

**DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF TWO STOREY 1-BED DWELLING AT
THE LAND ADJACENT TO 51 BISHOPS ROAD HAYES UB3 2TF**



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INTRODUCTION:

This design and access statement has been submitted in support of an application of erection of a new 1-Bedroom House at the Land adjacent to 51 BISHOPS ROAD HAYES UB3 2TF. This statement comprises the supporting documentation to the planning application. All information necessary to determine the application would be found within this document.

The proposed development is in accordance with local and national space, amenity and refuse and recycle, cycle storage and separate amenity spaces are the overriding factors of the proposal. The development will provide a high standard of living for future residents. In addition, the new house will provide a part of the much needed housing stock in the local area.

This statement seeks to demonstrate that the proposed development is in accordance with the National Planning Policy Framework (NPPF) and local planning policies and should be considered for approval.

PROPOSAL:

The proposal is

- Erection of a two storey 1-bedroom dwelling at the land adjacent and attached to 51 BISHOPS ROAD HAYES UB3 2TF, following the demolish of outbuilding

The external appearance and materials will match as near as possible to the existing dwelling.

The development will provide high quality, reasonably accommodation and will assist in providing homes for the whole spectrum of people within the area.

The proposal considerably supports the following Enfield council and National planning

Policy Framework such as:

National Planning Policy Statement (NPPF).

NPPF stresses in its “core planning principles” the need to observe the principles of sustainability, of which the effective use of urban land is a key component (para. 118). That is important not only for its own sake but also to contribute to relieving pressure to develop Green Belt and other open land. NPPF also advocates the delivery of a wide choice of high quality homes (Chapter 5) and good design (Chapter 12).

London Plan 2021:

Policy GG2 - Making the Best Use of Land
Policy GG4 - Delivering the Homes Londoners Need
Policy GG6 - Increasing Efficiency and Resilience
Policy D1 - London's Form and Characteristics
Policy D2 - Delivering Good Design
Policy D3 - Inclusive Design
Policy D4 - Housing quality and standards
Policy D10 - Safety, security and resilience to emergency
Policy D11 – Fire Safety
Policy D14 – Noise
Policy H1 - Increasing Housing Supply
Policy H2 - Small Sites and Small Housing Developments
Policy H12 – Housing Size Mix
Policy G5 – Urban Greening
Policy G6 - Biodiversity and Access to Nature
Policy SI5 - Water Infrastructure
Policy SI7 - Reducing Waste and Supporting the Circular Economy
Policy SI12 - Flood Risk Management
Policy SI13 - Sustainable Drainage
Policy T4 - Assessing and Mitigating Transport Impacts
Policy T5 – Cycling
Policy T6 - Car parking

Hillingdon Local Plan 2013**Part 1 Policies:**

Policy NPPF1: National Planning Policy Framework - Presumption in Favour of Sustainable Development
Policy H1: Housing Growth
Policy H2: Affordable Housing
Policy EM1: Climate Change Adaptation and Mitigation

Part 2 Policies:

DMH 1 Safeguarding Existing Housing
DMH 2 Housing Mix
DMH 4: Residential Conversions and Redevelopment
DMH 6: Garden and Backland Development
DMH 7 Provision of Affordable Housing
DMHB 11: Design of New Development
DMEI 2 Reducing Carbon Emissions
DMHB 15: Planning for Safer Place
DMHB 16 Housing Standards
DMHB 17 Residential Density

DMHB 18 Private Outdoor Amenity Space
DMT 5 Pedestrians and Cyclists
DMT 6 Vehicle Parking

Hillingdon Unitary Development Plan Saved Policies (September 2007)

