DESIGN AND ACCESS STATEMENT

TO SUPPORT A PLANNING APPLICATION

FOR

RESIDENTIAL DEVELOPMENT

AT

89 & 91 GOSHAWK GARDENS AND

HAYSTALL CLOSE, HAYES

ON BEHALF OF

H PARFITT & SONS LTD

PREPARED BY

PENTANGLE

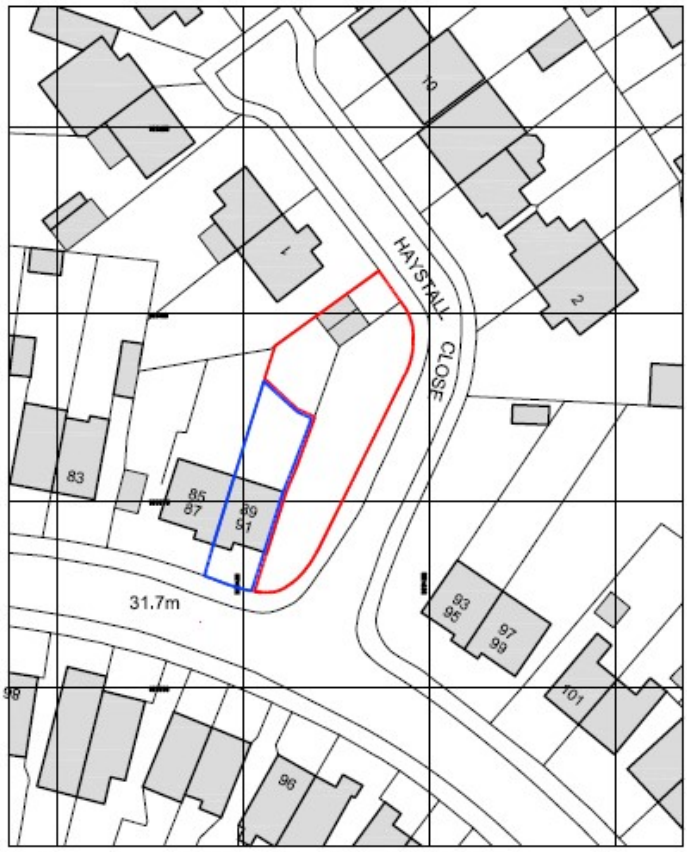
DESIGN GROUP

Date: October 2018
Job No. 3455

INTRODUCTION

This Design and Access Statement has been prepared to support a full plans application for an additional two bedroom house and 2 No. two bedroom flats, including car parking and landscaping on the site as identified on the plan below.

The proposal includes a side extension to Nos 89 & 91 Goshawk Gardens and a two storey building comprising 2 No. two bedroom flats following the demolition of an existing pair of garages.



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SITE PLAN

1:200 scale

N

0 50m 100m

Scale 1:1250

THE SITE AND ENVIRONS





Photographs of Nos 85 & 87 and 89 & 91 Goshawk Gardens.

The proposals include the extension to the side of Nos 89 & 91 to create a new two bedroom two storey house.



View of south east elevation of Nos 89 & 91. The site is currently enclosed by a close boarded fence on the back edge of the footpath.



View of site, which lies between close boarded fence and end elevation of 89 & 91.

Note that site has been untended for many years and is now over grown.



View of rear part of application site. No 1 Haystall Close on right hand side of photograph.

Garages which are to be demolished on the right hand side of photograph

RELEVANT PLANNING POLICIES

The parcel of land which is the subject of this application has lain vacant for a considerable number of years.

Reference has been made to the National Planning Policy framework (NPPF) which we believe provides support for this proposal.

Paragraphs 11-13 inclusive relates to achieving sustainable developments. The site is surrounded by residential development and is within walking distance of shopping areas and has good bus routes passing adjacent to the site.

The orientation of the site also lends it to the use of renewable energy in the form of photovoltaic panels. Although these are not currently shown on the proposal drawings.

Paragraphs 117 – 123 encourages the full and effective use of land to meet needs for homes wherever possible which could result in relatively high densities being achieved. We believe this to be such a site.

DESIGN PROPOSALS

Siting

The over grown and vacant space to the south west of No. 89 & 91 is to be cleared. It is also intended to realign site boundaries to incorporate a small part of the rear garden to the existing properties.

|it is intended to create a new two bedroom house abutting the existing properties fronting onto Goshawk Gardens and to create 2 No. two bedroom flats to the rear of the site.

