DESIGN AND ACCESS STATEMENT

TO SUPPORT A PLANNING APPLICATION

FOR

RESIDENTIAL DEVELOPMENT

TO THE REAR OF

89 & 91 GOSHAWK GARDENS FRONTING ONTO

HAYSTALL CLOSE, HAYES

ON BEHALF OF

H PARFITT & SONS LTD

PREPARED BY

PENTANGLE

DESIGN GROUP

Date: April 2019
Job No. 3455

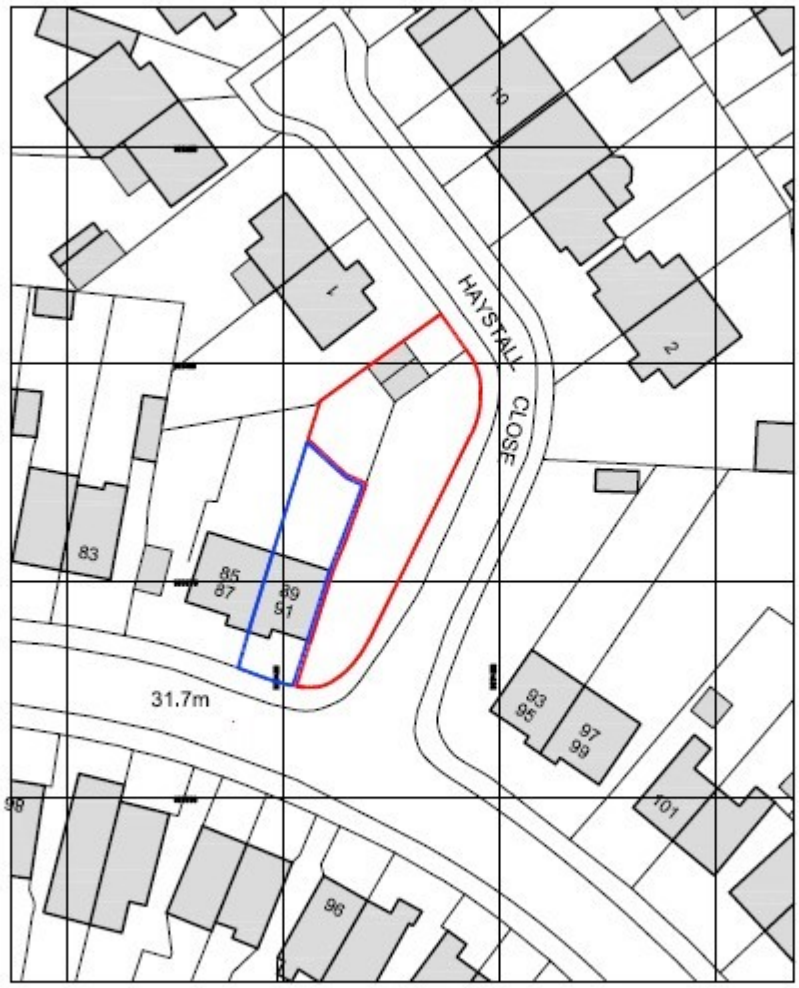
INTRODUCTION

A planning application for 2 No.flats and an additional 2 bedroom house abutting No. 89 & 91 Goshawk Gardens was submitted to Hillingdon Borough Council in November 2018 Ref No. 74301/APP/2018/3913.

The planning authority indicated that they were likely to refuse the application on a number of grounds. The decision was therefore made to withdraw the application.

Following discussions with our clients it was decided to make a further planning application for flats to the rear of No. 89 & 91 but to omit a further house on the road frontage to Goshawk Gardens.

To this end, this Design and Access Statement has been prepared to support a full plans application for the 2 No. two bedroom flats, including car parking and landscaping on the site including providing few parking spaces to 89 & 91. A pair of flat roofed garages to the rear of the site are to be demolished to facilitate the construction of the new units.



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THE SITE AND ENVIRONS



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

The application site lies to the rear of 89 & 91.





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 which will be retained.