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing building

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

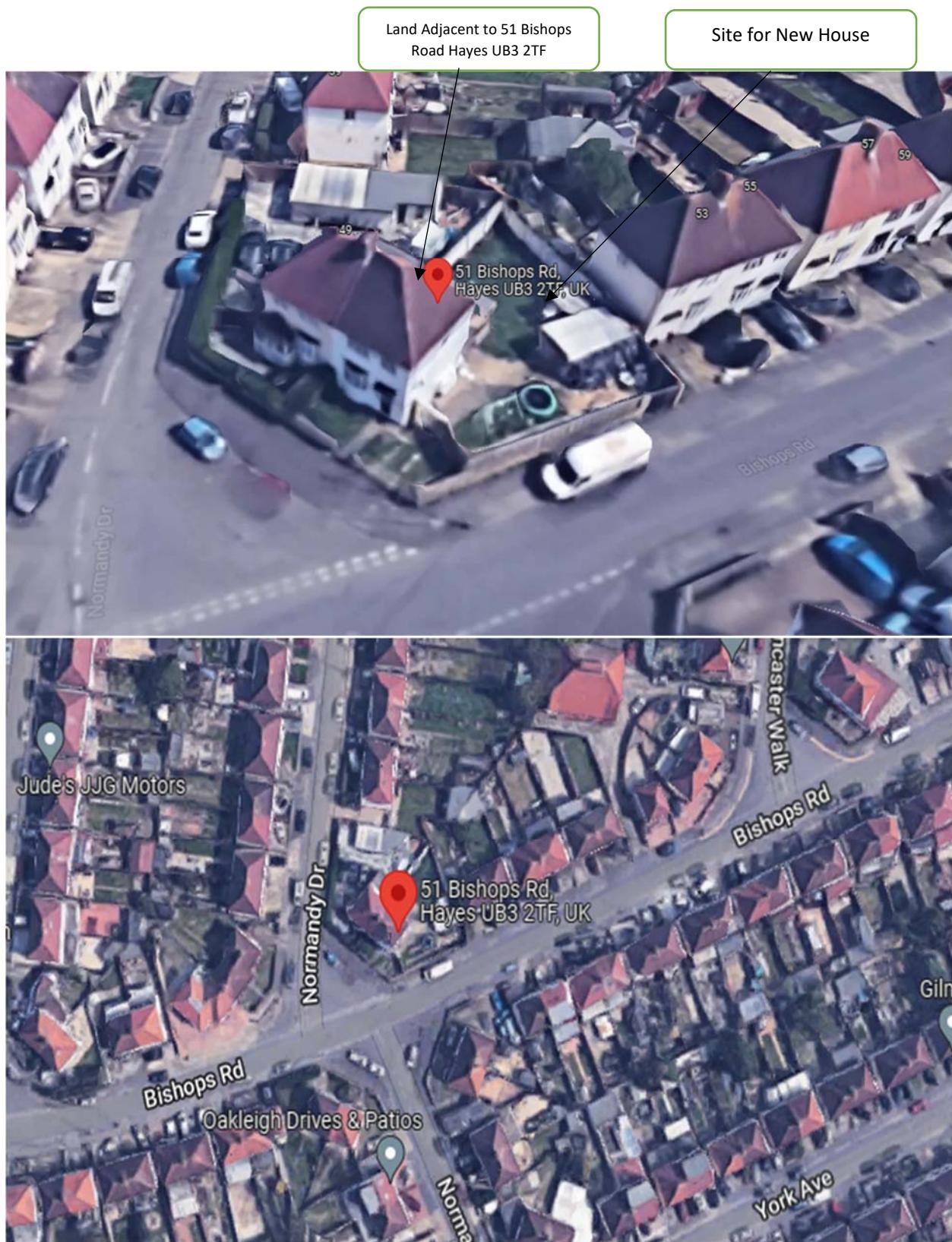
EXISTING SITE CONTEXT:

The subject site is located in London Borough of Hallingdon. The surrounding of application site is a well-established residential area.

The application site comprises of a two storey semi-detached dwelling situated at the junction of Bishops Road and Normandy Drive. The property is constructed from brick, part finished in smooth painted render and is characterised with a gable ended roof.

The surrounding area is residential in character and is made up of a mainly two storey semi-detached dwellings that are of a similar size and appearance. The proposed development would be as of the existing features of the property, thereby ensuring that this existing character is maintained.

The property is not a listed building or adjacent to a listed building and is not located in a Conservation Area. The property benefits from a generous amount of parking space and a sizable rear garden to the rear, which is clearly defined by domestic fencing.



Ariel View

PRINCIPLE OF DEVELOPMENT:

The site seeks permission for new 1-bedroom house. The development involves erection of the house adjacent to 51 Bishops Road and provision of bin and cycle storage to the rear side.

The ground floor will accommodate reception and Living / Kitchen. The upper floor will accommodate 1 Bedroom, bath and storage.

The internal layout proposed utilizes the premises in a safe economic manner and fulfils the requirement for accommodation in the area.

The living space is more than adequately proportioned and provide all the necessary facilities expected within the space.

The proposed building is adjoining the existing building in the vacant area. The existing house is a semi-detached house. The proposed roof is to match the surroundings. The proposal seeks to landscape and plant the front parking and rear garden.

The development complies with Policies 3.3 and 7.5 of the London Plan and Local Plan's part 1 policy H1 and part 2 Policy DMH1 in so far as proposal provides additional residential unit to the Boroughs housing stock. The Council seeks the provision of a mix and range of housing as set out in Local Plan's Part 2 policy DMH2. This will assist in building sustainable communities, in line with paragraph 50 of the National Planning Policy Framework.

The existing property is a 3-bed single family dwelling. The Strategic Housing Market Assessment 2015 identifies that 50% of the future requirement for market housing is for larger homes. Existing three bed residential units should therefore be retained thus the conversion ensures that there is no loss of three bed homes.

The proposed development meets the requirements set out in the Hillingdon Local Plan's part 2 policy DMH4 Residential Conversions and redevelopment.

QUALITY OF ACCOMMODATION FOR FUTURE OCCUPANTS:

Residential development should set out to achieve healthy and liveable communities to support the health and wellbeing of residents. The internal layout has been designed meeting the London space standards and council core strategy. To ensure a robust assessment of the proposal, the proposed development has been re-assessed against;

London plan Internal Space Standards (as set out under the London Plan, section 3.5); and Amenity Standards.

The layout of the building consists of a reception, combined kitchen and living on the ground floor with the staircase leading up to the first floor, and the one bedroom, study and bathroom.

