

Client: Mr M Reeves

Site: 2 Selan Gardens, Hayes, UB4 0EA

Design & Access Statement

1.0 Introduction:

- 1.1 This design and access statement is supplementary information to the Full Planning Application for the conversion of an existing 8 bedroom house of multiple occupation to reinstate the original single family dwelling and create a new self-contained single family dwelling in the modern side extension of the property known as 2 Selan Gardens. The scheme also comprises a modest single storey rear extension.

2.0 Local Context / Site History:

- 2.1 The property is located towards the South East end of Selan Gardens a no through road leading off of Yeading Gardens. The property is sighted on a good size plot being set back from the highway by 8m. The boundary to the rear tapers away from the party wall with 4 Selan Gardens. The total plot size is circa 255m².
- 2.2 The properties on Selan Gardens are understood to have been constructed in the 1930s and are a typical design for their era. The street scene is fairly uniform in design, with groups of 6 properties forming short terrace with a mixture of pitched and flat roof bay projections to the principle elevation.
- 2.3 There are various historic planning applications for this property including:
- 2.3.1 Reference 63249/ARP/2009/1412, Change of use to House in Multiple Occupation (Retrospective application) Approved on 29 June 2019.
- 2.3.2 Reference 63249/APP/2007/1889, Erection of a two storey side and rear extension (involving the demolition of existing garage) Approved on 18 June 2007.
- 2.4 The property falls within the administrative boundary of the London Borough of Hillingdon and is outside of any known Conservation Areas.

3.0 Site

- 3.1 2 Selan Gardens is an end of terraced house, sharing a party wall with the adjoining property 4 Selan Gardens. It is at the end of a short terrace of 6 similar properties. The property sides onto the rear elevation of Yeading Gardens. The property has been extended and modernised to reflect the Approvals received from the London Borough of Hillingdon including a two storey side extension, aligned with the principal elevation and extending 3.6m beyond the rear elevation of the original house.
- 3.2 The front garden has been landscaped so as to provide a minimum of 4 car parking spaces and laid to a tarmac.
- 3.3 The original plot size of 255m² is larger than most in the local area and would be considered as generous.

- 3.4 The side elevation faces the rear gardens of properties on Yeading Gardens, with the dwelling houses set approximately 1m from their rear boundary.
- 3.5 The adjoining property at 4 Selan Gardens has been extended with a 3.6m deep single storey rear extension and a full width rear dormer.
- 3.6 The property has been laid out to a typical House of Multiple Occupation (HMO) with 8 bedrooms, each with ensuite / allocated shower rooms. These rooms are located over both the ground and first floor. On the ground floor is shared amenity space with cooking facilities.

4.0 Proposal

- 4.1 The proposal seeks to reinstate the original dwelling and convert the side extension to form a new self-contained single family dwellings. The original dwelling house will be reinstated to its original configuration with a traditional layout comprising of living space on the ground floor and 2 generous bedrooms on the first floor with associated bathrooms. On the ground floor the main reception room will be retained in the original front principle room with a large open plan kitchen and dining room located partly in the original rear room of the dwelling and partly in the proposed extension.
- 4.2 The new dwelling house will be located in the existing side extension to No. 2 and will occupy both the ground and first floor areas. A new staircase will be provided to afford access to the newly created first floor bedroom.
- 4.3 The proposal also seeks to create a modest single storey rear extension, which will infill the area between the two storey rear extension and the neighbour existing single storey extension. This will provide additional living space to both the existing and new dwelling. This extension will be constructed in materials to match the original dwelling house and will not extend beyond the rear wall of the existing two storey extension.
- 4.4 The rear garden will be subdivided as shown in the garden plan, creating two generous private garden spaces.
- 4.5 The front garden will be designated shared amenity space and will provide parking spaces for 4 cars with the existing hard landscaping retained. This will generally remain unchanged from its current configuration.
- 4.6 Once reconfigured the dwellings houses will be well proportioned and aligned with Hillingdon's Unity Development Guide (UDP) and The Greater London Authorities' Housing Space Standards. The original dwelling house will have a floor area of 79m², approximately 10m² larger than its original configuration. The adjacent dwelling house will have a floor area of circa 57m³. The amenity space, taking into consideration only the rear garden areas measure 46m² and 40m² respectively, both within the guidance set out in Hillingdon's UDP.

5.0 Car Parking & Cycle Storage

- 5.1 The existing parking arrangements provided for the 8 bedroom HMO allowed for 4 spaces, this will remain unchanged by the proposed works and the area of hard standing to the front of the two properties will remain communal space and the two properties will share the available parking provisions.
- 5.2 The existing parking arrangement are more than adequate for the proposed change of use and we believe that the proposal will have no detrimental impact on the parking arrangements of the surrounding residents.
- 5.3 The new dwelling will be provided with suitable bicycle storage comprising a minimum of 4no Sheffield stands located to the front of the building as highlighted on the garden plan.

