

Land Adjoining 1 Eighth Avenue

DESIGN AND ACCESS STATEMENT



For Residential Development At:

**Land Adjoining
1 Eighth Avenue
Hayes
Middlesex
UB3 2 EU**

**October 2019
Ref: 2019/D292**

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1.0 INTRODUCTION

1.1 The Statement:

This design and access statement is intended to support a full planning application for the construction of an attached 2 bedroom house to the existing semi-detached house at 1 Eighth Avenue.

The proposal is to construct a total of one end of terrace house with all associated paving and external works which will have minimal impact in terms of scale and built form in context of the surrounding houses.

The proposal maximises the use of a corner plot within the current planning guidelines.

1.2 Background:

The existing semi-detached 2 storey 3 bedroom traditional built house sits on a fair size irregular corner plot of land with sufficient width and depth to accommodate an attached house.

On the side of the house there is a prefabricated detached garage and an ash tree which will be taken down to allow the new house to be constructed. The proposal maintains a dedicated parking space for the existing house.

The existing house will have an adequate private garden area to meet the minimum standard set in the planning guidelines.



CORNER PLOT HOUSE

Land Adjoining 1 Eighth Avenue



1.3 **Drawings List:**

This Design and Access Statement should be read in conjunction with the following drawing numbers:

DRAWING NOS	DRAWING TITLE
2019/D/292/P/01	Site Location Plan
2019/D292/P/02	Existing Site Plan
2019/D292/P/03	Proposed Site Plan
2019/D292/P/04	Proposed GF, FF & Roof Plan
2019/D292/P/05	Proposed Elevations

1.4 **Specialist Statements:**

This Design and Access Statement is supported with three specialist statements and report as follows:

- a) Accessibility Statement (4.0)
- b) Secure by Design Statement (5.0)
- c) Transport and Pedestrian Statement (6.0)
- d) Arborocultural Statement

A, B and C are contained within this document by way of supportive statements. D is a separate document by an external consultant.

2.0 ASSESSMENT

PHYSICAL CHARACTERISTICS:

2.1 **Site Location:**

The site is located in the south east part of the borough, to the north of Hayes Town Centre. Local shops and schools are located within walking distance. The location is well served by a number of public transport busses to the local town centres, schools, local shops and recreational facilities. Hayes & Harlington train station is about 1km from the site.

Refer to the existing site location plan, drawing no. 2019/D288/P/01 and 02, for the Proposed Site Plan see drawing number 2019/D288/P/03.

2.2 **Surrounding Land Uses:**

The site is located within a predominately residential area comprising of terraced and semi-detached houses in traditional construction.

2.3 **Movement:**

The front of the existing house is served by a combined vehicular and pedestrian road. The Road has no separate footpath and the proposal is to maintain existing vehicular access for new parking spaces to serve the proposed house and a new cross over for the existing house. The design principle adopted for the development is to allow vehicular access to the two houses and parking for 2 x cars at the new home and one space for the existing house, providing a total of 3 parking spaces.

The total number of spaces meets the adopted parking standards for residential developments.

Each parking bay can accommodate one standard size car.

The refuse lorry will collect waste from the proposed house in the same manner as for the rest of Eighth Avenue. Refuse bags will be deposited by the gate on the collection day.



VIEW SHOWING SHARED PEDESTRIAN / VEHICULAR ACCESS

The new development will have 1 x bicycle storage in the rear garden. All bicycle storage will be approved to Secure by Design standard 'Protect a Cycle' or its equivalent.

The site is between Uxbridge Road and Hayes & Harlington Train Station which will be part of the new HS2 network.

The M4 motorway junction is about 2 kilometers away giving speedy access to central London and West Country.

3.0 DESIGN

3.1 Use:

Existing:

The site accommodates a 3 bedroom 4 person house

Proposed:

The proposed development comprises of 1 no. X 2 bedroom 3 person attached house in keeping with the scale, proportion and finishes in context of the existing house.

The proposal accords with the Government's commitment to speed up the delivery of new housing across the country. The Government's ambition is to increase housing density by making the most of the use of the redundant plots of land. The demand for such houses that can accommodate families is high in the locality as the there is are various schools, a leisure centre and shops within walking distance of the site.



PROPOSED SITE PLAN

3.2 **Amount:**

The total site area is 0.04 hectares.

The overall gross internal floor area for the new house is given in the table below:-

New Build Schedule of Accommodation is as follows:

House Number	Bedrooms	Parking Spaces	Gross Internal Floor area (per unit) sm ²	Private Rear Garden m ²	Remarks
Plot 1	2 Bed 3 person	2	70	60	Attached house

Gross internal areas of all the dwellings meet the minimum areas as set out in the London Plan

The required area of a private rear garden is a minimum of 60m² for 3 bedroom house. The existing house will have a private garden of 70m² and the new house will have 60m².

3.3 **Layout:**

The position of the new house on the plot is arranged to maintain the building line established by the existing row of houses and blend in sympathetically without overbearing bulk and structure.

