

Design statement

Site address

3 Forris Avenue

Hayes Hillingdon UB3 2AS

The proposal

The site is a semi detached 4 bedroom property, which benefits from off street car parking and a large rear private garden. The site is within the Hayes town centre, walking distance to local transport links, and a 10 minute walk to Hayes and Harlington train station.

The street is a mixture of residential properties, flats, maisonettes, and detached properties. Our proposal, looks to mirror the neighbouring developments, were no ,4 and 5 Forris avenue, have been converted into two x two flat each, with the same extensions, layouts as per our proposal put forward.

The design takes into consideration the neighbouring developments, and the same development pattern.

We have designed for off street parking spaces, a car charging point for electric vehicles, bikes store within two private rear gardens for each flat, with a bin refuse area for recycling as well. All boundary fences are to be 1.8m high close board fencing to keep privacy. All to meet the design guidance documents for this type of conversion.

The front car parking will be permeable paved, with green spaces and plasters.

The conversion has very limited external changes, from the existing property, the only change being to the front ground floor entrance elevation, where the main door has moved to within the covered space of the main entrance, with a new glass entrance space.

Limiting the development impact to the street scene.

Overall the development looks to meet the London plan guidance documents, where we have 2 x 2 bedroom, 3 person flats proposed, which require 60sqm per flat, where one of our flats meets 61sqm, and the other well above this criteria.

Our external garden private spaces also exceed the London plan requirements.

Overall we believe this scheme meets all requirements and meets the London plan, as well as fits in with the neighbouring developments.