DESIGN & ACCESS STATEMENT

Site Address:

59 Central Avenue
Hayes
Middlesex
UB3 2BW

Provided by:

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The Application:

Creation of 2 x 2 Bedroom Flats from the existing extended Single Family Dwelling with Associated Bin Storage, Bicycle Parking, Off-Street Vehicle Parking and Private Amenity Space.

The Site:

Location & Background:

The application site is located along Central Avenue within close proximity to Hayes Town Centre.

It is noted that the property is currently used as a Single 5 Bedroom Family Dwelling. The proposal looks to create 2 self contained flats through the subdivision of the existing extended Dwelling which has the benefit of a Ground Floor Rear Extension and converted Loft with Rear Dormers/Front Roof Windows. The development will not be out of character as the extensions provide additional living space in order to create adequate floor space for 2 self contained flats.

The existing main Front Entrance provides a common area with access to the Ground Floor Flat and a Staircase leading to the upper floor Flat (located at First and Second Floor Levels).

There are three Off-street car parking spaces available on-site (one being disabled as required) with the benefit of an existing Dropped-kerb. Further/additional parking is available along adjacent roads, if required. As the site is located within close proximity to Hayes Town Centre, there is a High PTAL rating. Bus Services and Trains are widely available for the convenience of residence. This allows for additional soft landscaping and ensures there are no privacy concerns for the Ground Floor occupants.

There are good public transport facilities located close to the proposed site, as well as, Local Community centres, Government School and Sports Centres. Hayes &

Harlington Train Station, as well as Bus service Links to other train stations are also in accessible distance from the property.

Design:

The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours or to the local street scene.

Physical building works include the following:-

- Creation of a Two Self Contained Flats
- Internal alterations to create adequate Living Facilities to meet Planning Guidelines
- Changes to external fenestration

This proposal, to create Two Flats from the extended Single Family Dwelling, is considered to be an appropriate and sustainable use of the property site. This location is ideally suited to residential use. It is considered that the proposal, to provide good sized residential units, represents a far better and more appropriate use of this space.

It is noted that Hillingdon Council, like most London boroughs, is experiencing an increasing demand for more residential units for individuals/couples/families and this represents an opportunity to contribute to the stock of quality units to help address that demand. The UK Government has recently indicated a shortfall in smaller residential units. This proposal looks to address the demand within an ideal location.

The proposed residential units would be of good sizes and layout, some 62.00m2 and 79.50m2 respectively. These have been designed to meet standard sizes of flats and room spaces in accordance with Lifetime Homes. Although these exceed the minimum requirements for Floor Areas, the development looks to attract professionals with the benefit of good floor areas.

It is considered that the proposed residential units would provide suitable space including Kitchen/Living Room, Bedroom(s) and Shower Room with the addition of good public transport access to Central London or to other centres.

The layouts have been designed to ensure ‘stacking’ is maintained. This will provide occupants with suitable sound barriers in addition to proposed Sound Proofing between Floors.

Bin Storage is located to the Front along the northern boundary (adjoining no.61 Central Avenue). Secure/Covered Bicycle parking is located within each Private Amenity space.

Access to the Side/Rear Gardens will be directly accessible from the Ground Floor Flat. The First Floor Flat would have access along the boundary with no.61.

It should be noted, there are a number of public Recreational Grounds within walking distance from the Site (Lake Farm Country Park and Minet Country Park).

Access:

As noted above, the application site is situated along Central Avenue and to the main line railway station, which provides excellent transport links to other centres, including Southall, Greenford, Central London and to many other locations.

Additional bus services at the nearby town centre link to many other locations within the borough.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

Conclusions:

This application, which have been carefully designed so that is causes no harm to neighbours or to the street scene, would enable the property to provide good space for residential use.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

The provision of two residential units on this site, which has excellent public transport links and is well located in terms of its access to shops and other local services, is a common arrangement to have and an appropriate use of the site.

Please do not hesitate to contact us if you require any further information.