

**Design & Access Statement**  
**137 Charville Lane**  
**Hayes**  
**UB4 8PD**

**1.0 Background**

- 1.1 Outlined within this document are the key aspects of the proposed development at 137 Charville Lane in accordance with the Hillingdon Design and Accessibility statement (HDAS).
- 1.2 The property is a detached two storey dwelling with two detached garages and a carport to each side of the property located off Charville Lane. The current building is used as a family dwelling.

**2.0 Statement of Intent**

- 2.1 Demolish the existing garage and carport on flank elevation and erecting a single storey side and rear extension.
- 2.2 The side and rear extension will be linked and will form a wrap round to the dwelling.
- 2.5 The extension will allow increasing the footprint of the dwelling in order to provide more living space.
- 2.6 The design works on the basis that the side extension will replace the current garage and carport and link into the main house whilst extending the side extension to the rear to match the depth of neighbouring extension. There will be no loss of light to the neighbour and the overall roof height will be reduced in comparison to the current building height.

**3.0 Key Design & Access Issues**

- 3.1 Policies and HDAS Points:  
Policy BE13 states extensions should harmonise with the existing street scene and other features of the area. Policy BE15 states extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original buildings.

The proposed development is subordinate to the main house; Detachd properties are allowed up to 4m. The proposal consists of a rear extension to the existing rear elevation of the house at a depth of 4.5m. Whilst this is a further 0.5m then guidance allows, it is our belief that the design does not have a detrimental impact to its surroundings (HDAS 3.4).

## Design & Access Statement

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Eaves of flat roof is 2.8m and less than 3m (HDAS 3.6) and highest point of roof lantern is 3.4m (HDAS 3.7). The side extension has a hipped pitch roof with flat top to front section and hipped dual pitch roof to rear – Max height of roof is 3.4m and would be 600mm less than the current garage on site (HDAS 4.2).

The external walls will be using matching brickwork to that of the existing house to harmonise the extension to the existing building (HDAS 3.11). The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt.

HDAS 4.5 advises that the extension must appear subordinate and width of the side extension should be between half and two-thirds of the original house. The proposed side extension is less than half the width of the main house – 4.24m, main house is 10.7m wide.

HDAS 3.16 discusses building lines, the rear of the side extension has been taken to finish at the same depth of the neighbouring extension and therefore would not create any adverse impact on outlook or visibility to the neighbour. The gardens between both also benefit from a high hedge line preventing overlooking from both sides. See Pictures below

Aerial Photo –



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Photo - High Hedge Line



HDAS 4.4 advises that there should be a set in of 0.25m from the boundary however this has not been adopted in the proposals due to the fact that the existing garage wall is built up to the boundary and the carport has a flank hollow wall on this line supporting it. See below:



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Policy OL4 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012) allows extensions within the Green Belt if the development would not result in any disproportionate change in the bulk and character of the original building, not increase the built up appearance of the site and not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

There are no windows located on the flank wall facing the neighbour to prevent overlooking (HDAS 3.11).

More than 100m<sup>2</sup> retained as required for 4+ Bedroom House. (HDAS 3.13).

The property is set well back from Charville Lane and the dwelling obscured from the street view thus enabling a restricted view of the main house and any extensions. The Garden is a substantial size which allows the development to be small in context. The dwelling in comparisons to its neighbouring buildings would be smaller.

**Accessibility**

The works will provide a safer access route for those with low mobility and wheelchair users to access the building and allow easy access from the main house to the side rather than having to navigate entrance doors to reach this side of the house.

**Sustainability**

Material will be used that are sourced from sustainable sources with materials sourced from local sources during construction.

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**OTHER PHOTOS:**

Front –



View from Garden looking at neighbour to left side of house (if looking from entrance) –



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Rear -



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Side Carport and Garage -

