

DESIGN AND ACCESS STATEMENT

18 Adelphi Crescent, Hayes UB4 8LZ
Conversion of Existing Dwelling into 2 Self-Contained Flats
Full Planning Application

1. Introduction

This Design and Access Statement is submitted in support of a full planning application for the conversion of the existing two-storey semi-detached dwelling at **18 Adelphi Crescent** into **two self-contained residential flats (Use Class C3)**.

The statement explains:

- The design principles and concepts that have informed the proposal
- How issues relating to access have been addressed
- How the proposal responds to the character of the area
- How it complies with relevant national, regional, and local planning policy

No external extensions or elevation changes are proposed.

2. Site and Surrounding Area

The property is located on a **corner plot** at the junction of **Adelphi Crescent and Dorset Avenue**, within a wholly residential area of Hayes characterised by:

- Two-storey semi-detached dwellings
- Large side gardens due to corner plot configurations
- Consistent building lines
- Low-density suburban pattern

The site includes:

- A two-storey semi-detached house
- A part two-storey and part single-storey side/rear extension
- A front porch
- Front hardstanding used for parking
- A rear garden enclosed by fencing
- A small existing outbuilding (now accurately shown on submitted plans)

The site is not within a conservation area, is not listed and has Public Transport Accessibility Level (PTAL) **1b**.

3. The Proposal

The proposal seeks permission for the **conversion of the existing dwelling into two self-contained flats**:

Flat 1 – Ground Floor (2-bedroom, 3-person)

- Approx. 70.4 sqm GIA
- One double bedroom (11.5 sqm/2.75m width)
- One single bedroom (meets minimum standards)
- Direct access to **54 sqm private rear garden**

Flat 2 – First Floor (2-bedroom, 3-person)

- Approx. 58.8 sqm GIA
- One double bedroom (11.5 sqm/2.75m width)
- One single bedroom (meets minimum standards)
- Dedicated **53 sqm private garden** (side/front enclosed space)

Both flats share a **common entrance lobby** with separate internal access.

No external changes are proposed.

4. Design Principles and Layout

4.1 Use

The building will remain in **residential (C3) use**.

The development delivers **two high-quality homes**, responding to local housing demand for smaller units.

4.2 Amount

The proposal creates:

- **2 units** in total

- No increase in building footprint or massing
 - Efficient re-use of internal floorspace
 - Compliance with policy DMH 4 (one flat per floor)
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4.3 Layout

The internal layouts have been designed to:

- Maximise natural light and ventilation
- Avoid internal overlooking
- Provide clear room separation for privacy
- Deliver functional circulation routes

All internal spaces meet **London Plan Table 3.1** standards.

A section drawing demonstrates **2.5m floor-to-ceiling height** across at least 75% of the Gross Internal Area.

4.4 Scale

No change to height, scale or massing.

4.5 Appearance

There are **no external alterations**.

The existing character, design integrity and symmetry of the building remain unchanged.

4.6 Landscaping

Landscaping enhancements include:

- Retention of **minimum 25% soft landscape** in the front garden
- Defined private garden spaces for each flat
- Opportunities for biodiversity enhancements
- Use of permeable surfaces where appropriate
- Planting of native species
- Incorporation of bird/bat boxes as part of BNG measures

4.7 Refuse & Recycling

Each flat will have access to dedicated, secure refuse and recycling storage areas in accordance with LB Hillingdon collection standards. These locations are illustrated on the submitted plans.

4.8 Sustainability

The proposal incorporates:

- EV charging capability for on-site parking
 - Use of permeable surfaces
 - Enhanced insulation and energy-efficient layouts
 - Provision for cycle storage
 - Biodiversity measures including native planting
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5. Access

5.1 Vehicular Access & Parking

- The site benefits from an existing crossover that **meets borough requirements**
- No widening is required
- Each flat is provided with **one on-site parking space**
- **EV charging points have been incorporated** into the proposal
- The parking arrangement is policy-compliant for PTAL 1b locations

The proposal will not increase parking pressure or highway safety risks.

5.2 Cycle Parking

Cycle parking for **two spaces per flat** is provided to **LCDS standards** and is shown on plan, fully enclosed and secure.

5.3 Pedestrian Access

A shared front entrance provides secure, step-free access into the internal lobby.
Each flat is accessible via its own door within the internal layout.
Rear garden access is level and convenient for waste, gardening and maintenance.

6. Residential Amenity

6.1 Amenity Space

The proposal significantly exceeds the minimum 25 sqm required by DMHB 18:

- Flat 1: **54 sqm**
- Flat 2: **53 sqm**

Both gardens are private, usable, and well enclosed.

6.2 Privacy, Daylight and Outlook

- No new windows are proposed
 - The existing fenestration pattern is unchanged
 - The proposal does not create overlooking or loss of privacy
 - No harm will occur to neighbouring amenity
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6.3 Noise

The flats meet **Building Regulations Part E** standards.

The layout avoids noise-sensitive rooms being located adjacent to living spaces of the other flat.

7. Policy Compliance

The proposal demonstrates compliance with:

- **London Plan (2021)** – Policies D3, D4, D6, D14, H10, G6, T6.1
- **Hillingdon Local Plan** – Policies DMH 1, DMH 2, DMH 4, DMHB 11, DMHB 18, DMT 1–6

Particular attention has been given to the issues raised during pre-application consultation, including:

- Updated layouts
- Accurate plans (including the rear outbuilding and all fenestration)
- Bedroom size compliance
- Parking and cycle storage
- EV provision
- Floor-to-ceiling height evidence

All such matters have now been resolved within the submitted proposal.

8. Conclusion

The proposed development represents a **high-quality, sustainable and policy-compliant residential conversion**. It:

- Creates **two well-designed homes**
- Makes efficient use of an existing corner plot
- Requires **no external alterations**
- Preserves the character and appearance of the area
- Provides **generous private amenity space**
- Meets all space, access, parking, and design standards
- Enhances sustainability and biodiversity
- Resolves all concerns raised in pre-application advice

The development constitutes an appropriate and beneficial form of housing provision in line with local and regional policy objectives.

For these reasons, planning permission is respectfully sought.