit without compromising the size and amenity spaces of the other 2 properties already approved.

The design and layout has been influenced by a balance with the surrounding residential dwellings, and to reflect the character, shape and size of the plot.

The dwellings will have its own private rear garden to meet the needs of the residents and provide a safe and secure environment for recreation. One car parking space will be provided.

1.4 Massing & Scale

The scale of the proposed development was of primary consideration through the design process and every effort has been made to provide a dwelling that is reflective of its context. The mass of the proposal has been defined by neighbouring buildings and the design for the dwellings with planning permission approval.

1.5 Access

The site is accessed from Wentworth Crescent and Clifford Gardens (private road). The new house is to be located along an established building line.

The dwelling will have its own entrances, and access to its own gardens and car parking space.

1.6 Construction & Appearance

The proposed new building will be of traditional masonry construction and similar materials chosen in an attempt to respond to and preserve the character of the surrounding area. It is intended that all materials and finishes will result in a building that will be visually attractive and in keeping with its surrounding.

The aim is to use similar textures and materials for the new build. There is a characteristic material defining this area. The proposed elevations on site have a combination of render and brickwork. Windows and doors will be of the same style and material.

1.7 Private Amenity Space

Planting is integral to achieving quality residential environments. To the rear of the site private garden is provided for the secluded amenity area for each of the residential dwellings. The open space in front of the dwellings would be readily overlooked from the development to encourage casual surveillance to provide natural policing. This will benefit the environment and security.

1.8 Executive Summary

The site allows for a new residential dwelling to be developed without it affecting the 2no. dwellings that already have planning approval. The dwellings will have a good size rear private gardens (10m). The new proposed dwelling will be in keeping in design materials to the properties already with planning approval.

1.9 Pre-application advice

Ref.: 62089/PRC/2016/199

The design for this application was put forward for Pre-application consultation In November 2016 and a report was received on January 2017.

The site lies within an established residential area. It is therefore considered there would be no objection in principle to the addition of the residential use of the site. Subject to all other material planning consideration being acceptable.

The proposed dwelling is of a domestic height and massing fitting in with the character and scale of the surrounding buildings in Clifford Gardens and the area in general.

Following the meeting and the report the design has been reduced and amended significantly to take in account the comments made in terms of size, bulk, design and proximity.

The location of the property was adjusted to reduce the impact to the adjacent properties on Clifford Gardens and the approved dwellings on the same site. Achieving a 15m distance required under the HDAS guidance. The floor plans indicate that the windows serving the primary habitable rooms on both ground and first floor would not be overlooking other properties within the area in particular the adjacent properties 7 and 8 Clifford Gardens.

The private amenity area to the rear of the property has been increased to 10m. to achieve approximately 70msq to achieve sufficient private amenity space.

The car parking remains at 6no. spaces (2no. per dwelling), which is in line with the council requirements. Access would be through a crossover from Clifford Gardens which is a private road which is also considered acceptable. However, the access into and out of the spaces is improved to allow cars to be able to turn and come out of the site in a forward gear. The hedges and fences will be kept 1.05m in height to allow visibility from both direction.

