

DESIGN & ACCESS STATEMENT

MR PAVINDER AND MRS ARUNA BASSI

BOTWELL CRESCENT, HAYES

OCTOBER 2018

Ref: 4875/2.01

Revision: 0

BROCKLEHURST ARCHITECTS LIMITED
15 High Street West Wycombe Buckinghamshire HP14 3AE
T: 01494 521621 www.brocklehurst.com

Directors: Matthew Maier RIBA John Hancock RIBA
Registered in England No. 3797430

BROCKLEHURST ARCHITECTS



Barra Hall Park in 1950's.



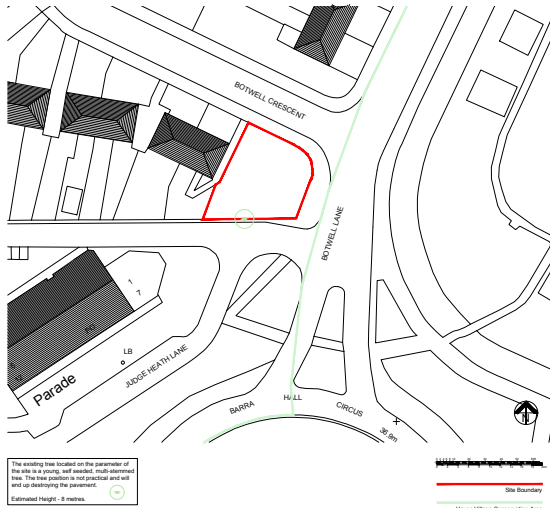
Barra Hall Park Open air Theatre (1951).



Barra Hall Park Pond in 1960's.

CONTENTS

- 1.0 INTRODUCTION
- 2.0 CONTEXT
- 3.0 PLANNING HISTORY
- 4.0 USE AND AMOUNT
- 5.0 DESIGN AND APPEARANCE
- 6.0 ACCESS
- 7.0 ENERGY STATEMENT
- 8.0 SCHEDULE OF MATERIALS AND FINISHES



Existing Site Plan.

(Boundary of Hayes Village Conservation Area - In Green)



Barra Hall Park.

1.0 INTRODUCTION

- 1.1 This Design and Access Statement is written with reference to a Full Planning Application for a new build residential development. This proposal provides one, two-bedroom apartment and two, one-bedroom apartments and is located on a vacant plot at the South end of the junction between Botwell Crescent and Botwell Lane, with Judge Heath Lane to the south. The site is located in Hayes, Middlesex.

2.0 CONTEXT

- 2.1 The site is located in a residential area of Hayes overlooking Barra Hall Park and boundary of the Hayes Village Conservation Area.
- 2.2 The site is a vacant plot of land at the intersection of three roads and surrounded by semi-detached terraced dwellings, built as flats, each with its own entrance. The existing buildings of Botwell Crescent and Botwell Lane were constructed on a green field site, in the 1930's.
- 2.3 The site is located outside a flood risk zone.



Existing site, Botwell Crescent beyond.



View of the existing site from Judge Heath Lane.

3.0 PLANNING HISTORY

3.1 Planning Application 72105/APP/2016/2910

An application was made on 27.07.16 for the erection of a three-storey building to create 2 x 2-bed and 1 x 1-bed self-contained flats with associated parking.

This application was refused on 22.11.16.

3.2 Planning Application 72105/APP/2017/394

A second application was made on 06.02.17 for the erection of a three-storey building to create 2 x 2-bed and 1 x 1-bed self-contained flats with associated parking.

Pre-application advice was sought for this proposal from the London Borough Hillingdon Council and points raised by Planning Officer Cris Lancaster during a meeting and subsequent communications were addressed in this revised second proposal.

This application was refused on 03.04.17..

