



Supporting Statement

103 Whittington Avenue,
HAYES
Middlesex
UB4 0AE

Project : 21-C-200



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Document Revision Summary

Revision	Details of change	Date
01	Document prepared for FL distribution	December 2018
02	Issued for planning	December 2018





1. **21C DESIGNS-** WESTCRAFT LIMITED DESIGN OFFICE

21C DESIGNS, formed in 2005, is an architectural and design practice with 20 years of experience in the design and engineering of buildings. Our clients are from a range of industry sectors – commercial, hospitality and construction - and they include individuals, entrepreneurial niche contractors, developers, national developers, institutions and FTSE companies. The diversity of our projects in these sectors includes refurbishments, new-builds, individual homes, factory units, manufacturing plants, social housing and regeneration schemes. We service our clients around the globe through our overseas affiliate offices and have undertaken projects in many countries.

21C DESIGNS solves problems creatively & diligently. When **21C DESIGNS** is involved at the earliest stage, we gain more opportunities to understand the client's needs and their business objectives, develop creative solutions and propose methods to minimise or reduce costs. **21C DESIGNS** seeks innovation that pushes the boundaries of construction techniques & materials. While ensuring sustainable practices, we provide our clients with buildings that exceed their expectations. **21C DESIGNS** has an international reputation for its holistic approach to environmental design. Because of our overall philosophy and methodology, our designs often appear to side-step conventional solutions, yet maintain, we believe, essential characteristics of appropriateness, integrity and quality.

2. INFORMATION & ITS USE

21C DESIGNS has produced this scheme using Building Information Modelling (BIM). The practice has been using BIM since 2005 and has been a leading exponent of this technology.

Aside from drawings, the planning application is supported by providing the entire model of the scheme in 3D for the planners to interrogate. To interrogate the model, a free viewer can be download from the link below. The viewer is easy to use and requires no formal training.

[3D model viewer](#)

2.1. GETTING MORE INFORMATION

At **21C DESIGNS**, we are great believers in collaboration, and so ask planners and all other parties interested in this application to request as much information as they require to progress and approve the application.

Additional drawings and views can be provided very rapidly - planners are encouraged to use this facility. To request additional information where clarity is sought, please email 21Cdesigns@gmail.com describing clearly what is required.



3. INTRODUCTION

3.1. PURPOSE AND STRUCTURE OF STATEMENT

This document has been prepared to accompany MR KARIM MOHAMED SALAH (therein referred to as the 'Applicant') planning application submission to Hillingdon for the development at 103 WHITTINGTON AVENUE, HAYES MIDDLESEX UB4 0AE.

This document has been prepared by the Applicant and its professional team and aims to explain the design principles and concepts that have informed the evolution of the proposals to the point of submission of the application.

The document is generally structured in accordance with the requirements outlined in the Department for Communities and Local Government, Circular 01/2006, covering the following design process steps: assessment, involvement, evaluation, and design and access.

The statement aims to cover design and access in an inclusive design approach, and the following design categories are discussed as appropriate within the document: context, amount, use, layout, scale, appearance, landscaping and sustainability.

This planning application is a **full application**. The Design and Access Statement aims to cover the principles that will inform the evolution of the scheme and any reserved matters which could remain conditional.

The document refers to the following technical statements and assessments. In the interest of brevity only the key facts have been included as part of this application:

- Drawing List
- Plans, Elevations & Sections
- Planning Statement
- Transport Statement
- Emulsions – CGI visuals
- Landscaping Strategy
- CIL Form

3.2. BACKGROUND

This Design and Access Statement, in support of the planning application, aims to demonstrate the rationale behind the proposals and to confirm the Applicant's commitment to the project.

3.3. DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant's planning application submission is for part of the site located at 103 WHITTINGTON AVENUE, HAYES MIDDLESEX UB4 0AE in the Barnhill ward of the Hayes and Harlington as identified on the Ordinance Survey Map drawing number. The application site comprises an end of terrace single residential dwelling. The proposal is to convert the dwelling to two separate self-contained flats.

3.4. SITE CONTEXT

Existing Land use	Semi detached residential dwelling
Boundary treatment ; character, height, material	Hedges on front garden with no trees on site or located on the rear garden
Setting	Residential street located near
Schools	Grange park junior school located near site
Local busses	90, 195, 696, 697, U7 (walking distance 5min)
High street	Uxbridge road contains many stores, food, banks etc (walking distance 5min)
Places of interest	Botanic gardens park & Hayes crick club grounds

3.5. ASSESSMENT AND EVALUATION

Assessment

This section summarises the analysis and assessment of the application site and its immediate and wider surroundings, undertaken by the professional team to inform the evaluation of the proposals for the site.

