

DESIGN AND ACCESS STATEMENT

FOR



**Proposed End of Terrace House
At
2 East Way
Hayes
Middlesex
UB3 2HX**

**November 2019
Ref: 2019/D/200**

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1.0 INTRODUCTION

1.1 The Statement:

This design and access statement is intended to support a full planning application for an end of terrace house adjacent to the existing house at 2 East Way.

This planning application reference 69010/APP/2016/4261 was approved on the 18/01/2016. This is an application to extend the existing permission a further 3 years.

The proposal is for extension of the existing house to construct an end of terrace 2 storey house with front and rear dormer on the land adjacent to the house including widening existing crossovers and associated parking and external works.

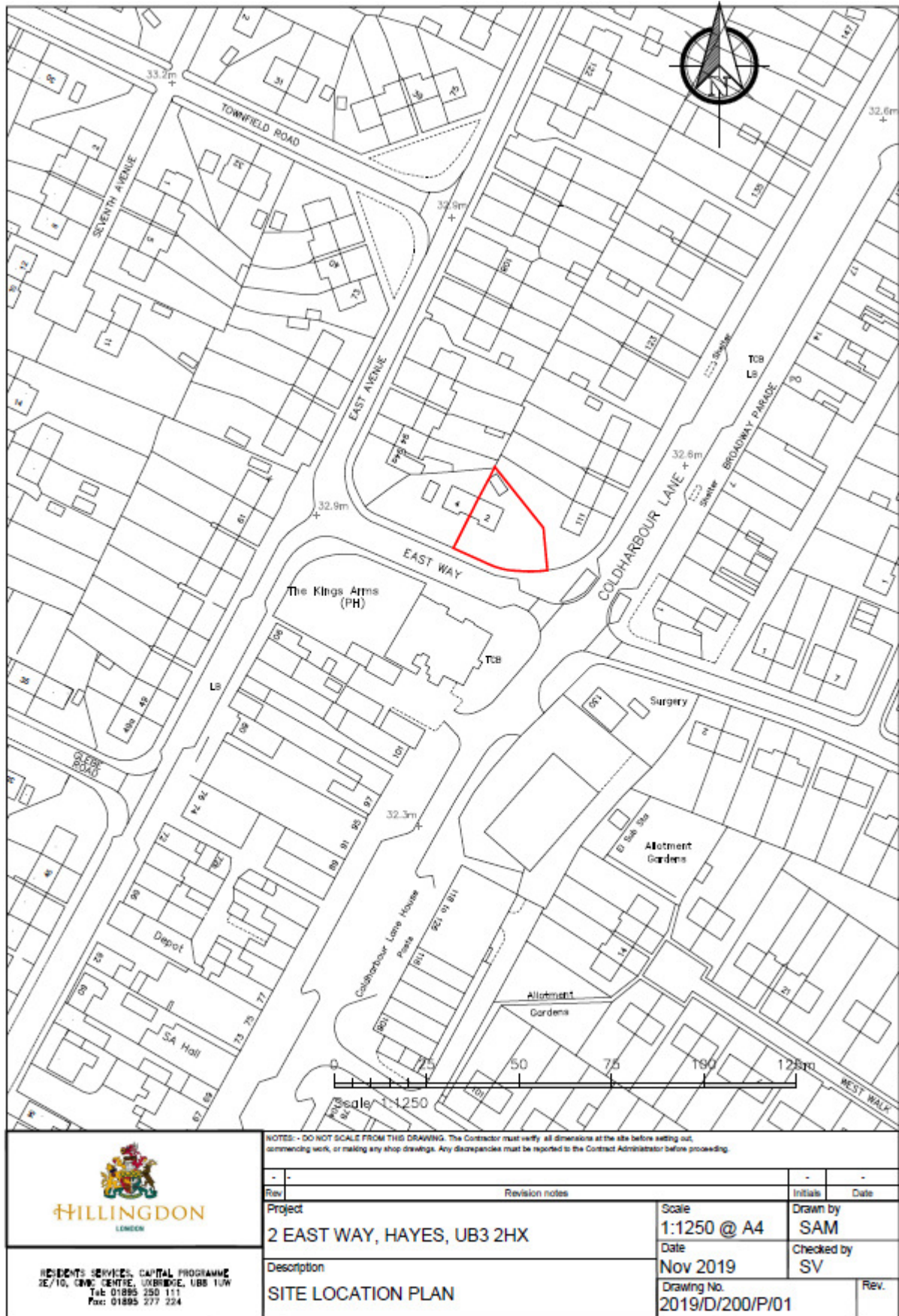
1.2 Background:

The existing semi-detached 2 storey traditional built house sits on a large corner plot of land with sufficient width and depth to accommodate an end of terrace house. The existing house will have adequate private garden area and dedicated parking spaces off new crossover.

This application is for seeking a full planning consent for construction of a 2 storey 2 bedroom end of terrace house with front and rear dormer and associated parking and external works.



