Design and Access Statement

Site address: **2A East Way**
Hayes
UB3 2HX

Date: 18 February 2022

Application

DESCRIPTION OF DEVELOPMENT

Detached 2 Bedroom Dwelling House.

ASSESSMENT

The application site is situated on land to the south east of the borough and north of Hayes town.

East way is in Hillingdon in the London Borough of Hillingdon and is located amongst a propensity of residential Semi Detached and Terraced properties approximately 1.5miles from Hayes Town Centre. The south of the application site is commercial.

The application site is within easy reach of Hayes, Southall and the Centre of London.

The site is well served by number of public transport buses to the local town centers, shops, schools, local shops and businesses.

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 parking space.

In the assessment process, it was determined that there is sufficient land available to construct additional house to the side of the existing donor properties.

INVOLVEMENT

None

EVALUATION

The existing dwelling sit in good-sized plot and in real terms the plot is large enough to support an additional dwelling.

Our client and ourselves believe that the development of additional dwelling at this location is more than comfortable for the settings if compared to the type of new accommodation which is currently being offered in the locality.

The proposed development would conform to the London Plan and Policies of the Borough of Hillingdon Local Plan and the Council's Supplementary Planning Guidance in that the new dwellings would achieve a high standard of overall design.

The application site is adequate to support the proposal and would have minimal impact on the street scene and local residents.

DESIGN

The existing house is a 3-bedroom semidetached house. The existing plot is a large corner plot with a good size garden and parking space for a couple of cars.

The proposed new dwelling will be end of Terrace House. The applicant site comprises of 1x 2 bedroom dwelling with rear and front dormers

The proposed new houses have been designed to blend harmoniously with the character of the existing street scene and the local environment.

By using features and facing materials that are consistent to the local properties, a sense of quality can be achieved along with a degree of uniformity.

The new house will be constructed to volume 1 – Dwellings- access to and use of buildings, Part M4(1) of the building regulations 2010.

USE

Residential Dwelling house

AMOUNT

The proposal is for a new build detached house.

LAYOUT

The proposed new house will be constructed on the land is arranged to maintain the building line established by the existing houses.

The layout of the new house 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.

1.8m high fence will be boarded between the houses to maintain the privacy and security. The front garden will rationalised to form parking spaces, paths and soft planting areas.

SCALE

The total gross internal floor area will be 70 sqm and 73 sqm private rear garden.

LANDSCAPING

It is our intention to have the dwelling landscaped to a high standard. The rear garden will be grassed with paved patio area. The area in front of the house will be rationalized to accommodate 3 parking spaces and soft landscaping area on both sides. New trees will be planted in the front garden of the new build house.

APPEARANCE

The new dwelling will blend harmoniously with the character of the local environment.

By using features and facing materials consistent with the local properties, a sense of quality can be achieved along with a degree of uniformity.

The new dwelling external finishes to matching existing house.

ACCESS

The Proposed Development will be safe and easy for the occupants to move around and all users will have equal degree of access and will be adaptable for future needs.

Ramped accesses will be provided together with doors of the width capable of accommodating wheelchair users. There will be no steps inside the dwelling and ramps in the external footpaths if required.

Other access features and fittings have not yet been determined and will be addressed when the drawings are being further detailed.

The dwelling will have direct door access to the amenity space, which will surround the dwelling.

Emergency vehicles will easily be able to service the proposed dwelling.

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