

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR LAND AT 23 AND 25, LITTLE ROAD, HAYES, UB3 3BT

1.0 INTRODUCTION

- 1.1 This supporting Planning, Design & Access Statement has been prepared by Connolly Architects,
8 Albion Buildings, 1 Back Hill, London, EC1R 5EN
- 1.2 The Statement forms part of a planning application for development between numbers 23 and 25
Little Road, Hayes, UB3 3BT. The site is identified on the Location Plan drawing no. P 03.
- 1.3 The proposed scheme is for a new detached private dwelling house on previously undeveloped
brown field land.
- 1.4 The current proposal has been designed by Connolly Architects. The drawings to accompany the
application are:
 - P 01: Proposed floor plans – ground, first and second.
 - P 02: Front, rear and side elevations as proposed.
 - P 03: Street scene elevation to Little Road, site block plan and site location plan.

2.0 THE SITE AND SURROUNDING AREA

- 2.1 The application site is situated within the London Borough of Ealing. The location of the site is shown on the site location plan drawing P 03.

3.0 USE

- 3.1 The current use of the site is a disused secondary access road to an industrial estate. Access is no longer required as the industrial estate is to be redeveloped for new residential use. The proposed use of the site is for private residential dwelling house.

4.0 AMOUNT

- 4.1 The total site area is 154 sq. m, including front and rear gardens.
4.2 A total increase in Gross Internal Floor area of 0 to 128 sq. m is proposed.

5.0 PLANNING CONTEXT & CONSULTATION

- 5.1 The land at nos 23 – 25 is situated in an established residential area and does not form part of any designated conservation zone.
5.2 There is no record of any previous planning application made to the site subject.

6.0 DESIGN

- 6.1 The existing built context of the site is predominantly mid-20th century semi-detached housing. Over time a wide variety of additions and alterations have been made to the housing stock on both sides of Little Road. The proposed new dwelling house has been designed to blend in with the existing site context and responds visually by using materials which are in keeping with the established street scene.

7.0 LANDSCAPING

- 7.1 Hard landscaping is proposed to the front of the new dwelling which will comprise of a screened bin store and standing for two bicycles.
7.2 New soft landscaping is proposed to the rear garden.

8.0 REFUSE

- 8.1 New screened area for bins and recycling containers are proposed to the front garden area.

9.0 SUNLIGHT, DAYLIGHT AND PRIVACY

- 9.1 The design would have no effect on the privacy or cause any overlooking to surrounding dwellings. No neighbouring habitable rooms are overlooked.
- 9.2 The design would not affect any neighbouring amenity.

10.0 ACCESS

- 10.1 The design would not affect any neighbouring amenity.
- 10.2 Access is proposed for two bicycles to the new front area of hard standing.

11.0 CONCLUSION

- 11.1 The proposed new dwelling house is designed to harmonise as sympathetically as possible with the existing streetscape and will enhance the street scene by the completion of a brownfield gap site.
- 11.2 The proposed improvements are discrete and understated and would cause no loss or privacy or harm the visual amenity of the streetscape or neighbouring properties.