Appeal Reference APP/R5510/W/17/3179293

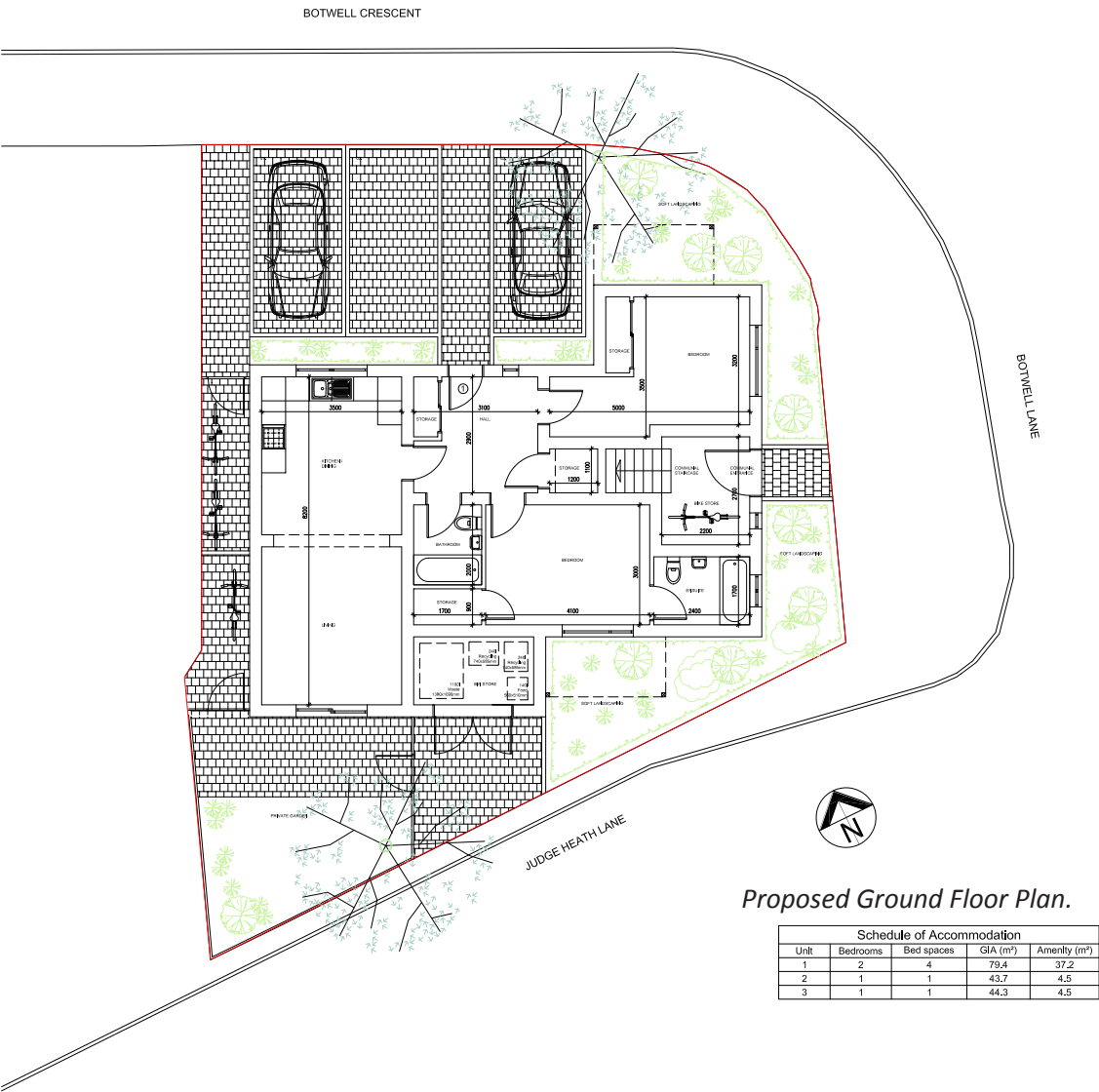
This second Planning Application was taken to Appeal.

The appeal was dismissed on 29.03.18.

