

Design and Access Statement



Land at the rear of 2 and 2A Elm Close Hayes

Overview:

The subject site is located at the rear of 2 and 2A Elm close with the access next to 2A Elm close. Site is located within well-established residential area of Hayes and lends itself to be developed. Elm close is a very small close with terraced houses on either side of the road.

All the properties on Elm close have off street parking at the front and private gardens at the rear.

Proposed Development:

This statement has been prepared in support of proposed development of **“NEW ONE BEDROOM BUNGALOW WITH PRIVATE AMENITY”**

Supporting Statement:

In this document we will assess following:

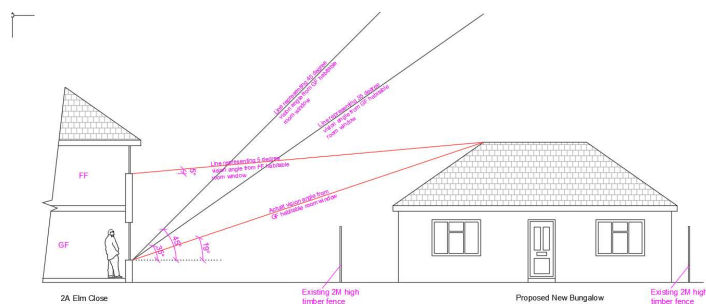
1. The impact of the proposal on neighbouring properties
2. Access
3. Parking facility
4. Private Amenity
5. Compliance with sustainable housing standard
6. Energy assessment

1. Impact of the proposed bungalow on neighbouring properties:

a) Impact on private amenity of 2 and 2A Elm Close:

The proposed bungalow is set away from the rear boundary of 2 and 2A Elm close by more than 2M. The overall distance between the rear flank wall of 2/2A to the flank wall of proposed bungalow is 9.5m.

The roof of proposed bungalow is designed very carefully to avoid any obstruction to the vision from habitable room windows. This has been demonstrated in the submitted drawings. (Drawing no: NH2EC VIEW)



In addition to the above, the front elevation is set perpendicular to 2/2A Elm close so which avoids any overlooking into private amenity of both 2/2A Elm close. Vice versa, the private amenity (front garden) of the proposed bungalow, is set away from the rear boundary of both 2/2A Elm close.

So it is safe to conclude that the proposed bungalow doesn't have any overbearing or adverse impact on private amenities of 2/2A Elm Close.

b) Impact on private amenity of 1 Elm Close:

1 Elm close benefit from a large rear garden and the proposed bungalow will be located along the RHS boundary, near the rear end, of the garden. Further, the proposed bungalow will be set 0.8M away from the shared boundary.

Considering the proposed bungalow will be located near the end of the garden, away from the shared boundary and hip roof which will slope away from 1 Elm close, we can conclude that the proposal will not have any adverse impact on private amenity of 1 Elm Close.

c) Impact on private amenity of 15 Rectory Road Hayes:

15 Rectory road share south-west boundary of the site. 15 Rectory road benefit from a large rear garden. The proposed bungalow will sit along the end of the garden of 15 Rectory road i.e. proposed bungalow will be located more than 25m away from the house. Further the proposed bungalow will set in from the boundary.

Considering the proposed bungalow will be located near the end of the garden and away from the shared boundary and hip roof which will slope away from 15 rectory, we can conclude that the proposal will not have any adverse impact on private amenity of 15 Rectory road.

d) Impact on property along North-West boundary:

Site shares its North-west boundary with play grounds of Dr. Triplett's C of E primary school. So it is safe to say that the proposed bungalow will not have any adverse impact on school's amenities.

2. Access:

Site accessed via Elm close. The site will benefit from right of way over the front drive of 2 and 2A Elm close. Currently, front drive of 2 and 2A offer hard standing for multiple cars.

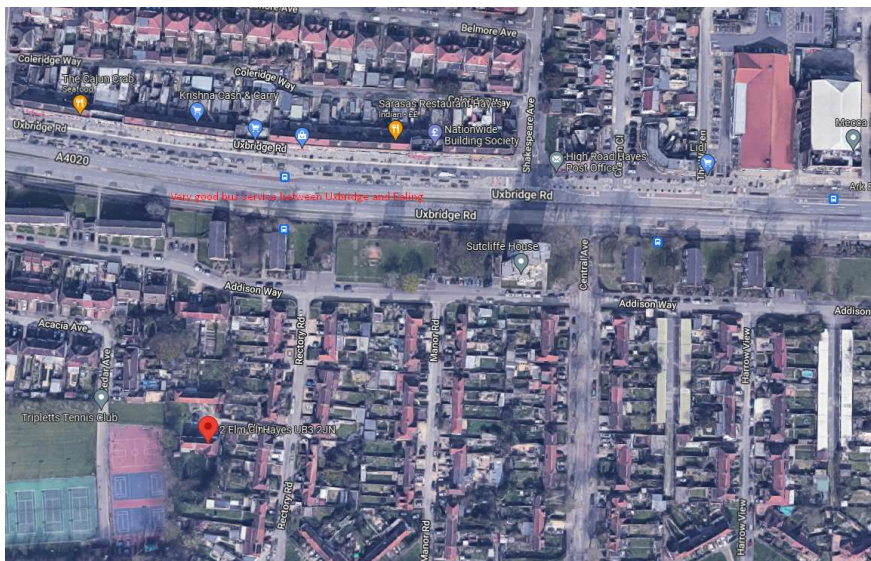
The proposed bungalow will have dedicated access and gated entry, as shown in drawing ref: NH2EC SL



