

DESIGN & ACCESS STATEMENT

MR PAVINDER BASSI AND MRS ARUNA BASSI

BOTWELL CRESCENT, HAYES

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Fig 1. Barra Hall Park in 1950's.



Fig 2. Barra Hall Park Open air Theatre



Fig 3. Barra Hall Park Pond in 1960's.

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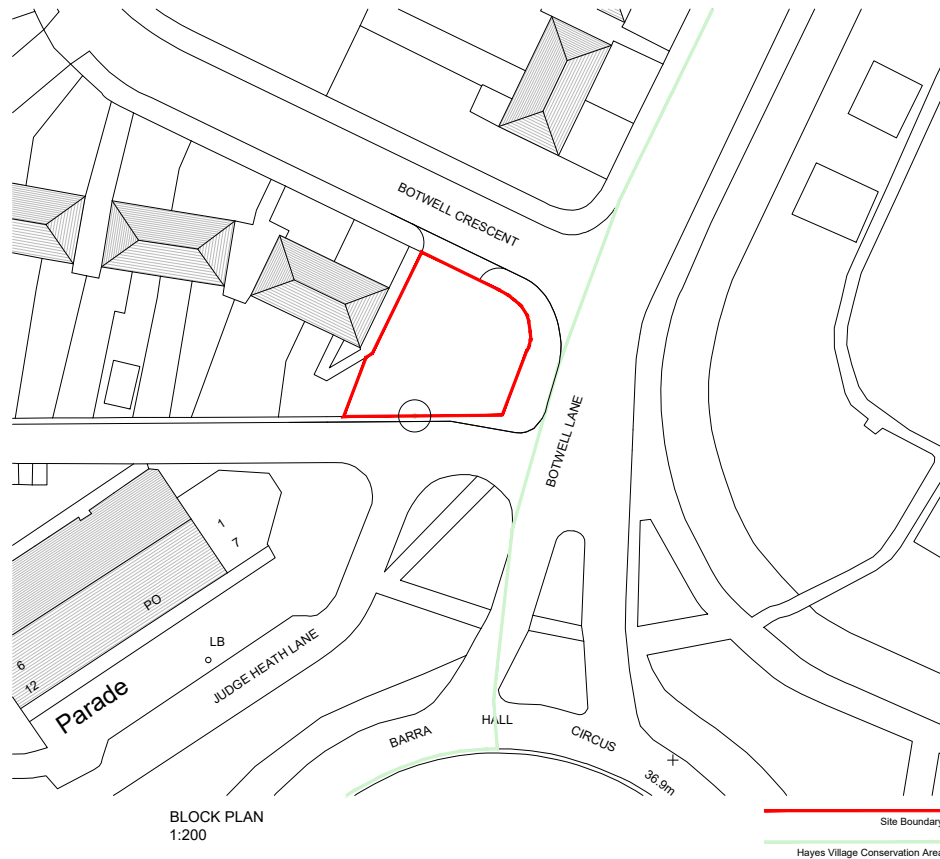


Fig 4. Existing Site Plan.
(Boundary of Hayes Village Conservation Area - In Green)

1.0 INTRODUCTION

1.1 This Design and Access Statement is written with reference to a Full Planning Application on behalf of our clients Mr Pavinder Bassi and Mrs Aruna Bassi, who are the owners of the proposed residential development, which is located on a vacant plot immediately to the east of 1/3 Botwell Crescent and 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 SITE AND SURROUNDINGS

- 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 an overgrown open piece 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 buildings are characterised by their exposed brick finish and hipped tiled roofs, creating a uniform street scene.



Fig 5. Existing site, Botwell Crescent beyond.



Fig 6. View of the existing site from Judge Heath Lane.

- 2.4 The front elevations are designed to appear as semi-detached houses with entrance doors set within a brick reveal.
- 2.5 The site forms part of an open, exposed junction leading to various parts of the Hayes area. Barra Hall park contributes to the sense of spaciousness within the CA and the junction itself.
- 2.6 This site is currently unmanaged waste land which is being colonised with natural regeneration and self-set trees. However, no trees or other landscape features of merit will be affected by the proposal.



Fig 7. Barra Hall Park.



Fig.8. Existing boundary to 13 Botwell Crescent.



Fig.9. Existing site conditions.



Fig.10. 1-3 Botwell Crescent primary elevation.

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.

3.3 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 02.06.17.

3.4 Appeal Reference APP/R5510/W/17/3179293

This second Planning Application was taken to Appeal.

The appeal was dismissed on 29.03.18.

3.5 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 13.09.18

3.6 Planning Application 72105/APP/2018/3989

A fourth application was made for erection of a two storey building to create a 2x2-bed self contained flats with associate parking.

This application was refused on 07.05.19

The appeal was dismissed on 16.10.19

3.7 Planning application 72105/APP/2020/145

A fifth application was made on 20.02.20 for the erection of a two storey building to create 2x1 bedroom self-contained flats with associated parking and amenity space.