EXISTING BUILDING ON SITE



LOCATION PLAN

1.3 **Drawings List:**

This Design and Access Statement should be read in conjunction with the following drawing numbers:

2019/D/200/P/01 Site Location Plan
2019/D/200/P/02 Existing Site Plan
2019/D/200/P/03 Proposed Site Plan
2019/D/200/P/04 Existing Floor & Roof Plans
2019/D/200/P/05 Existing Elevations
2019/D/200/P/06 Proposed Floor & Roof plans
2019/D/200/P/07 Proposed Elevations

1.4 **Specialist Reports:**

This Design and Access Statement is supported with three specialist reports as follows:

- a) Secured by Design Statement
- b) Transport Statement
- c) Accessibility Statement

Reports a, b & c are contained within this document under Sections:

3.3 Layout, Refuse Collection and Transport Statement
3.3 Secured by Design Statement
4.1 Accessibility Statement

2.0 **ASSESSMENT**

PHYSICAL CHARACTERISTICS:

2.1 **Site Location:**

The site is located in south east part of the borough but to the north of Hay's Town Centre. Local shops and schools are located within walking distance. The location is well served by number of public transport buses to the local town centres, schools, local shops and recreational facilities. Hayes & Harlington train station is 1km from the site.

2.2 **Surrounding Land Uses:**

The north east and west of the site adjoins residential areas but the south of the site is predominantly commercial. All of the houses are in combination of 2 storey semis and terrace houses in traditional construction.

2.3 **Movement:**

The existing house has a crossover which serves parking spaces for a couple of cars. The proposal is to widen the existing crossover to serve the existing and new

house. The existing house will have 2 parking spaces and the new house will have 1 space.

The refuse lorry will collect waste from the proposed house in the same manner as the rest of houses along East Way.

The new house will have 1 x bicycle storage. Bicycle storage will be approved to secure by design standard 'Protect a cycle' or its equivalent.

The site is between Uxbridge Road and Hayes & Harlington Train Station which will be part of the new HS2 network. The East Way bus stop gives access to many parts of the borough.

The M4 motorway junction is 2 kilometres away giving access to speedy access to central London and West Country.



2 EAST WAY CROSSOVER

3.0 DESIGN

3.1 Use:

Existing:

The existing plot accommodates 3 bedroom semi detached house on fairly large corner plot with front forecourt for couple of cars and good size garden. The house currently used for housing council tenants.

Proposed:

The proposed development comprises of 1 no x 2 bedroom end of terrace house with front and rear dormers in keeping with the scale, proportion and finishes in context of the surrounding buildings.

The new house will be constructed to Volume 1- Dwellings-Access to and use of buildings, Part M4(1) of the Building Regulations 2010.

3.2 Amount:

Existing:

The overall GIFA area of the existing house is **84.6sqm**

Private garden 88sqm

Proposed:

The overall GIFA of new build house will be **70sqm**.

The total site area is 0.04 Hectares (417sqm)

New Build Detached House

Schedule of Accommodation is as follows:

House Number	Bedrooms	Parking Spaces	Gross Internal Floor Area (per unit) m ²	Private Rear Garden m ²	Remarks
1	1 Double 1 Single	1	70	73	End of Terrace

3.3 Layout:

The position of the new house on the plot is arranged to maintain the building line established by the existing houses and blend in sympathetically without over-bearing bulk and structure.

The layout of the new houses has been dictated by the site restrictions such as access, adjoining house and overlooking. Vehicular access off East Way is at the south of the site.

Privacy and security will be maintained by erecting a new 1.8m high closed boarded fence between the houses. The front garden will be rationalised to form parking spaces, paths and soft planting areas. Refer to drawing 2019/D/200/P/03.

Refuse collection arrangements:

All refuse bins will be stored in the rear garden and moved to the front on waste collection days.

Transport Statement:

Discussions with the Council's Highways Engineer in planning indicated that the proposed parking layout and number of parking spaces comply with adopted parking standards to serve the existing and new development. A total of 3 spaces are provided, (two for the existing house and one for the new house). The refuse and emergency vehicles access along East Way remains as existing.

Secured by Design Statement:

On 1 October 2015 Part Q Approved Documents of the Building Regulations came into force requiring all new houses to have key elements of the Secure by Design implemented into the scheme.

The final design scheme will have a good motion sensor lighting around all sides of the house.

One bike will be stored in a cycle store located within the rear garden. All cycle storage will be to 'secured by design' standards.

All gates to comply with secure by design in terms of robustness and locking systems.

3.4 Scale:

The new house is similar height and scale to the adjacent existing house and surrounding buildings to primarily maintain the scale and proportion of the existing streetscape. The front and rear dormers are designed to sympathetically fit within the roof slope keeping the bulk to 2 storeys.

