

Design and Access Statement

Development on

The Estate House Hunters Grove Hayes

London Borough of Hillingdon

For Agim Semanaj
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Use of buildings and open spaces

- New residential block.

Amount of development

- The new development comprises of the demolition of the existing single storey studio dwelling, and construct a new 2 storeys apartments block, with 2 single bed room apartments at ground level, and 2 double bed rooms at 1st floor. A Communal garden, and 4 car parking spaces has been allocated within the site boundaries.
- Minimum Gross Internal Area for each of the flats are indicated on the plans, and are within Hillingdon's New Residential Layouts standards.

Layout

- The new block has been set out within the plot limits, maintaining the minimum clearance, as shown on the proposed ground plan.

Scale

- Drawing are drawn to a scale of 1 to 100, a scale bar is drawn on all plans for further assistance.

Appearance

- The external finish for the new block will be sympathetic to the surrounding buildings, to insure coherence.
- Windows are provided in each habitable space, to insure day lighting. Windows facing neighbouring properties will have frosted glass.

Landscaping

- The minimum Landscaping Area has been provided, albeit in three segments, to achieve maximum green distribution.
- The statement should ensure that a landscape appraisal identifies the site opportunities and constraints.
- No protected trees or exist on site.

Access - both inclusive and emergency vehicular

- Two accesses from front and back is being provided to the plot, with a wide opening on the block entrance for ease of access

For minor planning applications

The new development complies with the life time home standards in all the following aspects:

1. Parking width.
2. Approach to dwelling from car park, level with ground slab level for the two flats on ground level.
3. Approach to all entrances.
4. Entrances will be:
 - Illuminated
 - Have level access over the threshold; and
 - Have effective clear opening widths and nibs as specified in the standards.
 - Main Entrance with adequate weather protection, and a level external landing.
5. Communal Stair to the two flats on level 1
6. Internal doorways and hallways
7. Circulation Space
8. Entrance level living space
9. Potential for entrance level bed-space, applies for the two flats on ground level only.

Due to the secluded location of the plot, access to the block will not cause issues to traffic in the proximity.

Level access is provided to the two flats at ground level, with a stair at the end of the lobby leading to the two flats on level one, which would not be suitable for wheelchair users.