

Design and Access Statement: 1 Patching Way, London

This application is for the remodelling and redevelopment of 1 Patching Way, London, to accommodate a new corridor to join the proposed playroom and a rear single storey extension.

Assessment

The site is located in Hillingdon, in the existing settlement of Hayes, London. Patching Way, is accessed off Glencoe Road via A312/Willow Tree Roundabout. Bus services run regularly along the main roads and the commercial parks Willow Tree and Tesco supermarket, connecting adjacent towns underground/train stations.

The original semidetached dwelling was built in the late 1990's with a garage outbuilding shared with the next door neighbour just in front of the main entrance of the house.

The surrounding residential properties are an eclectic mix in terms of features but keeping a similar overall design, predominantly terraced dwellings. They were all part of the same development and have been modified over the years with extensions and front garden features.

Outside this development, not all buildings in the area are from the same period and, as the construction of some of these was poor, several building demolitions have been already carried to allow for new commercial parks.

Site

The current Land Registry Title site area for 1 Patching Way covers the rear and side garden, the semidetached house itself, the garage outbuilding, the front garden and entrance, and the driveway which accommodates two parking spaces and manoeuvring space. Following the proposed extensions, the property would keep the same overall area, including the two parking spaces in the front driveway.

The back garden of the existing property is covered by low vegetation and it includes some hedges. None of these fall in the proposed extensions and they will not be affected by the proposal.

Policy Context

The site does is not part of the Green Belt and it is not affected by any other zoning restrictions.

Great care has been taken to ensure that the development meets the National Planning Policy Framework and the Local Plan Policies

Design

The existing bungalow comprises of 2 bedrooms, 1 very small bedroom, kitchen, bathroom, living room and an outbuilding single car garage. It enjoys private amenity space (garden), accessed at the rear.

To create more space for a family home, the proposed changes will include a new bigger kitchen single storey extension to the rear, which it will include a dining family area. And, as the garage is not in use at the moment, and the family only uses 2 cars due to the good transport links available all over the area, the proposal includes the change of use of the garage into a playroom for the children to enjoy. At the moment the bedrooms are very small for this and it will improve the quality of life greatly.

The neighbour at 3 Patching Way has been kind enough to provide us with a letter confirming the parking spaces she owns, which it would be the same as the current property of this application. Please see it attached at the end of this document.

Also, below, there are the photos of the constant use with 2+2 parked cars and the free manoeuvring space on the driveway.



Conclusion

The alterations to the property will make greater use of the building by increasing the usable space, improving the natural light provision and making more room for the children's area.

The submitted scheme has been designed in context with the local policies and it will not have a detrimental effect on the surrounding environment. The immediate impact on the adjoining neighbours has been considered and it will not affect their outdoor space or views.

Mrs P Prior
3 Patching Way
Hayes
Middx
UB4 9YD

25th April 2017

To whom it may concern

I have been asked to write a note with reference to the parking outside our garages of Number 1 and Number 3 (My house) Patching Way, I can confirm we do park 2 cars outside our garages, and it doesn't affect anyone else's property.

Yours sincerely



Mrs P Prior