3.3 Planning Application 72105/APP/2018/2540

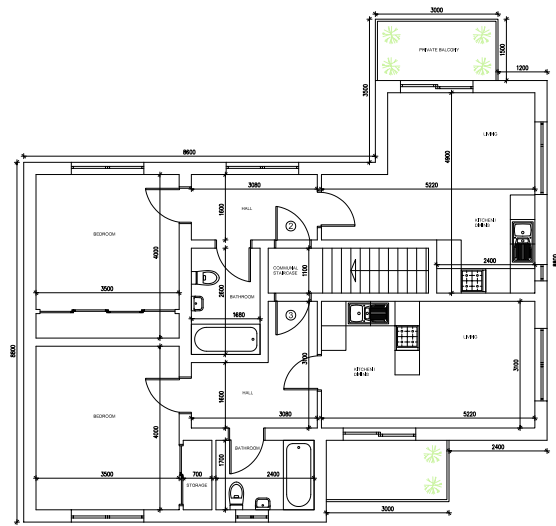
A third application was made on 09.07.18 for the erection of a two-storey building to create 4 x 1 bedroom self-contained flats with associated parking.

This application was refused on 14.09.18

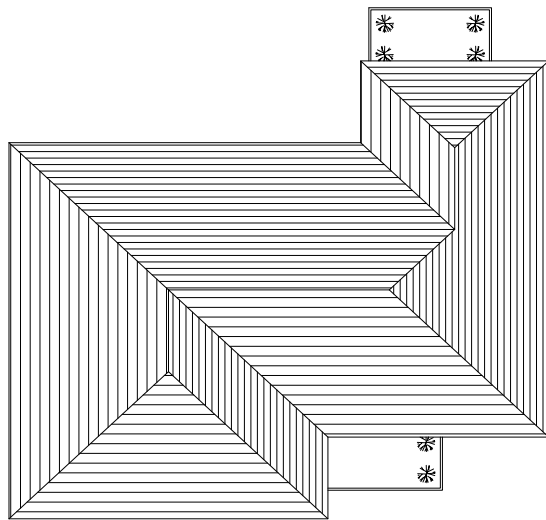


4.0 USE AND AMOUNT

- 4.1 The new application is for a two-storey residential building comprising one, two-bedroom flat and two, one-bedroom flats. The two bedroom flat can accommodate four bed spaces and the one bedroom flats can accommodate one bed space each. Each apartment is designed with private amenity space, a garden on the lower ground and private balconies for the first floor. There is shared refuse and secure cycle storage for each flat.
- 4.2 The design and amenities are in keeping with the surrounding dwelling types of both Botwell Crescent and Botwell Lane. The Ground Floor flat is accessed from a private entrance on Botwell Crescent and the two First Floor flats are accessed from a shared entrance hall and stairwell from Botwell Lane.
- 4.3 The GEA for each of the three flats complies with the Department for Communities and Local Government Technical housing standards.
- 4.4 On-site parking has been provided in line with Hillingdon Core Strategy Parking Standards. The site is in a PTAL 1 location. Three, off-street parking spaces have been provided from Botwell Crescent, one for each dwelling.



Proposed First Floor Plan



Proposed Roof Plan

5.0 DESIGN AND APPEARANCE

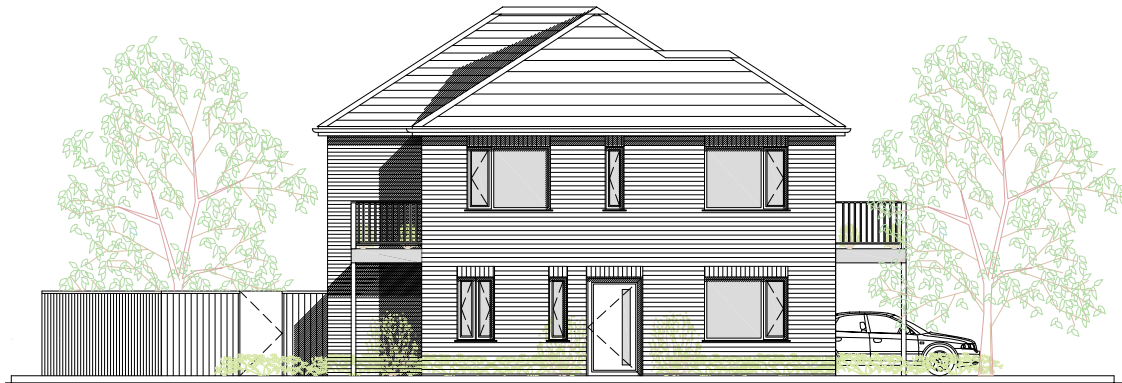
5.1 The 254m² site is located on the fringes of Hayes Village Conservation Area. The design aims to harmonise with the existing distinct and cohesive character and appearance of street scenes. The proposal preserves the features that contribute to this character and is respectful in matters of scale, proportion and mass.