Evaluation

This section evaluates how it believes the proposal accords generally with policies and guidelines relevant to this planning application as identified below. A separate Planning Statement has been provided, which identifies this more specifically



The relevant policy documents comprise:

National	National Planning Policy Framework 2012
Regional	London Plan 2016
	Housing Supplementary Planning Guidance 2016
	Sustainable Design & Construction 2014
Other	Building for Life 2012 – BfL12 Technical housing standards – nationally described space standard
Local	Local Plan Part 1 - Strategic policies
	Local Plan Part 2 comprises Development Management Policies, Site Allocations and Designations and Policies Map
	Supplementary planning documents and guidance ● Design and accessibility ● Planning obligations SPD ● Community safety SPG9 ● Air quality SPG ● Land contamination SPG

- the preparation of this Statement
- preparation of the scheme design and drawings
- co-ordination and contributions to statement

3.6. DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant's planning application submission proposals for the site on Whittington Avenue as identified on drawing The propose application description;

Change of use of an end of terrace single dwelling house into 2 x 1 bed self-contained flats with separate amenity and servicing provisions

3.7. PROJECT TEAM

The planning application and other technical support information have been prepared by the Applicant's consultant team which comprises :

21C-DESIGNS – Architectural and Design Consultants :

- responsible for co-ordinating and managing the application process



4. DESIGN AND ACCESS

4.1. INTRODUCTION

The aim of this section of the Design and Access Statement is to explain the rationale and design principles of the proposal for the application site.

4.2. VISION & DESIGN PRINCIPLES

The objectives are to:

- create a building that contributes positively to the existing fabric of the nearby housing and street scene
- address a wide range of sustainability issues such as energy conservation, waste minimisation and water conservation measures
- provide a layout that reduces opportunities for crime whilst increasing natural surveillance
- allow maximum solar gain
- maximise the potential for dual aspect dwellings
- providing housing that meets decent space standards to enhance the physical and mental well-being of the occupiers

4.3. PROPOSED USES AND AMOUNTS

The proposed use of the site is a change of use of an end of terrace single dwelling house into 2 x 1 bed self-contained flats with separate amenity and servicing provisions

4.4. LAYOUT

The layout of the scheme has largely been determined by its position in relation to the adjacent buildings. It is a linear form, roughly parallel with the boundary and the form extends SE to NE, with the SE forming the street aspect.

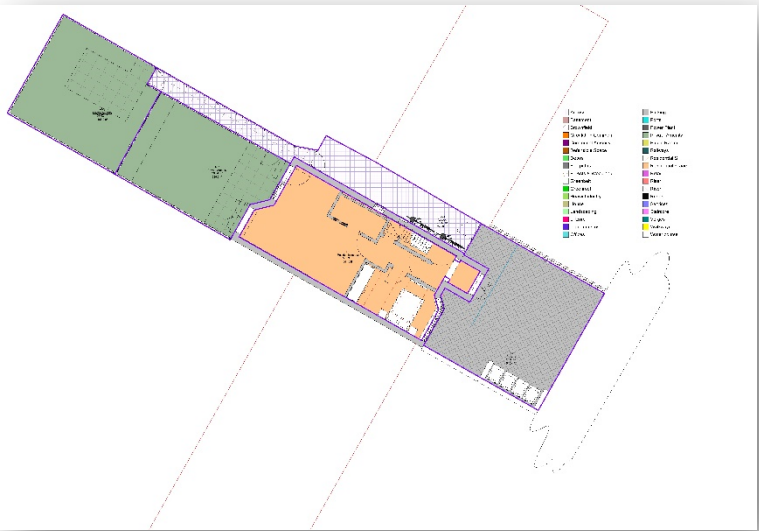


Figure 1 - Ground floor area plan



Figure 2 - Front elevation proposal



Figure 3 - Rear elevation proposal

4.4.1. Evaluation

It has been demonstrated that the scheme is human in scale and conveys a positive relationship with street level activity without intrusion on the commercial activities. The neighbouring rear yards are unencumbered by the development.

4.5. AMENITY

4.5.1. Assessment

The amenity has been provided in the form of private spaces conducive to the size of the proposed flats. The ground floor residents access the garden via the "Open plan space and kitchen" on the ground floor. This creates a private garden space for the ground floor flat conversion unit. The First floor garden/amenity space is accessed via the private gate located on the ground floor labelled on the floor plans as "Existing entry gate". This makes the layout both private, convenient and easy to access for both the ground floor unit and the first floor unit.

Adequate garden space has been provided for houses converted into flats. (In accordance with 4.17 of the residential layouts supplementary planning documents) 27m² of greenery is currently used per unit converted into two separate private garden spaces. The total garden space per unit is 33m² (27m² of this is greenery per unit as stated).

The landscaping is designed to allow for private garden space for each resident. The current garden has no existing trees on site. This allows each resident the freedom to adjust their garden space. Each garden space has a walkway with generous greenery space.