The dwelling will have a gross internal floor area of 58m². The bedroom will measure 18m² with built-in storage measure 3m² and therefore accord with the London Plan Standards in respect of gross internal floor area and bedroom areas.

Natural light and ventilation will be provided in all habitable rooms.

The scale and height of the proposed house is within keeping of the neighbouring properties.

Access to the rear garden is via doors from the kitchen area.

The position of the property is within easy reach of the local amenities and public transport.

Both the London Plan (policy 7.4b), Hanningdon Local Plan Part 2 Policy DMHB11 and Hanningdon Unitary Development Plan Policy BE1 identify the need for high quality design which has been taken into consideration and we are of the view that the proposed house would meet London space standards and provide high quality living spaces for future residents.

CYCLE STORAGE:

There is a designated and secured cycle storage space. The subject site has access to public transport including buses and over-ground train.

PARKING:

The development will also provide one car parking space for the new house.

LIFETIME HOMES STANDARDS / DISABLED ACCESS WITHIN DWELLINGS:

The 16 lifetime homes standard criteria are appropriately incorporated in the new house.

Level access is provided to the building entrance door. As a communal entrance door it is wider than the individual doors as required and suitable for disabled access. Living space is provided at entrance level in all flats as required

Window locations and layout are designed so that window sill and opening handle heights will be as recommended. As the glazing is full height throughout the scheme, people can see out of all the main habitable rooms whilst seated. Windows will be easily openable.

Service controls and sockets will be installed in the recommended zones i.e between 450mm and 1200mm from floor level.

APPEARANCE:

Whilst the development would lead to intensification in the use of the site, it is opinion that the creation of the new house would not have a significant impact on the character and appearance of the area.

The property would be 5.1 m wide and would be set in 1m boundary with no.49 and no.53 Bishops Road. Materials would match with the surrounding properties. Thus, proposal would match with policies DMHB 11 and DMHD 1 of the Hanningdon Local Plan: Part two - Development

Management Policies (2020).

ACCESS:

The factor of independence and privacy has been maintained in a much matured way by developing separate entrance. The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options. The proposed site is within easy reach by public transport including buses.

WASTE & REFUSE:

The waste and recycle bins will be stored at side of the property which will be easily accessible to all residents, including children, wheelchair users and also will be easily accessible for waste collectors. This would include the provision of a safe route for those on foot as well as ensuring facilities are located on a hard level surface. This means there will be no impact to the street scene.

SUSTANABILITY:

The development will use the most energy efficient construction materials and methods using high performance thermal insulation products and low carbon emitting appliances. All modification and new construction will be to the latest building regulation taking specific account of the fire, ventilation and acoustic requirements.

ASSESSMENT AND EVALUATION:

The development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials. It will blend well through use of appropriate materials and would add interest through its design features.

PRE-APPLICATION ADVICE:

A pre-application advice was taken from the council with the reference number "64416/PRC/2022/175". As per the advice the highways have no objection for the development and changes has been made according to the advice.

Overall the new house development is moderate, symmetric to the existing properties. There is enough gap between both properties as suggested in the previous Pre-application advice. The design is absolutely according to the council's design guidelines.

It has been designed carefully so it would not give any overbearing or cramped look to No. 51. The new development will blend in with the character of the area.

The roof design has been altered as per the advice of the planning officer. Both properties have enough amenity space, and GIA meets the criteria of the council's requirements. For both properties, car parking spaces are enough to counter.

The new development will be an addition to the housing stock as well as will match the

surrounding area as there is the same development " 63a Bishops Road " in the area which had been approved.

CONCLUSION:

The application site sits on a mainly residential street, in the center of a heavily residential area.

It is our understanding that the new house will maintaining the minimum internal space standards set out in London Plan Policy 3.5 and the accompanying Housing SPG are also met.

The development has been considered against national, regional and local planning policies and is considered broadly compliant aimed at ensuring the employment potential and increase in residential stock. The proposal is also in accordance with Croydon policy. Secure cycle parking is provided to support the growth of a sustainable community using public transport, walking and cycling instead of cars.

Appropriate Lifetime Homes Standards are incorporated throughout all dwellings.

All room sizes are in accordance with the London Plan and Croydon space standards.

Refuse storage for waste and recyclable refuse is provided.

This site makes the best sustainable use of the site in support of Council Policies by providing new jobs in new commercial space, several family dwellings and smaller dwellings close to public transport supporting the growth of a sustainable community.

The development respects and enhances the character and appearance of the adjacent properties in terms of scale, massing and materials. It will blend well through use of appropriate materials and would add interest through its design features.

APPLICATION SITE



Land Adjacent to 51 Bishops Road Hayes

STREET VIEW OF APPLICATION SITE





LAND ADJACENT TO 51 BISHOPS
ROAD



VIEW OF 53 BISHOPS ROAD HAYES
FROM APPLICATION SITE



REAR OF 51 BISHOPS ROAD HAYES



SIDE OF 51 BISHOPS ROAD HAYES



REAR OF 51 BISHOPS ROAD HAYES



FRONT OF 51 BISHOPS ROAD
HAYES