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

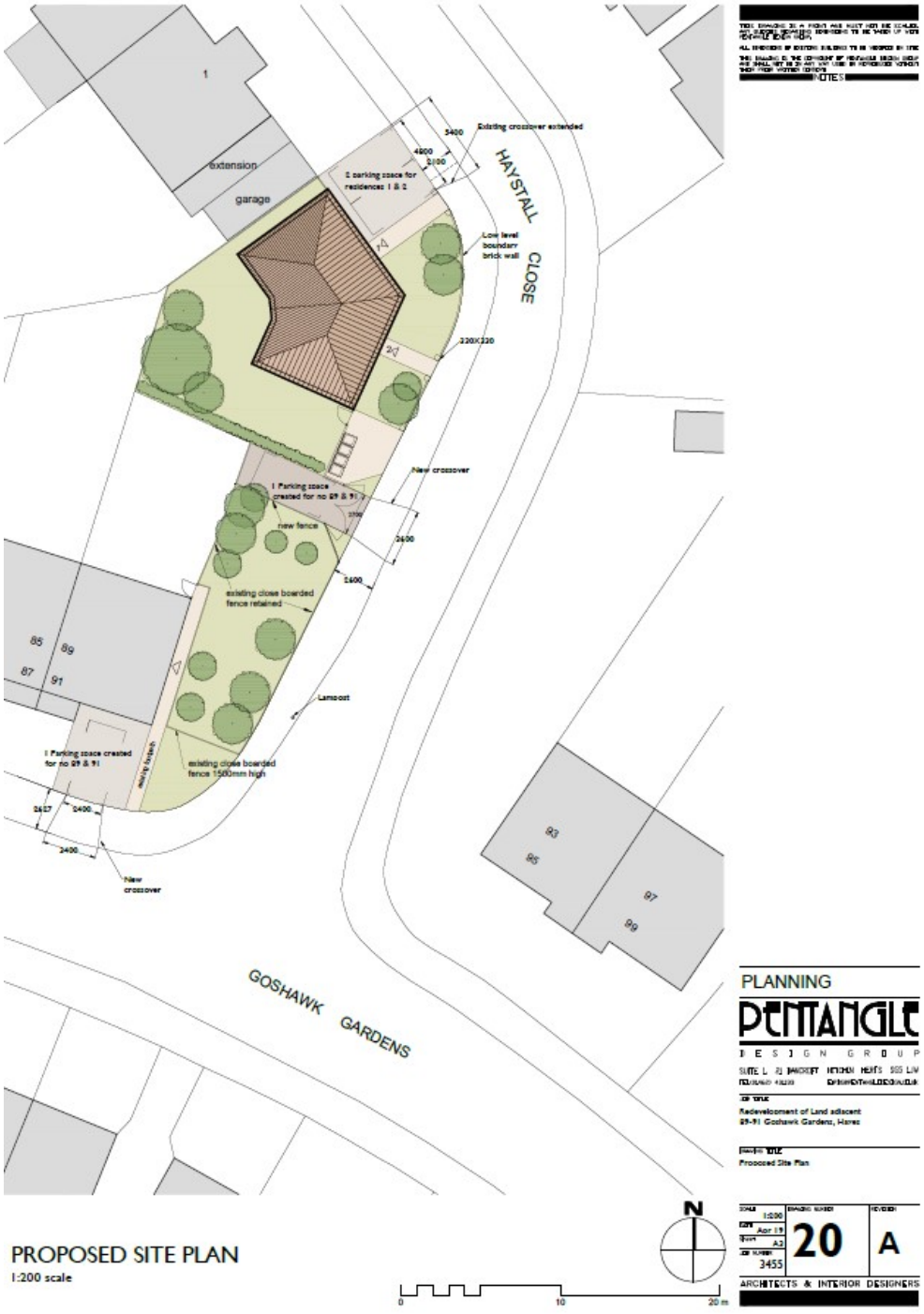
It is also intended to realign site boundaries to incorporate a small part of the rear garden to the existing properties.