4.5.2. Evaluation

The proposal demonstrates it provides the quantum of amenity space and of a usable quality.

4.6. 5.10. ACCESS

4.6.1. Assessment

All access, dwellings, amenity and utilities such as refuse have been design to optional Building Regulations Approved Document Part M - M4(2) standard with secure, and controlled access - throughout the scheme. Detachable ramps can be attached to entry doors for disabled access, the required distance is met in regards to space needed for safe ramp attachment.

4.6.2. Evaluation

The spaces have been designed to comply with Building Regulations Approved Document Part M – M4(2) standards and local policy requirements, whilst also incorporating some of the Lifetime Homes Standards 2010 not brought forward in Part M.

4.7. CAR PARKING & CYCLE STORAGE

4.7.1. Assessment

Lockable cycle storage room as has been incorporated into the scheme to comply with local and London Plan Policies. On-street vehicle access is available for emergency services. Parking space is created for 2 cars on site as demonstrated in the drawings. This leaves adequate space for two cars to comfortably park.

4.7.2. Evaluation

The development will not result in an increase in trip generation to the site that would have a detrimental impact on the flow of traffic along Whittington Avenue, or put undue pressure on the local road network in general, on air quality or noise. Secure provision for cycle storage has been demonstrated.



4.8. REFUSE

4.8.1. Assessment

As indicated, all occupants of the proposed development will be served by a communal bin store accessible at ground level adjacent to the communal entrance. It comprises 2no wheelie bins for standard waste and 2no for recyclable waste - full details of the provision are in the drawings. In addition, each kitchen shall be provided with a compartmentalised bin, to encourage recycling at source. Occupants will be encouraged to observe the waste hierarchy via information to be provided, which will include details of local recycling centres and the green recycling facility offered by Newham.

4.8.2. Evaluation

The number, type and accessibility of refuse storage have been designed to comply with Hillingdon's guidance and building regulations.



5. SECURED BY DESIGN

5.1.1. Assessment

The principles of building regulations Approved Document Part Q have been adopted in the design of the new development, together with additional elements of Secured by Design New Homes 2014. These have been highlighted below:

5.1.2. Evaluation

Public Access

- Unauthorised access is restricted by the use of an audio entry access control system to the courtyard entrance
- A numeric keypad system/master key shall be used for access to the communal the refuse storage, if serviced by Hillingdon, these will be as recommended by Hillingdon's refuse department
- All external doors and glazing shall be specified to the British Standards identified in Part Q
- There are no climbable ledges to the boundary treatments
- There are no unnecessary paths which could be used to gain unobtrusive access and escape
- Units are to be metered separately with smart metering

Natural Surveillance

- Optimum natural surveillance has been incorporated within the design, with dual aspect, residents can see out from the habitable rooms within their dwelling, and likewise the building observed from surrounding properties.
- The avoidance and elimination of recesses, blind corners, and hiding places have been considered in the design

Internal Security

- Party walls have been designed to be of solid construction to comply with BS EN 356:2000 rating P1A

Lighting

- In addition to individual entrance lights, appropriate lighting shall be installed to the entrance gates and the courtyard and the refuse store- to deter intruders and reduce the fear of crime
- Security lighting shall be installed to the rear gardens

- All lighting will be low energy and automatically controlled by photo-electric cell, time switch or dawn to dusk sensor as appropriate. Fittings and service wiring shall be designed to be vandal resistant and located to minimise vulnerability to vandalism

Cycle Storage

- Cycle storage is provided privately to each individual unit, to which cycles can be locked



6. CONCLUSION

It is believed the design meets those needs by remaining in context with the general built form in the area, for a use that is sustainable.

The siting of the plot is unique and as such the form and appearance of the proposed scheme are designed to be complementary to the character of the adjoining.

The scheme provides a secure, high quality and inclusive design with every element in the setting out of the scheme evaluated in so far as it relates to encouraging human activities, in a sustainable manner. The site is well serviced by transport, social, health, places of worship and educational amenities, as well as for a broad range of employment opportunities. .

The proposal ensures a pedestrian friendly environment for residents with provision made for wheelchair and less able users.

The scheme provides for natural surveillance by residents over the private and communal areas. The scheme will be built encompassing the principles of the Secured by Design Standards 2014.

The proposal has been conceived to deliver sustainable development in accordance with the key principles of policy 17 of the NPPF, and contributes to the economic, social and environmental roles necessary for sustainable development as identified in policy 7 of the NPPF.

Consideration has been given to policy at national, regional and at local level; it is intended that this planning application will meet the London Borough of Hillingdon's strategic vision and objectives for this area, as well as those of the Mayor of London. On this basis the London Borough of Hillingdon should grant permission for the development.

DOCUMENT END

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