

DESIGN AND ACCESS STATEMENT

FOR

**New 3 no 2-bedroom / 3 or 4 people flats,
1 no 1-bedroom / 2 people flat
& 1 no Studio flat
at
226 - 228 Station Road,
Hayes,
Middlesex UB3 4AN**

November 2021

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1.0 INTRODUCTION

1.1 The Statement

This Design and Access Statement has been prepared in support of a full Planning Application for the demolition of an existing detached building which contains 2 no 3-bedroom flats at no 226-228 Station Road and the construction of new 3 no 2-bedroom flats, 1 no 1-bedroom flat & 1 no studio flat, incorporating 2 no disable parking bays and rear communal garden.

As the project develops further, the Design and Access Statement will have to be updated to reflect the detailed design for detailed planning application and Building Regulations requirements.

1.2 Drawings & documents list

This access statement should be read in conjunction with the following drawing numbers:

- Drawing no 226-228 SR / P / 01 – Site location plan 1:1250
 - 226-228 SR / P / 02C – Existing & Proposed site plans 1:500
 - 226-228 SR / P / 03 – Existing Ground, First, loft Floor & roof plans 1:100
 - 226-228 SR / P / 04D – Proposed Ground Floor plan 1:100
 - 226-228 SR / P / 05D – Proposed First floor plan 1:100
 - 226-228 SR / P / 06D – Proposed Loft floor & Roof plans 1:100
 - 226-228 SR / P / 07A – Existing Elevations 1:100
 - 226-228 SR / P / 08C – Proposed Front & Rear Elevations 1:100
 - 226-228 SR / P / 09C – Proposed Side Elevations 1:100
 - 226-228 SR / P / 10C – Landscape & Parking 1:200
 - 226-228 SR / P / 11A – Existing and Proposed drainage 1:200
 - 226-228 SR / P / 12 – Proposed cycle and bin stores 1:50
- Specification by Cycle Shed manufacturer.

2.0 PHYSICAL ASSESSMENT

2.1 Site Location

The site is located at 226-228 Station Road, Hayes UB3 4AN. It is enclosed on three sides by existing residential buildings of various styles.

2.2 Surrounding Land Uses

On one side of the site no 224 Station Road is a double storey detached house with a loft conversion and rear single storey extension.

On the other side no 230 Station Road is a semi-detached house again with a loft conversion and a rear single storey extension.

Both properties (including no 232) are owned by the applicant.

2.3 **Movement (Transport and access)**

Vehicular access to the site is via Station Road. The site is within walking distance from main bus routes to Hayes town and Uxbridge. There is a good public transport network in the area and shopping facilities.

The site has a PTAL rating of 5 & 6 which means zero parking under the London Plan policy T6.

2 no parking bays for disabled users only will be provided within the cartilage of the site. Street parking is allowed along this side of the road.

An active vehicle charging point unit with two sockets will be provided allowing 2 no cars to be charged.

Currently there is an existing dropped kerb along the whole width of the front boundary with parking facility for 4-5 cars in the front area of the property.

3.0 **DESIGN**

3.1 **Use**

Existing:

The existing building has currently the following accommodation:

Ground floor flat – 3 bedrooms, lounge, dining area, kitchen, bathroom, storage.

First Floor flat – 3 bedrooms, combined lounge-dining area, 2 shower rooms and storage area in roof space.

New:

Flats 1 & 2: 2 bedrooms for 4 no people, lounge, dining area, kitchen, bathroom & storage.

These flats will have level access and will be wheelchair accessible.

Flat 3: 2 bedrooms for 3 no people, lounge, dining area, kitchen, bathroom & storage.

Flat 4: Duplex type flat with 1 bedroom for 2 no people in the loft and a lounge, kitchen, dining area & a shower room on the first floor.

Flat 5: Studio flat with a combined kitchen / dining / lounge / sleeping area and a shower room.

The first floor and loft flats will have a communal stair and a lift.

Flats 1,2,3,4,5 will have access to a rear communal back garden with a total area of 246.2 m².

The bin / recycling stores and bike store for 10 no bikes (see separate specification) will be located in the back garden.

3.2 **Amount**

Existing:

The existing building due to be demolished has a total gross internal area of 197.6m² including the storage area in the roof space.

New:

The gross internal area for the proposed development will be 374 m² including the communal circulation areas.

Flat 1 gross internal area – 71.2 m²

Flat 2 gross internal area – 70.3 m²

Flat 3 gross internal area – 65.9 m²

Flat 4 gross internal area – 62.5 m²

Studio Flat 5 gross internal area – 50 m²

3.2 Layout

The proposed floor layout is as shown on drawings number 226-228 SR / P / 04D, 05D, 06D.

All the areas comply with the current LBH Local Plan Part 2 .

3.4 Scale

The height of the proposed building will be of similar height to the neighbouring buildings.

Note:

Due to the addition of the lift as requested by the previous application ref 73845/APP/2021/2088 the layout had to be changed to accommodate it. This has affected the geometry of the roof which resulted in an increase of 460 mm to the overall roof height in comparison to the previous application. This small increase in height means that we avoid the formation of a small roof crown. If this is preferred instead then the drawings can be changed to accommodate it.

3.5 Appearance:

The flats will be constructed in a cavity wall construction with the outer leaf in brickwork (colour to be confirmed), the bay windows will have cladding in contrasting colour (colour to be confirmed), with a pitched roof design.

The houses in the surrounding area have either brick finish, painted brick finish or render finish.

4.0 ACCESS

Access to the first flats and the loft studios will be through the side elevation via a communal stair and lift, while the ground floor flats will have their own level access entrance.

5.0 STATUS OF THIS STATEMENT:

The owners of the premises will be responsible for the safe keeping of this statement to demonstrate that all reasonable care has been taken in procuring the proposed works.

This Design and Access Statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the proposal. This include throughout the life of the property specifically to ensure the

development remains fit for purpose and that all relevant best practice accessibility guidelines and statutory regulations are observed and implemented within the detailed design.

6.0 APPENDIX

Photographs of the existing site



View of the front elevation of existing house from Station Road



View of the rear elevation of no 226-228



View of back garden and no 224 Station Road



View of side elevation



View of side elevation



View of side elevation



View (from left to right) of 230, 226-228 & 224 Station Road front elevations



View of the buildings opposite 226-228 Station Road