This application was refused on 03.07.20

As a result of these applications, it's clear that the development of this site must respect the building lines, at the front and at the rear of the property, of both, Botwell Crescent and Botwell Lane.

The Scale and design of any development must closely match the buildings in both, Botwell Crescent and Botwell Lane.

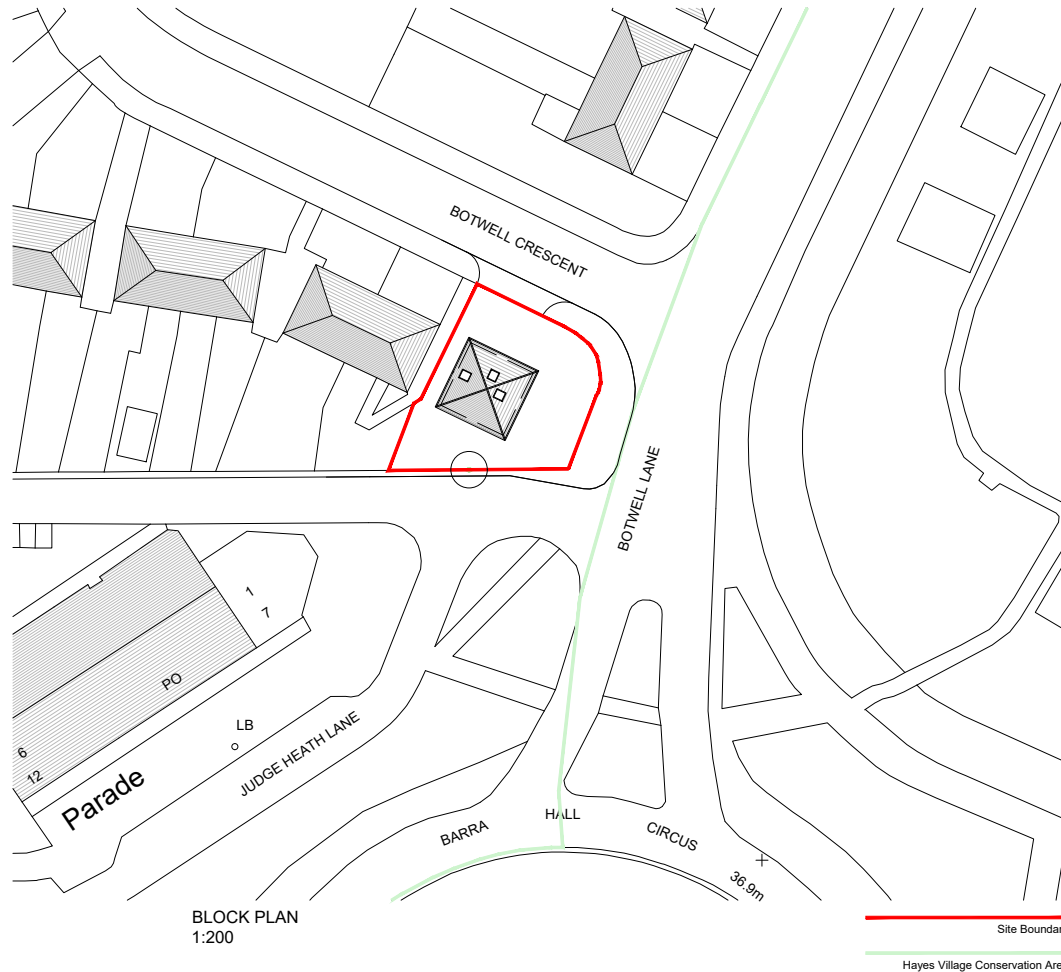


Fig 11. Proposed block plan

4.0 CONTEXT APPRAISAL

- 4.1 The proposal has been developed in accordance with the local and national policies and guidance to improve and increase the housing stock as well as making better places through good urban design.
- 4.2 The design and amenities are in keeping with the surrounding dwelling types of both Botwell Crescent and Botwell Lane, to harmonise with the existing street-scene.
- 4.3 The GEA for the proposed dwelling complies with the Department for Communities and Local Government Technical housing standards.
- 4.4 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 complement this pattern.

5.0 DESIGN PROPOSAL

- 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.
- 5.2 The proposal is the erection of a two-storey building to create a 4 bedroom dwelling house with accommodation in the loft space with associated parking and amenity space. The proposed building sits adjacent and following the street line of the dwellings in Botwell Crescent, as well as following the building line of Botwell Lane. The hipped roof form is typical of the adjacent housing type.
- 5.3 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 and with entrance door set within a brick reveal is also proposed.
- 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.
- 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.

6.0 ENERGY STATEMENT

6.1 Site Layout and Building Design:

6.2 The buildings will be constructed in dense materials, allowing for heat absorption during the daylight hours and thermal cooling during the night-time hours.

6.3 Natural purge ventilation and mechanical ventilation 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.

6.4 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.

6.5 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.