Layout of the new house has been dictated by the site restrictions such as access, adjoining house and overlooking.

Privacy and security will be maintained by erecting a new 1.5m high closed boarded fence between the houses. The front garden will be rationalised to form parking spaces, paths and soft landscaping area. Refer to drawing 2019/D292/P/03.

The layout is designed to ensure it does not conflict with any planning restrictions related to overlooking, surrounding housing due to the distances from other properties, private amenity, building lines, etc. The proposed house will have no habitable windows at the rear at first floor level. Only a landing window is positioned at the first floor rear elevation though this has obscure glazing.

Scale:

The new house is designed to be similar height and scale to no1 Eighth Avenue to maintain the scale and proportion of the existing streetscape. New pitched roof will be linked to the existing in matching pitch and finish.

3.4 Landscaping:

The only tree on the site which is located to the front next to the garage will be removed and replaced with three new amelanchier trees.

The private rear garden will be grassed with paved patio area. The area in front of the houses will be rationalised to accommodate 3 parking spaces and soft landscaping. Where possible new shrubs and trees of appropriate species will be planted in the front soft landscaping areas. Most of the existing matured boundary hedge will be retained. Refer to drawing 2019/D292/P/03

The parking bays and all associated parking spaces will be finished using permeable pavers.

3.5 Flood Risk:

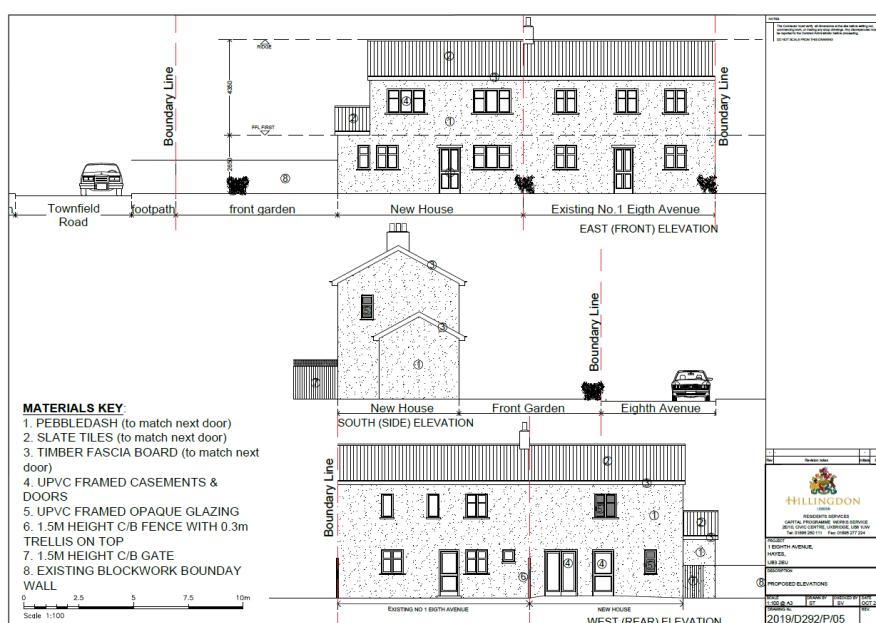
The site is not in a flood plain.

The shared surface of the development will be made of permeable paving blocks with the required sub base so will assist any surface water run offs.

3.6 Appearance:

The elevations of the new house adopt a traditional appearance with pitched roof in keeping with adjoining house. External finishes will match the existing house.

The material palette is outlined in drawing 2019/D292/P/05 but new material will mainly match the existing in terms of render, roof tiles and other design features.



4.0 ACCESS

4.1 Accessibility Statement:

The development is compliant with the access requirements as well as The London Plan. All the external door openings will have level access thresholds wide enough for people with mobility difficulties and wheel chair users.

The new house will be constructed to Volume 1-Dwellings-Access to and use of buildings, Part M4(2) of the Building Regulations 2010.

5.0 SECURED BY DESIGN STATEMENT

Secure by Design has now been incorporated into Building Control Approved Documents; typically this means that external doors will be to PAS24 standard with added security, and all windows will be to BS 7950.

These new UPVC windows will be certified to prove that the products and installation accords with the Secure by Design Standard.

The final design scheme will have an automatic dawn to dusk PIR sensor lighting around all sides of the house.

One bike will be stored in a cycle store located within the rear garden. All cycle stores will be to 'secured by design' standards.

New perimeter fencing will be 1.5m close board timber fence with concrete post and additional 300mm high timber trellis where possible.

6.0 TRANSPORT STATEMENT

The proposed parking layout and number of parking spaces per house complies with adopted parking standards to serve the new development.

A total of 3 spaces have been provided - two for the new house and one for 1 Eighth Avenue.

Visibility coming out of the parking bays onto Eighth Avenue is good.

There is a slight intensification of car use from the previous 1 garages and 1 parking space to the current maximum designed layout for 3 cars.

It should be noted that the Council operates a 'sack collection system' and not wheelie bins. Refuse bin sacks will be placed in front of each house on weekly collection day.

END