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 view of the officers' comments relating to the earlier proposals the positioning of the proposed flats has been amended to include significantly more space between the buildings and the back edge of the existing footpath in order to accentuate the amount of planning which can now be provided.

Care has been taken with regard to positioning the building on the site to ensure that there is adequate spacing between all of its neighbours. Fenestration has been addressed to ensure that there is no overlooking between these proposals and the adjacent residences.

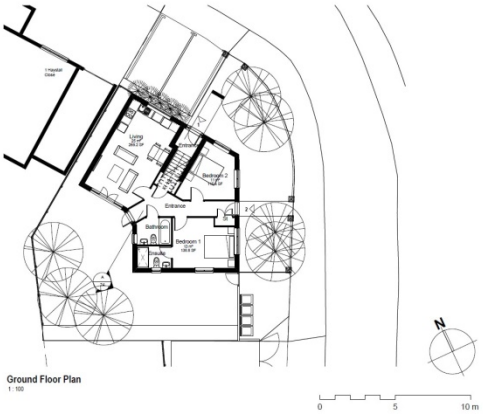
A car parking space has been provided to No. 89 on the frontage of the property. A further car space has been provided to the rear of the overgrown area for No. 91. Note that there is an existing gateway in the perimeter fence adjacent to this location.

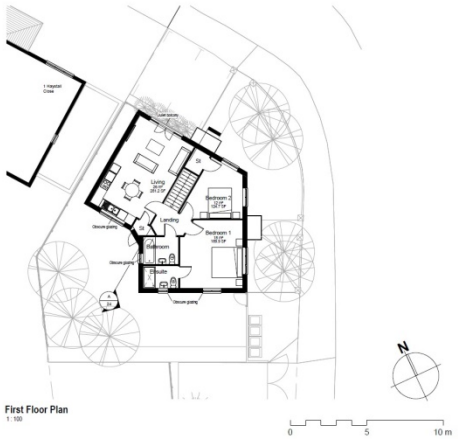


PROPOSED SITE PLAN
1:200 scale

Floor Plans

The size of the proposed units meet the standards set out in the Major of London's Housing Design Guide.





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,



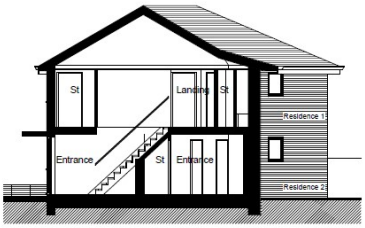
North East Elevation
1 : 100



South East Elevation
1 : 100



South West Elevation
1 : 100



Section AA
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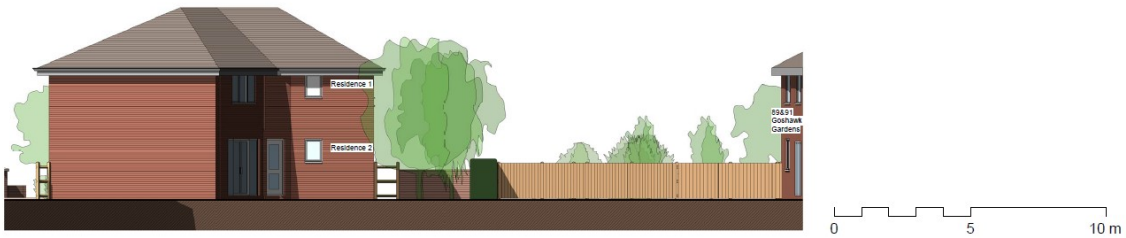

North West Elevation
1 : 100



View from the south

CONCLUSION

Following the withdrawal of the previous planning application, it is agreed that the additional house on the Goshawks Garden frontage has now been omitted.

As has been previously mentioned the 2 No. flats at the rear part of the site have been realigned with internal amendments and in particular the space between the building and the road has been increased to facilitate more planting.

It is our view that these proposals sit comfortably with the adjacent buildings and has significant amount of both amenity space and landscaping to sit comfortably within its setting.