

Design and Access Statement

Proposed Development, 93 Hunters Grove

Hayes Middlesex UB3 3JF

The proposed plan is aiming to modernise and improve the structure and function of the existing extended 4 bedroom semidetached house sitting on a plot of 240m² originally built in 1940s and was extended at ground floor on the side and rear in 2002.

Although the extension added some improvement to the dwelling but the original bulk of the building despite periodical structural improvements still suffers from excessive cold and damp coming from floors, walls and roof. The original walls are built of a single brick with no cavity, insulation or damp proof. The floors are built of a thin layer of concrete with no insulation. The hallways are too narrow or wide just to allow a door to open and close. The stair case is too steep and unsafe.

The existing structure is positioned lower than the serving road making the front garden/ driveway exposed to location surface flooding especially in the event of heavy rain. Combination of the above and many more shortfalls make the life for the residents of this residential dwelling unhealthy, unpleasant and expensive to run.

This proposed plan will comply with UDP, HDAS and SPD policies and not only address all the existing shortfalls but will develop a modern 4 bedroom dwelling to function as a desirable accommodation for a large or extended family.

This proposed plan will extend by 3 meters to the rear at first floor (Ground floor already extended by 3 meters back in 2002), 1 meter to the side at first floor and part 0.8 meter, part 1.8 meters to the front at ground and first floor.

The proposed plan will remain in harmony with the road's character and original layout. The Building will setback from the front road boundary by 7 meters at closest and 8 meters at the entrance. In relation to Hunters Grove building line, the building sets back from Hunters grove building line by 2 meters at the front entrance and 1 meter along the frontage.

The proposed plan will also setback from the Westside boundary by 1 meter on the side of the building to allow direct access between front and rear gardens where currently there is none.

The exterior walls will be built of red brick to match the original brickwork, doors and windows to match the existing.

The roof will be all new integrated hip roof constructed of red tiles to match the existing and surrounding areas, the height of the roof to match the existing (7.5 m) and in harmony with Hunters Grove roof line.

The dwelling will directly be accessible by vehicle and foot through Hunters Grove dropped curb. The front path to the entrance door will be sloped no more than 1"/12" to allow disabled access to the property.

The proposal will provide 106.3 m² rear garden laid in lawn and 58.3 m² front garden / driveway to accommodate 2x parking spaces on hard surface, 2 bike bays and 2 waste - recycling bins on permeable surface. The soft landscaping on the front garden will also be laid in lawn and hedges planted on boundary matching the existing decorating the street view.

The proposal will accommodate the existing 6 feet fence and matured hedges at the rear boundaries and 800mm height fence - hedges on the front garden/ driveway. No trees or shrubs to be removed.

These proposed plans for 93 Hunters Grove will be submitted jointly with the same mirrored proposed plans for 91 Hunters Grove via a single planning application to develop both sites simultaneously. The plans for each residential mirror each other in design, scale and will be identical on exterior, structure and landscaping.

Residential Building Design

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