

# DESIGN AND ACCESS STATEMENT & PLANNING STATEMENT

95 HALSWAY, HAYES, UB3 3JU

PROPOSED TWO-STOREY SEMI-DETACHED  
DWELLINGHOUSE AND SINGLE STOREY  
REAR EXTENSION

## 1.0 INTRODUCTION :

This Design and Access Statement has been prepared in support of a planning application for a proposed two-bedroom dwelling formed through the erection of a double-storey side extension to the existing property at 95 Halsway, Hayes UB3 3JU.

The proposal seeks to create a separate, self-contained residential unit designed to meet current housing standards and contribute positively to the borough's housing stock.

Accordingly, in support of this application we enclose the following:

UB33JU/DWG/101 - Site Location Plan  
UB33JU/DWG/102 - Existing Elevations  
UB33JU/DWG/103 - Existing Floor Plans and Roof Plan  
UB33JU/DWG/104 - Proposed Ground Floor Plan  
UB33JU/DWG/105 - Proposed First Floor Plan  
UB33JU/DWG/106 - Proposed Elevations  
UB33JU/DWG/107 - Proposed Roof Plan  
UB33JU/DWG/108 - Proposed Landscape and Site Plan  
UB33JU/DWG/109 - Proposed Site Plan - 45 Degree Angle Line from Neighbouring Windows  
Day Light and Sun Light Report

## 2.0 PLANNING HISTORY :

74770/APP/2022/2085 | Erection of a part two storey, part single side/rear extension to allow for conversion of two storey dwelling into 2 x 2-bed flats with associated parking, amenity space and refuse storage and installation of vehicular crossover to front.

Application received: 30/06/2022  
Application Validated: 30/06/2022  
Decision issued date: 15/11/2022

Planning Decision: Grant

74770/APP/2021/1754 | Part two storey, part single storey side/rear extension to allow for conversion of two storey dwelling into 2 x 2-bed flats with associated parking, amenity space and refuse storage, and installation of vehicular crossover to front

Application received: 30/04/2021  
Application Validated: 06/05/2021  
Decision issued date: 01/07/2021

Planning Decision: Refusal

74770/APP/2019/1334 | Part two storey, part single storey side/rear extension and conversion of two storey dwelling into 2 x 2-bed flats with associated parking, amenity space and refuse storage and installation of vehicular crossover to front

Application received: 17/04/2019  
Application Validated: 17/05/2019  
Decision issued date: 13/12/2019

Planning Decision: Refusal (Appealed)

### 3.0 SITE AND SURROUNDING AREA:

No. 95 is a two-storey semi-detached dwelling with a traditional hipped roof form. The existing house includes front and rear garden areas and a driveway. The property shares common features with neighbouring houses in terms of scale, materials and design.

The property is a two-storey semi-detached house located within a residential area of Hayes, in the London Borough of Hillingdon. The surrounding locality consists predominantly of similar two-storey dwellings, many of which have benefitted from side and rear extensions of varying sizes.

The area is well served by public transport, local amenities, schools, and open spaces. Halsway is a residential road with adequate pedestrian access and low to moderate traffic flows.

### 4.0 PROPOSED DEVELOPMENT / INTERNAL LAYOUT

The proposal includes the construction of a new semi-detached dwelling through a double-storey side extension. The new dwelling includes an independent entrance, a private rear garden of approximately 49sqm, and internal accommodation arranged over two floors. The host property also receives a single-storey rear extension intended to improve internal living quality without negatively impacting adjoining neighbours.

The internal layout is arranged to maximise natural daylight, functionality, and compliance with the Nationally Described Space Standards (NDSS). The new dwelling provides:

- Ground floor: Open plan kitchen, dining and living room totalling 35.4sqm (DWG/104).
- First floor: Two bedrooms measuring 8.2sqm and 11.8sqm respectively, and a centrally located bathroom (DWG/105).
- Gross Internal Area: 65.4sqm, compliant with NDSS for a 3-person, 2-bedroom dwelling.

### 5.0 DESIGN AND APPEARANCE

The design ensures the proposal integrates seamlessly with the existing dwelling. The proportions, roof pitch, hipped form, window alignment and external materials match the character of the host dwelling (DWG/106).

The resulting semi-detached pair appears balanced and respectful of the existing streetscape. Materials include brickwork, roof tiles, fenestration and detailing that match or closely mirror the existing building, ensuring visual coherence and avoiding disruption to the local character.

### 6.0 SCALE AND MASSING

The proposal respects the height and massing of surrounding dwellings. The extension is subordinate to the host dwelling in width and roof design. The hipped roof reduces visual bulk and maintains an appropriate relationship with neighbouring properties. The development does not result in overdevelopment of the plot; garden depth and open space requirements are maintained in accordance with Hillingdon Local Plan guidance.

### 7.0 LANDSCAPING AND EXTERNAL LAYOUT

The Proposed landscape and site plan (DWG/108) includes soft landscaping improvements to the front and rear. Planting beds, hedges and lawn areas enhance biodiversity and improve visual amenity. Hardstanding areas use block paving to accommodate up to four car parking spaces. A clear and safe pedestrian access route leads to both dwellings. Secure cycle storage is located discreetly adjacent to the walkway, meeting London Plan requirements.

## 8.0 ACCESS

The proposed dwelling features step-free access at the entrance. Vehicle access is via the existing crossover, with dedicated parking for both dwellings. Cycle storage ensures sustainable travel options are available, while refuse storage is positioned conveniently for collection days (DWG/108).

## 9.0 RESIDENTIAL AMENITY AND NEIGHBOUR IMPACT

The proposal has been carefully designed to prevent overlooking, overbearing impact or loss of light to adjacent dwellings. Side-facing windows are obscured (DWG/106). The new dwelling benefits from a private garden exceeding minimum requirement, ample internal daylight, and well-proportioned rooms. The host dwelling retains acceptable levels of amenity space after development.

## 10.0 SUSTAINABILITY CONSIDERATIONS

The scheme incorporates sustainable construction methods, including high-performance insulation, modern glazing and materials selected for durability and thermal efficiency. Cycle parking promotes sustainable travel in alignment with the London Plan

## 11.0 PLANNING POLICY

The proposal aligns with relevant planning policies, including:

- Hillingdon Local Plan: DMHB 11 (Design), DMHB 12 (Streets and Public Realm), DMHB 16 (Housing Standards), DMT 2 (Parking Standards).
- London Plan: Policies D3 (Design Quality), D6 (Housing Quality), T5 (Cycling), H1 (Increasing Housing Supply).
- National Planning Policy Framework: Promoting efficient use of land, high-quality design, and delivery of new homes.

The development meets planning objectives by delivering a sustainable, well-designed and high-quality new dwelling while respecting the local character and amenity of neighbouring residents.

## 12.0 CONCLUSION

The proposed development represents a sensitive, policy-compliant and high-quality residential scheme that contributes positively to the borough's housing stock. The scale, design and layout integrate well with the surrounding context while protecting neighbouring amenity. The application is fully supported by national and local planning policy, and planning permission is respectfully requested.