

DESIGN AND ACCESS STATEMENT

FOR

**Conversion of an existing end of terrace 3 bedroom house
into 2 no 2-bedroom flats
at
95 Halsway,
Hayes,
Middlesex UB3 EJU**

June 2022

CONTENTS

1.0 INTRODUCTION

1.1 The Statement

1.2 Drawings list

2.0 PHYSICAL ASSESSMENT

2.1 Site Location

2.2 Surrounding Land Uses

2.3 Movement (Transport and access)

3.0 DESIGN

3.1 Use

3.2 Amount

3.3 Layout

3.4 Scale

3.5 Appearance

4.0 ACCESS

5.0 STATUS OF THIS STATEMENT

6.0 APPENDIX

Photographs of existing site

1.0 INTRODUCTION

1.1 The Statement

This Design and Access Statement has been prepared in support of a full Planning Application for the conversion of an existing end of terrace 3 bedroom house at no 95 Halsway into 2 no 2-bedroom flats, including parking for 3 no cars.

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 -

- 95 HW / P3 / 01 - Site location plan 1:1250
- 95 HW / P3 / 02A - Existing & Proposed site plans 1:500
- 95 HW / P3 / 03A - Existing Ground & First floors & roof plans 1:100
- 95 HW / P3 / 04G - Proposed Ground & First floors & roof plans 1:100
- 95 HW / P3 / 05A - Existing Elevations 1:100
- 95 HW / P3 / 06G - Proposed Elevations 1:100
- 95 HW / P3 / 07C - Existing & Proposed plans - Parking & External areas 1:500
- 95 HW / P3 / 08 - Existing Ground Floor plan - Drainage 1:100
- 95 HW / P3 / 09A - Proposed Ground & First Floors & Roof plans - Drainage 1:100

2.0 PHYSICAL ASSESSMENT

2.1 Site Location

The site is located at no 95 Halsway, Hayes UB3 3JU.

2.2 Surrounding Land Uses

The house is located in a cul-de-sac with similar double storey terraced or semi-detached houses.

2.3 Movement (Transport and access)

Vehicular access to the site is via Halsway.

There is already one existing dropped kerb access point to the site and space to park 2 no cars.

A second dropped kerb access is proposed to allow access for the new parking.

3 no parking bays will be provided within the curtilage of the site.

This parking provision complies with the current London Borough of Hillingdon Car Parking standards.

3.0 DESIGN

3.1 Use

Existing house:

The existing building has the following accommodation:

3 bedrooms, lounge / dining area, kitchen, 2 bathrooms, a garage.

Parking for 2 no cars on the drive.

Proposed ground floor flat :

The main entrance of the ground floor flat will be to the front elevation of the building. A ramp will provide a level access to the front door. Also all other doors will have level access.

The flat will have the following accommodation:

2 bedrooms / 4 people, a lounge /dining / Kitchen, a bathroom & rear garden.

Proposed first floor flat :

The main entrance of the first floor flat will be to the side elevation of the building.

The flat will have the following accommodation:

2 bedrooms / 3 people, a lounge /dining / Kitchen, a bathroom & rear garden.

There will be 3 no parking spaces at the front of the site and bin stores. The recycling waste stores will be also located in the rear gardens.

The cycle stores for one bicycle per flat will be located in the rear gardens.

3.2 Amount

Existing house:

The existing house has a gross internal area of 69.3 m².

Proposed Ground floor flat:

The gross total internal area will be 71.7m².

Proposed First floor flat:

The gross total internal area will be 61.2 m².

The proposed flat areas comply with the minimum floorspace standards from the current Local Plan Part 2 – Development Management Policies.

3.3 Layout

The proposed floor layout is as shown on drawing number 95 HW / P3 / 04G.

3.4 Scale

The height of the side / rear double storey extension and the rear single storey extension will be as shown on Proposed Elevations drawing no 95 HW / P3 / 06G.

3.5 Appearance:

The extension will be constructed in a cavity wall construction with both leaves in blockwork and render to match the existing.

The existing windows will be replaced with new PVCu windows.

The double storey side / rear extension will have a pitched roof with plain roof tiles to match the existing.

The single storey rear extension will have a flat felt roof.

The parking and paths at the front will have permeable block paving.

4.0 ACCESS

Access to the flats will be as shown on drawing no 95 HW / P3 / 04G.

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



Front view of the existing house



Front view of the existing house



Rear view of the existing house



Rear view of the existing house



Side view of the existing house



Side view of the existing house



View towards no 93's extension



View of rear garden



View towards garage to be demolished



View towards no 10 Halsend stair landing window