The proposal is a two-storey development and where the proposed building sits adjacent to the dwellings in Botwell Crescent, the building line has been maintained. The hipped roof form is typical of the adjacent housing type.

5.2 The design uses materials in keeping and in character with the surrounding dwellings, red brick and tile roofs, incorporating subtle details such as soldier courses to openings.

5.3 The street scape to the North and East of the site, Botwell Crescent and Botwell Lane, has a strong residential character. The proposed design has been developed to reinforce and compliment this pattern.

5.4 The building occupies a corner site and therefore addresses three aspects. The design has been modelled to respond to each of these aspects, addressing the scale of the existing residential properties.



Proposed Elevation to Botwell Lane.

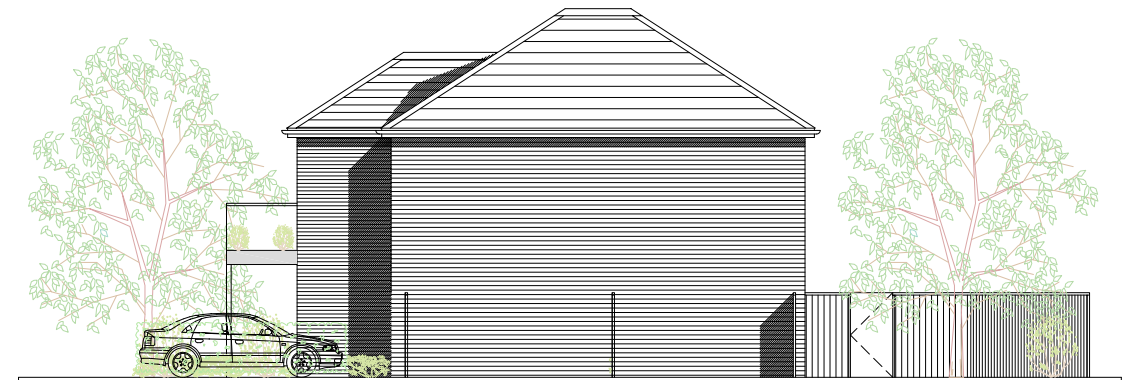


Proposed Elevation to Judge Heath Lane

- 5.5 The design attempts to minimise impact on the adjoining dwellings in Botwell Crescent. The building is located over 1.2m from the boundary at all points and the orientation and scale of the development will not cause overshadowing of the adjacent gardens and there are no upper level windows in the elevation overlooking the adjacent property.
- 5.6 The existing proportional relationship between the width of Botwell Lane and height of housing development has been maintained for the proposed development. Botwell Lane begins to widen and bend towards Barra Hall Circus adjacent to the site and the pavement width increases considerably.
- 5.7 It should be noted, that all the windows on the side elevation of the existing 1 and 3 Botwell Crescent, serve only bathrooms/WCs and circulation spaces. None of these serve habitable rooms.
- 5.8 Balconies to the upper level have been provided for each unit and are located to the North and South of the development. This Northern position provides the best aspect for views of the park, while minimise the possibility of overlooking neighbouring properties. Although the one-bedroom flats are unlikely to be occupied by families, the proximity to Barra Hall Park would mean that occupiers of the flats would have ready access to a large area of high-quality amenity space.



