Design and Access Statement

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10 East Avenue Hayes Middx UB3 2HP

17th May 2019

3 bedroom detached house

Heritage Assets and Climate Change

These alterations provide an opportunity to reduce carbon emissions to a standard not required at the time of the building's construction.

No significant conflict should occur between conserving the heritage asset and benefitting the property with sensible modifications.

Consulting neighbours

No discussion with the neighbours has taken place.

Impact on Amenity, Outlook and Privacy

There will be no negative impact on the amenity or privacy of the neighbours.

Parking and Access

There are several bus routes in the area and Hayes and Harlington station is two minutes walk. There is off street parking.

Conclusion

The neighbours will not be subject to extra disturbance. No removal of major landscaping is necessary and security arrangements will be maintained.

Proposal

3 bedroom detached house. Similar structure adjacent at No 12.

Existing Property

This terraced property is typical of the street scene

Neighbourhood and Streetscape

The area has buildings of similar design.

Design and Layout

The proposed works have been designed in accordance with the Borough Plan and advice given. All new building works to match existing developments in the area.

The design is based on the following principles:-

The works will blend in with existing. All new materials and windows to match existing.

The proposal is within the Borough guidelines and the proposed works will not disturb the neighbour's amenity.

No material changes of use are proposed. No exceptional underpinning or excavation will be necessary. No trees will be affected and no hazardous waste is involved.

No corner cutting is intended to facilitate cheaper building costs. Every attempt to mirror the existing elements and adjacent properties will be incorporated.