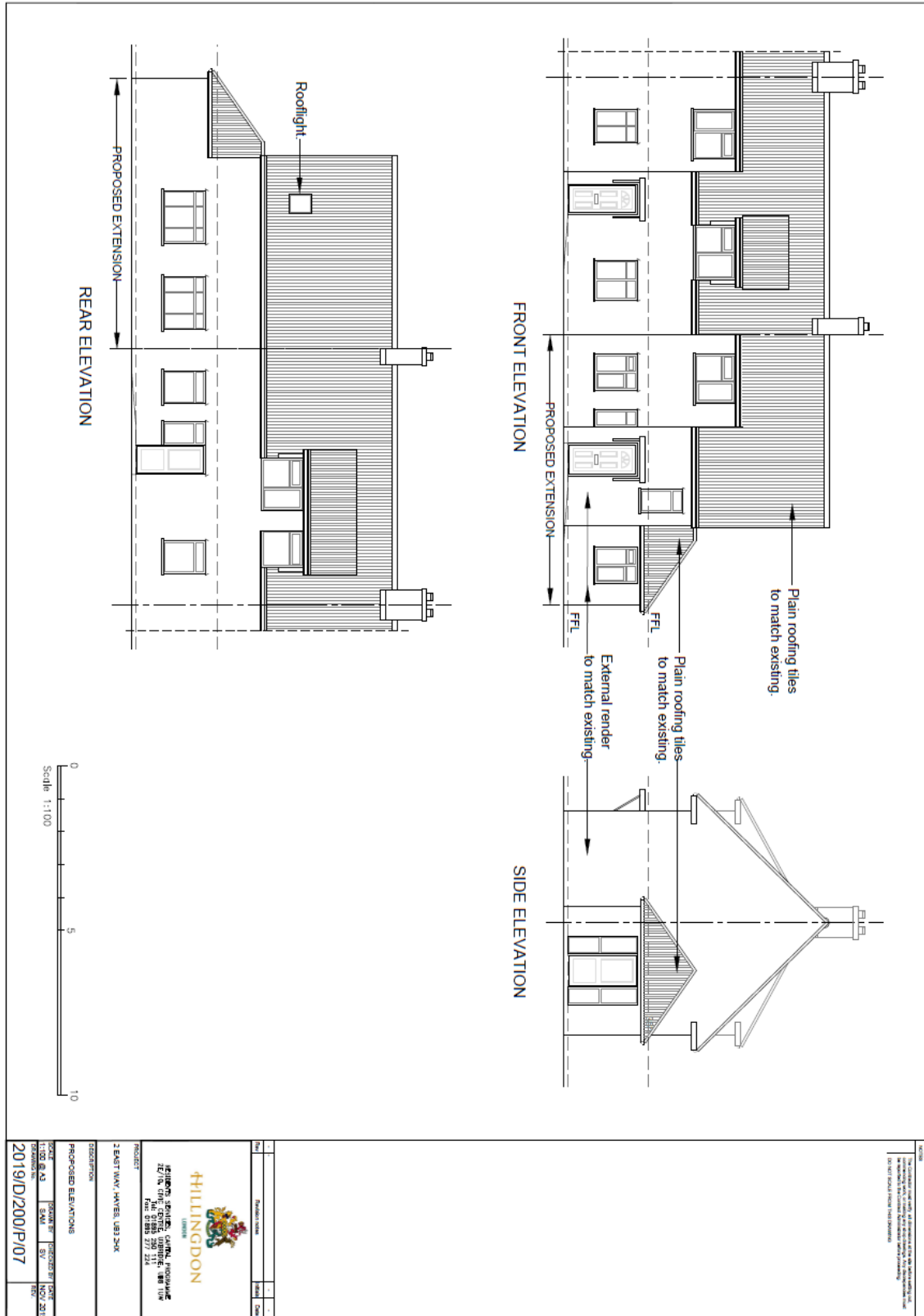
3.5 Landscaping:

The private rear garden will be grassed with paved patio area and due to the generous size of the garden. The area in front of the houses will be rationalised to accommodate 3 parking spaces and soft landscaping areas on both sides. New trees will be planted in the front garden of the new build house. Refer to drawing 2019/D/200/P/03.

The parking spaces will be finished using permeable pavers.

3.6 **Appearance:**

The elevations of the new house adopt a traditional appearance with pitched roof in keeping with the adjoining house. External finishes will to match the existing house. The development's appearance is designed to complement and respond to its surroundings. Refer to elevation drawing 2019/D/200/P/07.



ILLUSTRATIVE ELEVATIONS

Windows and doors are white UPVC.

4.0 ACCESS

4.1 Accessibility Statement:

The house will comply with the Disability Discrimination Act 1995 (amended 2005) has now been substantially replaced by **The Equality Act 2010**. This fact does not alter the obligation to provide compliance with Part “M4(1)” of Building Regulations, Part “B” Building Regulations, or application of access design codes as best practice.

The house has the flexibility for adaptation to meet DDA standards for the future residents of the house if required.

Level access thresholds are incorporated at all entrances and exits.

The main entrance door to the new house will be wide enough for wheelchair-access and buggy access.

5.0 STATUS OF THIS STATEMENT

- 5.1 The owners and the managers of the premises will be responsible for the safe keeping of this statement to prove that all reasonable care has been taken in procuring the proposed works.

This design and access statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the proposal. This will include throughout the life of the facilities specifically to ensure the development remains fit for purpose and that all relevant accessibility implemented in the spirit of the good practice guidelines and statutory regulations.

END