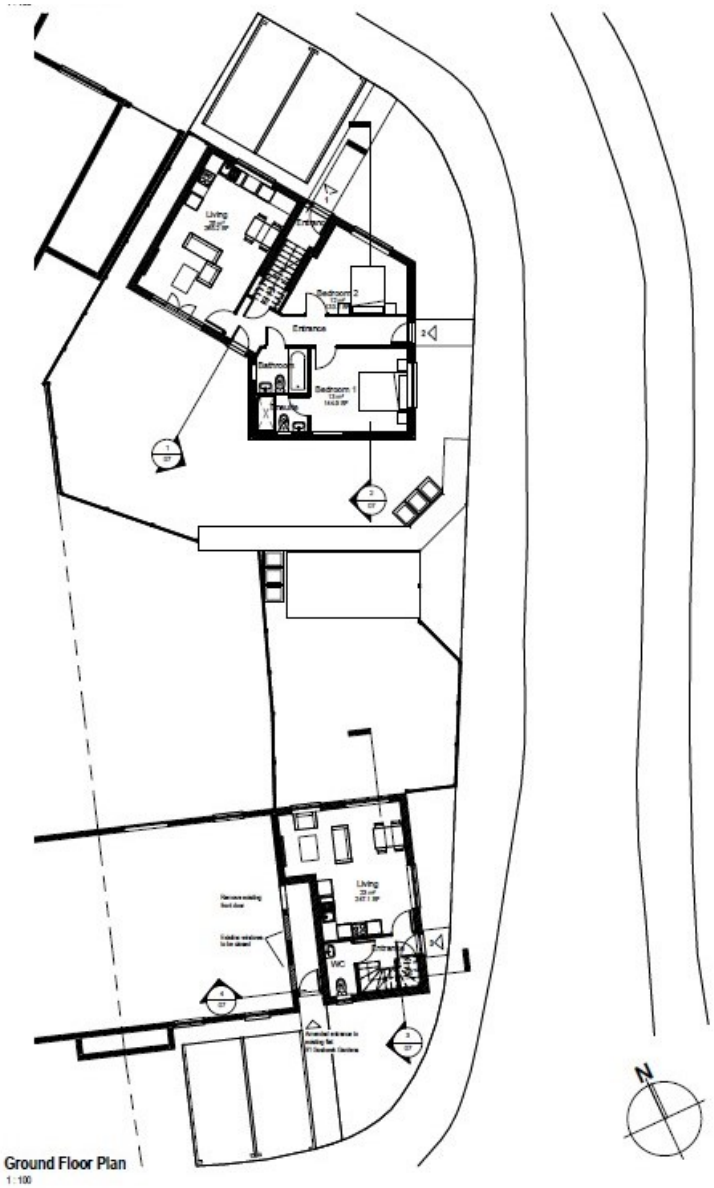
Following the demolition of the pair of garages to the rear part of the site it is intended to retain the existing car parking spaces for the newly created flats.

In line with a large number of other properties fronting onto Goshawk Gardens it is proposed to create 2 No. spaces for the existing properties. Further car parking spaces is to be created to the rear of the proposed house all as indicated on the site plan.



SITE PLAN
1:200 scale

Floor Plans



Proposed ground floor plans indicate that the new dwelling to Goshawk Gardens incorporates an amended access to the existing property.

The entrance to the new dwelling is located on the side elevation

View of proposals from Haystall Close. No 89 & 91 Goshawk Gardens with proposed additional dwelling to left hand side of view.



First Floor Plan
1 : 100

Considerable care has been taken to ensure that there is no overlooking between habitable rooms between the existing and the new dwellings.

Plan form to the proposed flats to the rear have been modified to ensure that the principle rooms front onto the road elevations.

Additional windows have been added in places for elevational reasons. Where there is the possibility of overlooking windows will be fixed shut and obscured glazed.

Appearance

As will be seen from the earlier photographs the adjacent properties have a common design aesthetic which includes hipped roofs and simple red brick facades. The intention for the proposals is to blend with the existing,



View of proposals from Haystall Close. No 89 & 91 Goshawk Gardens with proposed additional dwelling to left hand side of view.



View from Goshawk Gardens with proposed two storey house on left of view.



Aerial view of proposals.