6.6 Sustainable Drainage and water Conservation Measures:

6.7 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.

6.8 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.

6.9 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.

6.10 Dedicated bin and recycling box storage space will facilitate and encourage waste reduction and recycling. This has been located on the side elevation, away from the primary elevations and suitable for ease of removal.

6.11 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.



Fig.12. Existing site, Botwell Crescent beyond.



Fig.13. Existing frontage to Botwell Crescent.

7.0 ACCESS

- 7.1 The access to the property is via Botwell Crescent.
- 7.2 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.
- 7.3 We have proposed a fencing around the site to keep the garden private.
- 7.4 Bus routes and local facilities are close to the property, so the town centre is very accessible, within easy reach of public transport.

8.0 PARKING

- 8.1 A total of 2 parking spaces are proposed for this development. They will be located at the front of the property, with enough manoeuvring space to get in a out in front gear.
- 8.2 On-site parking has been provided in line with Hillingdon Core Strategy Parking Standards. The site is in a PTAL 1 location, therefore, two off-street parking spaces have been provided.



Fig.14. Proposed material palette

9.0 MATERIALS AND FINISHES

- 9.1 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.
- 9.2 Roof: Clay Tile to match existing housing in Botwell Crescent. Gable form chosen to mimic vernacular.
- 9.3 Windows, Front Door and Patio Doors: upvc windows are styled to be a modern take on what can be seen adjacent in terms of proportion and size.
- 9.4 Fencing / Garden Doors: Closeboard timber fencing.
- 9.5 Parking Areas/ Driveway / Pathways: Permeable Block Paving.



Flood map for planning

Your reference
4875 Botwell

Location (easting/northing)
509211/181056

Created
12 Jan 2021 12:47

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

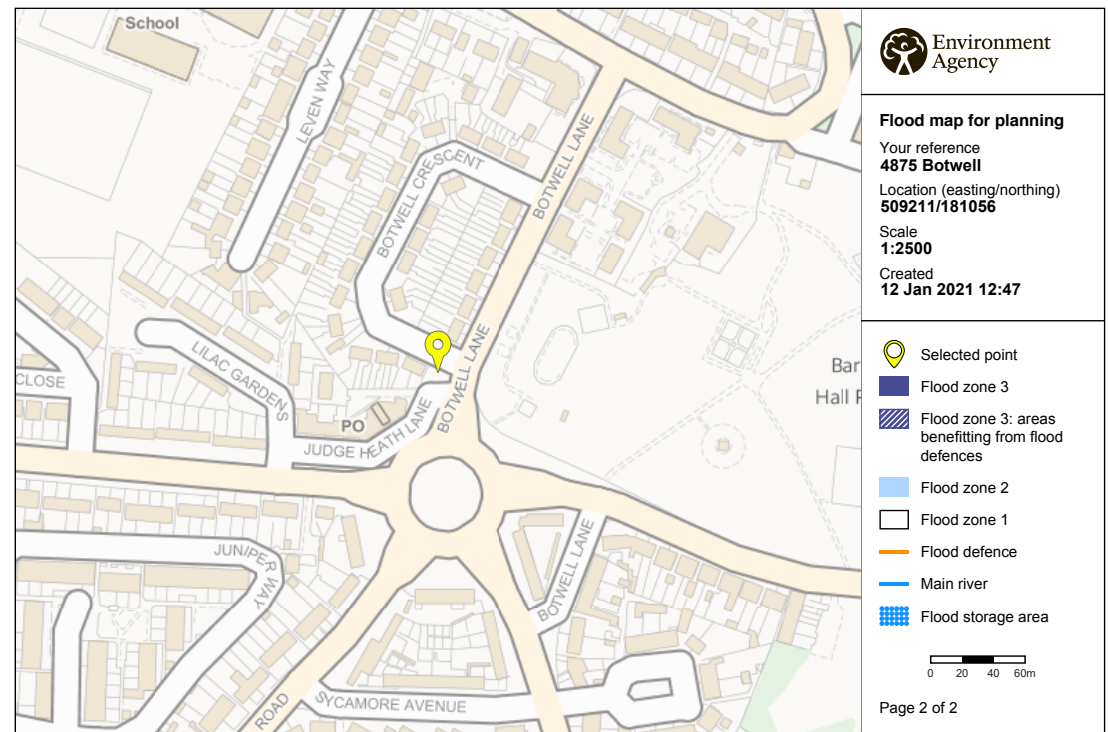
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

10.0 FLOOD MAP

10.1 The site is located outside a flood risk zone.

10.2 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.



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11.0 CONCLUSION

- 11.1 A high quality sensitive design has been proposed, that we believe it is acceptable in terms of planning policy, responds positively to the local area and meets the needs of our clients.
- 11.2 Considering that this is an open, vacant site on a tight urban location, the applicants have created a development which improves the area by creating an attractive dwelling house with private amenity space, meeting the regulations and without harming the light of the neighbouring properties.