6.0 Access

- 6.1 Selan Gardens is conveniently located with links to an array of public services. A short walk affords access to the extensive public transport network on the Uxbridge Road and Yeadline Lane with access into central London.
- 6.2 Pedestrian access to the dwellings will be from the North West of the site via Selan Gardens. The original main entrance door to 2 Selan Gardens will be retained, with a new front door provided for the adjacent dwelling located to the side of the extended property.
- 6.3 Vehicular access will be via the adjacent highway to the North West of the dwelling. There will be no need to adjust the entrance to the site or the existing dropped curb arrangement. To the front of the site the existing parking bays will be retained, which affords access for 4 cars. These parking spaces are sized in accordance with the Transport for New Developments Parking Standards for New Residential Developments.
- 6.4 The new dwelling will be provided with a short ramped access to the primary entrance to afford level access for people with limited mobility and wheelchair users. The ramp will be designed to have a minimum gradient of 1:60.
- 6.5 The primary entrance doors into the new dwelling will have a minimum clear width of 800mm and the doors fitted with a level threshold of no more than 15mm.
- 6.6 Internal circulation within the reconfigured dwelling has been designed with people with restricted mobility in mind, accommodating an open plan arrangement, with hallways being a minimum of 900mm width with doors having a clear opening of 750mm.
- 6.7 A WC has been provided on the ground floor level of the new dwelling and is sized to meet the guidance in Approved Document M, Diagram 1.4.
- 6.8 All wall sockets and switch plates located within the dwelling will be located in accordance with Approved Document M.

7.0 SUSTAINABILITY / ENVIRONMENTAL STATEMENT

- 7.1 Where applicable the materials used to the fabric of the building will be selected to match the adjoining properties, however, all thermal element will be designed to meet or exceed the thermal standards laid out in the Building Regulations. The Dwelling's Emission Rate (DER) will be designed and constructed to exceed the Target Emission Rate (TER) prescribed in Approved Document L1A. In addition to a thermally efficient building envelope, the use of renewable energy will be adopted by the installation of solar panels for hot water generation.
- 7.2 The lighting serving the dwelling, both internally and externally, will be of an energy efficient type, with fittings which exceed 55 lumens per circuit watt.
- 7.3 The properties will be fitted with white goods which meet or exceed the standard set out in the Code for Sustainable Homes, including A+ rated fridge freezers, A rated washing machines and dishwashers.
- 7.4 Cycle storage is provided as part of the development as detailed above.
- 7.5 As part of the sustainability strategy, the use of water will be reduced by the inclusion of dual flush toilets, shallow fill baths, and appliances with flow restrictors. Externally rainwater will be harvested by the inclusion of 250l water butts and excess water will be directed to a suitably sized and located soakaway within the curtilage of the site.
- 7.6 The majority of the external areas will be laid to soft landscaping, however where hard landscaping is needed, such as to the parking area to the front of the property, these will be of a permeable design to prevent rainwater runoff.
- 7.7 All redundant bricks and roof tiles will be salvaged for reuse on the new dwelling. All timber will be sourced sustainably. Waste will be separated during the course of the work to maximise the percentage of recycled materials.
- 7.8 The property benefits from being within a local authority which provides comprehensive waste collection including mixed recycling. The development will include sufficient storage space for the wheelie bins required for general and recycling refuse and the kitchen will be designed to house integrated bins with the facility to segregate waste.
- 7.9 The footprint and layout of the dwelling will allow for good daylight and sunlight into all rooms.
- 7.10 The space will be heated with an A rated condensing boiler. The heating will be supported by the solar energy detailed above to reduce the total energy load for the heating and hot water.
- 7.11 As detailed above, the properties benefit from good sized garden areas, affording plenty of amenity space to the occupiers. Considering the guidance set out in the document, Hillingdon Design and Accessibility Statement, the proposal meets the required area of amenity space located in the rear of the garden, without taking into consideration the generous shared amenity space to the front of the dwellings.

- 7.12 The Lifetime Homes standards have been considered when designing the internal configuration, in particular the size of doors, corridors etcetera, to afford greater degree of accessibility.
- 7.13 The principal contractor will be responsible for ensuring that the site is kept secure during the construction work, providing security herras fencing around the perimeter, to assist with preventing unauthorised access.
- 7.14 During the construction great care will be taken to minimise the nuisance as a result of the works. This will include limiting the hours of noisy work to between 8am & 5:30am Monday to Friday.

8.0 Conclusion

- 8.1 The proposed put forward as part of this application has been designed to meet the guidance published by The London Borough of Hillingdon. The proposal will have no impact on any of the adjoining owners and will not material impact upon the street scene.
- 8.2 Given the above we feel that the London Borough of Hillingdon should approve the application for the modest single storey rear extension, reinstatement of original dwelling and conversion of side extension to form an additional single family dwelling.