3. Off Street Parking:

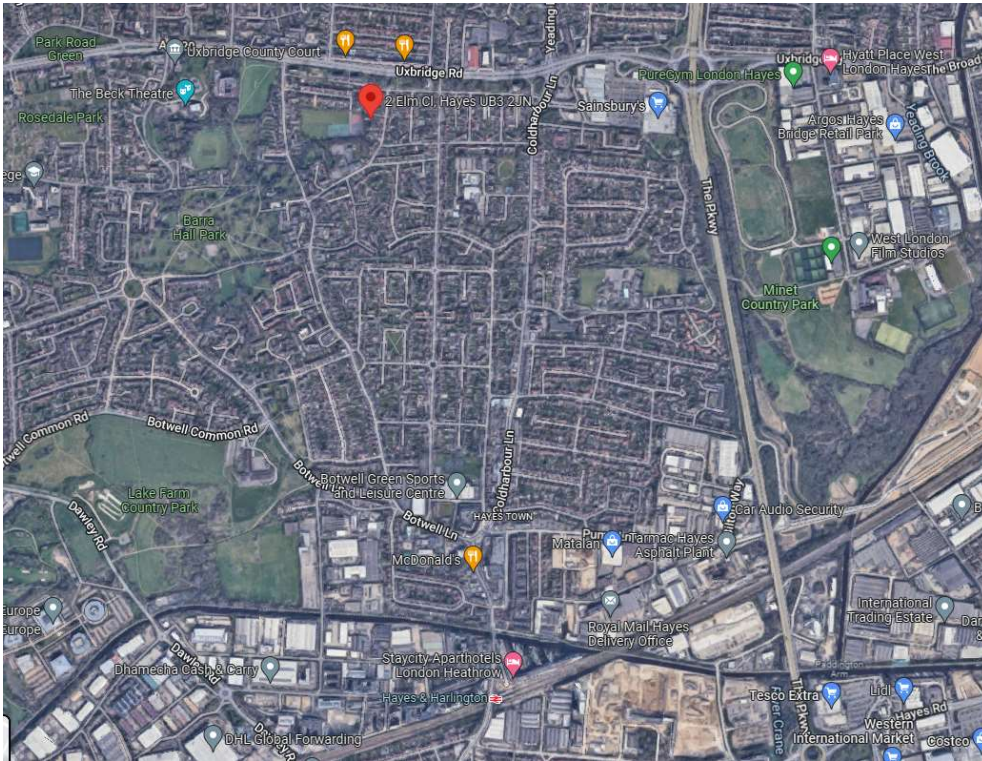
The proposal will offer one off street car parking for the proposed bungalow.

It is also very important to consider that Hayes town offers very good public transport facilities i.e. bus, train and London underground, with direct links to Uxbridge, Ealing, London Paddington and Heathrow Airport.



(Courtesy of Google maps)

Above satellite image shows the location of subject site, in comparison with Uxbridge road. There are number of alleys which connects site to Uxbridge road, Uxbridge road offers very good bus service between Ealing and Uxbridge.



(Courtesy of Google maps)

Hayes train station offers very good service to London Heathrow terminals, Ealing, Paddington, Slough, Reading etc.

4. Private Amenity:

The proposal has been carefully prepared to address all the requirements of following:

- a) Private amenity space: 56m²
- b) Secure cycle storage: Secure storage for 2 No bicycles has been included
- c) Secure Bins storage: Separate bins for recyclable and non-recyclable wastes has been included

5. Compliance with Sustainable housing standards:

The proposal has been carefully prepared in order to comply with sustainable home standards i.e.:

- a) Proposed bungalow can easily be adapted according to needs of a disabled occupants.
- b) Front door will have level threshold for easy access.
- c) All internal doors will be 850mm to allow wheel chair access.
- d) Bathroom can easily be amended to provide wet room by removing bath tub and installing floor drain.
- e) Hallway, Living room, kitchen area, bedroom and Bathroom will have turning radius for when chair.
- f) Bedroom has enough space to provide space for home office.
- g) Parking space is more than 3M wide to allow easy access for a disabled person.

6. Energy assessment:

The bungalow will be installed with 2.5KW solar panel system with a battery pack. The PV panels will be integrated in the roof rather than projected out. The system will provide 100% electricity for lighting and reduce the electricity needs for heating.

10 Panels will be arranged as per the following configuration.



Electric combi boiler EHC Astro will be installed to provide heating and Hot water. EHS Astro boilers works on 100% efficiency and doesn't produce any toxic fumes.

Conclusion

Considering the above, i.e. the proposed bungalow do not have any impact on any neighbouring properties, provide sustainable housing, meets life time home standards and will be energy efficient, client seeks planning consent for the proposed bungalow.