Proposed Elevation to Botwell Crescent.



Proposed Elevation to Adjacent Dwelling.

- 5.9 With reference to Appeal Decision ref: APP/R5510/W/17/3179293. October 2017. It was found that:
“In respect of amenity, the proposal would not conflict with ‘Saved Policy BE19’. Neither would the proposal conflict with ‘Saved Policy BE23’.”
- 5.10 The new proposal has been revised so that the ground floor flat benefits from a private garden fronting Judge Heath lane, while the two first-floor flats have generous sized balconies. The site also benefits from being within close vicinity to Barra Hill Park, located immediately across Botwell Lane.
- 5.11 The private garden at Ground Floor has been positioned to Judge Heath Lane, echoing the layout set by neighbouring properties. This garden replaces a previously contentious parking space, now relocated to front Botwell Crescent. High level fencing is located around this amenity space to provide privacy.



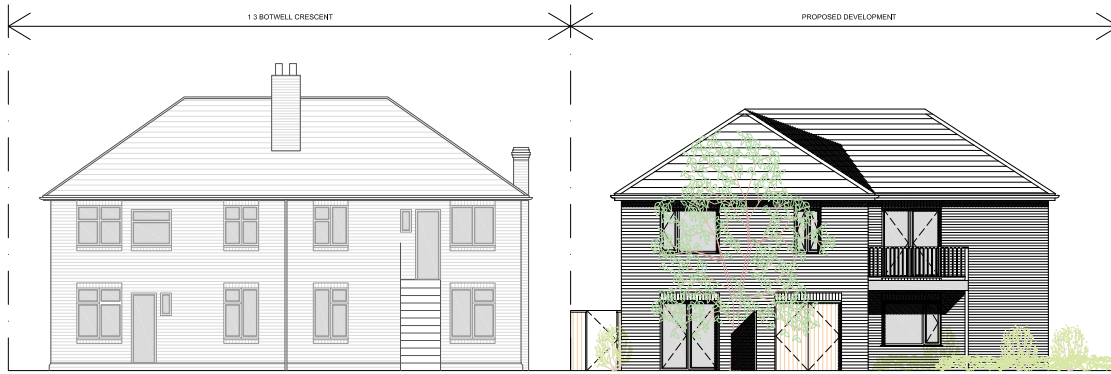
Existing site, Botwell Crescent beyond.



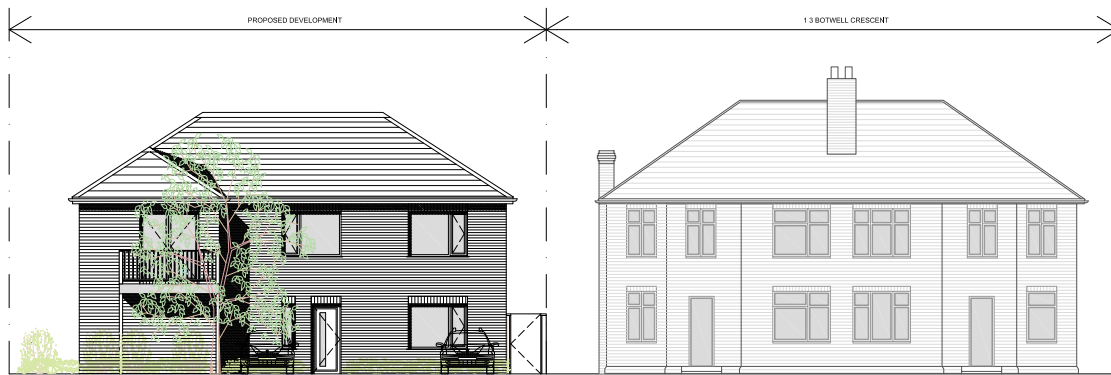
Existing frontage to Botwell Crescent.

