

DESIGN AND ACCESS STATEMENT
ADDITION OF NEW DWELLING (PLOT 32A) WITH ANCILLARY FACILITIES
AT 32 MANOR ROAD, HAYES, UB3 2DG

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Prepared by:	AM		
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Introduction

This statement has been prepared on behalf of the owner of 32 Manor Road, Hayes, UB3 2DG. 32 Manor Road is a two-storey semi-detached dwelling. This Design & Access Statement has been prepared to support the planning application for the addition of new dwelling (plot 32A) having 2-beds, living, kitchen, dining, W.C and store.

Site Description / Topography

The site is a corner plot with roads on 2 sides named as Manor Road and Addison Way. It is rectangular in shape and the access to the property is from Manor Road along with the facility of car parking. The plot faces west. The sun rises from rear of the house and settles down to the front. The houses on Manor Road lie on a flat land.

Objectives and Opportunities

The proposal respects the amenity of the neighboring properties in terms of privacy, day lighting and noise disturbance to adjacent living areas.

The design of the proposed property is in line with the general standards of the area in terms of design, amenity, layout facilities and convenience.

The assessment of the site and its context, along with relevant planning policies and design guidelines have all helped inform the location / layout and design of the proposal for development of the site.

These are:

1. To produce a development of high architectural quality and design.
2. To create a sustainable and attractive development that will positively enhance the character of the area.
3. To respect the historic integrity, scale and hierarchy of the neighboring buildings.
4. To produce a building that would be socially and economically beneficial for the local community

Current Use

No. 32 Manor Road is a two-storey semi-detached dwelling.

Accommodation consists of entrance hall, living, kitchen, 2-bedrooms, bath, front and rear gardens.

Please refer to below images of the existing house attached below.



Proposed Design

The proposed design includes the addition of new dwelling (Plot 32A) with ancillary facilities. The existing house (Plot 32) will be retained.

The new dwelling has 1.17m set back from the existing dwelling. It is 1.5m away from fence line and aligns with plot 32 from rear. The access of the property is from the Manor Road same as plot 32. The car parking is provided at the rear of the site and its access is from side road which is Addison Way. Waste and Recycle bins are also provided on front of the property for easy collection.

The ground floor contains hall, living, kitchen, dining, W.C and store.
The First floor includes 2-double beds, en-suite and bath.

The Gross Internal Areas (GIA) for the proposal is as follows:

Ground Floor Area	=	39.3 M ²
First Floor Area	=	39.3 M ²
Total GIA	=	78.6 M ²

Climate Change/Sustainability

The proposed design will meet the code of sustainability. Building protocols will have to meet the targets which are commonly known to be equal to CSH level 3, above which water consumption can further be reduced, energy generation on site dependent to cost, water provision, can all be addressed within the available development budget. Implementation of lifetime homes standards will only be attainable within soft property restrictions.

Impact on the residential amenity

1. There is no impact on the overall environment and neighbouring residences.
2. The character of the site is same as the character of the surrounding, which is Residential thus there will be no harmful impact on surrounding properties.
3. The privacy of each property has been kept in mind and the proposed new dwelling have been designed accordingly
4. To maintain the privacy of the amenity spaces of the proposed and existing dwelling, fence has been installed in between the properties

Private amenity

The proposed design of a new dwelling has a reasonable rear garden space of 97.6 M² which will be used by the residents living at the new dwelling. Access to the rear garden is from the rear bi-fold doors.

Existing property (plot 32) has 116.4 M² amenity area. Properties in the surrounding have the same area of amenity space as we have provided in our proposed design.

Car Parking / Bike Shed

Parking for 2 cars has been provided at the rear of the dwelling and a secured bike shed for 2 bikes has been designed in the rear garden which meets the requirement for a 2-bed dwelling. The access for the cars and bike is from the road Addison Way.

Plot 32 car parking is unaffected and remains on the front of the dwelling.

Waste storage

Two bins for the new dwelling have been provided on the front side of the property, similar to other properties on the street.

Highway Access

The access of pedestrians and vehicles to the highway is unaffected. There is an existing drop curb which will be used for the plot 32 Manor Road. However new proposed drop curb will be used for the proposed new dwelling plot 32A Manor Road. Please refer to block plan as Figure-01

Sewerage system

The drainage of the proposed dwelling will be connected to the main sewerage passing from the front of the house.

Proposed Drawings**Figure-01 Block Plan**

As shown in the Figure-01 the entrance to property no.32 is from Manor Road. The entrance to the new dwelling will also be from the front side. Parking for 2 cars have been provided at the rear of the new dwelling as shown in above Figure-01.

2 waste and recycle bins have been added near front entrance as shown in above Figure-01

A secured bike shed has been placed at the rear of the property; See the block plan as Figure-01

For the wheelchairs, Part M access is from the front main door and rear bi-fold doors.

The amenity space for the new dwelling measures 97.6M² as shown in above Figure-01

Proposed Elevations

The material of the proposed dwelling is similar to the material used at existing and other properties on the street. Brick has been used as an external material. The eaves and ridge height of the proposed dwelling is kept same as of Plot 32 Manor Road thus it matches with the surroundings and looks part of the overall street elevation.

Overall style of proposed dwelling such as roof has been matched with plot 32 Manor Road and other properties situated on the road. The roof of the proposed dwelling is a gable end roof. The proposed new dwelling will improve the overall street elevation and will enhance the overall character of the area.

Conclusion

No matter what the field is; room for improvement is always there. Coordination at every stage will be done to attain the improved results. We hope that the proposals meet the planning requirements and falls up to your expectations. We appreciate your time and consideration and look forward to implement the plan by following the rules and regulations.

In case if you require any further information, please let us know. We would be honoured to assist you with that.