6.0 ACCESS

- 6.1 Access to parking spaces from Botwell Crescent reflect the current residence parking provision and reduces the need for traffic manoeuvring on the busier Botwell Lane or adjacent Judge Heath Lane.
- 6.2 The previous applications proposed parking provision accessed from Judge Heath Lane. This was listed as a reason for refusal for the third application due to poor visibility. The new proposal locates all parking to be accessed from Botwell Crescent.
- 6.3 Pedestrian access to the upper floor flats is from Botwell lane, ensuring an active frontage on the main road.
- 6.4 The ground floor apartment has main private access from Botwell Crescent, with a private garden to the rear, adjacent to Judge Heath Lane.



Proposed frontage to Judge Heath Lane.



Proposed frontage to Botwell Crescent.

7.0 ENERGY STATEMENT

7.1 Site Layout and Building Design:

The buildings will be constructed in dense materials, allowing for heat absorption during the daylight hours and thermal cooling during the night-time hours. Natural purge ventilation and mechanical ventilation with heat recovery can be provided in accordance with Approved Document F of the Building Regulations, and, where possible, rooms are dual aspect with the potential for cross-ventilation.

Dedicated secure cycle storage has been provided, utilising the space adjacent to 13 Botwell Crescent for the ground floor unit and the extended lobby space to the first floor. Therefore, reducing the reliance on cars for travel, and encouraging the use of a bicycle as a more sustainable form of travel.

The construction of the buildings will be designed to meet, and in many cases exceed, Approved Document L of the Building Regulations. It will be as energy efficient as feasible through design, layout and constructional detailing. The proposed development will be detailed and built to a high standard where airtightness will be high and the otherwise resulting energy loss and draughts will be minimised. Energy efficient fittings and appliances will be utilised, and boiler installed will have a Class A Sedbuk rating.



Existing boundary to 13 Botwell Crescent.

7.2 Sustainable Drainage and water Conservation Measures:

Rainwater butts will be encouraged to be fitted to downpipes for collection rainwater from roof areas. The rainwater harvested in these butts can be used by the occupants for garden maintenance, car washing, etc.

The new driveway, walkway and parking areas will be permeable, which will allow rainwater to discharge naturally into the ground, therefore preventing its discharge onto the adjacent highway.

Low water consumption fittings will be fitted within the units to reduce the occupant's use of water and to encourage water conservation, which will be in accordance with Approved Document G of the Building Regulations.

7.3 The site is not prone to flooding and there is no known risk of soil subsidence. The drainage system will be detailed and designed to accommodate the future potential of wetter conditions.

7.4 Dedicated bin and recycling box storage space will facilitate and encourage waste reduction and recycling during the operational lifetime of the dwelling. This has been located fronting Judge Heath Lane, away from the primary elevations and suitable for ease of removal.



Existing site conditions.



1 3 Botwell Crescent primary elevation.

- 7.5 During construction, best practice methods will be adopted to minimise over-ordering of materials, encouraging the site to be kept tidy, helping to avoid material damage and unnecessary replacement, all of which will reduce the waste generated during construction. Recycling and reuse of any waste materials will also be encouraged.

8.0 SCHEDULE OF MATERIALS AND FINISHES

- 8.1 External Walls: Brickwork, Stretcher Bond with areas of Dutch Bond to the East Elevation adjacent to Botwell Crescent where existing dwellings are brick, Dutch Bond. A Soldier Course of bricks is proposed above the windows, similar to what can be seen on the neighbouring properties.

Roof: Clay Tile to match existing housing in Botwell Crescent.
Gable form chosen to mimic vernacular.

Windows, Front Doors and Patio Doors: All will be Powder coated Aluminium, windows are styled to be a modern take on what can be seen adjacent in terms of proportion and size. The entrance to the first-floor flats has been made deliberately wider to allow for cycle storage in the lobby.

Service Doors: Steel Frame with Mesh Panels.

Parking Areas/ Driveway / Pathways: Permeable Block Paving.

Balcony Balustrades: Steel balustrading.