

# DESIGN ENDEAVOURS LTD



## DESIGN & ACCESS STATEMENT

IN SUPPORT OF  
PLANNING APPLICATION

FOR

**PROPOSED NEW TWO BEDROOM (3 PERSON)  
CHALET BUNGLOW WITH ROOF ACCOMODATION  
ON LAND ADJACENT TO**

**31 CLEVEDON GARDENS, HAYES,  
MIDDLESEX, UB3 1RD**

PREPARED BY  
**DESIGN ENDEAVOUR LTD**

MARCH 2021

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| Name        | Revision | Date       |
|-------------|----------|------------|
| RP-31CG-001 | -        | 16.04.2021 |

**1. Introduction**

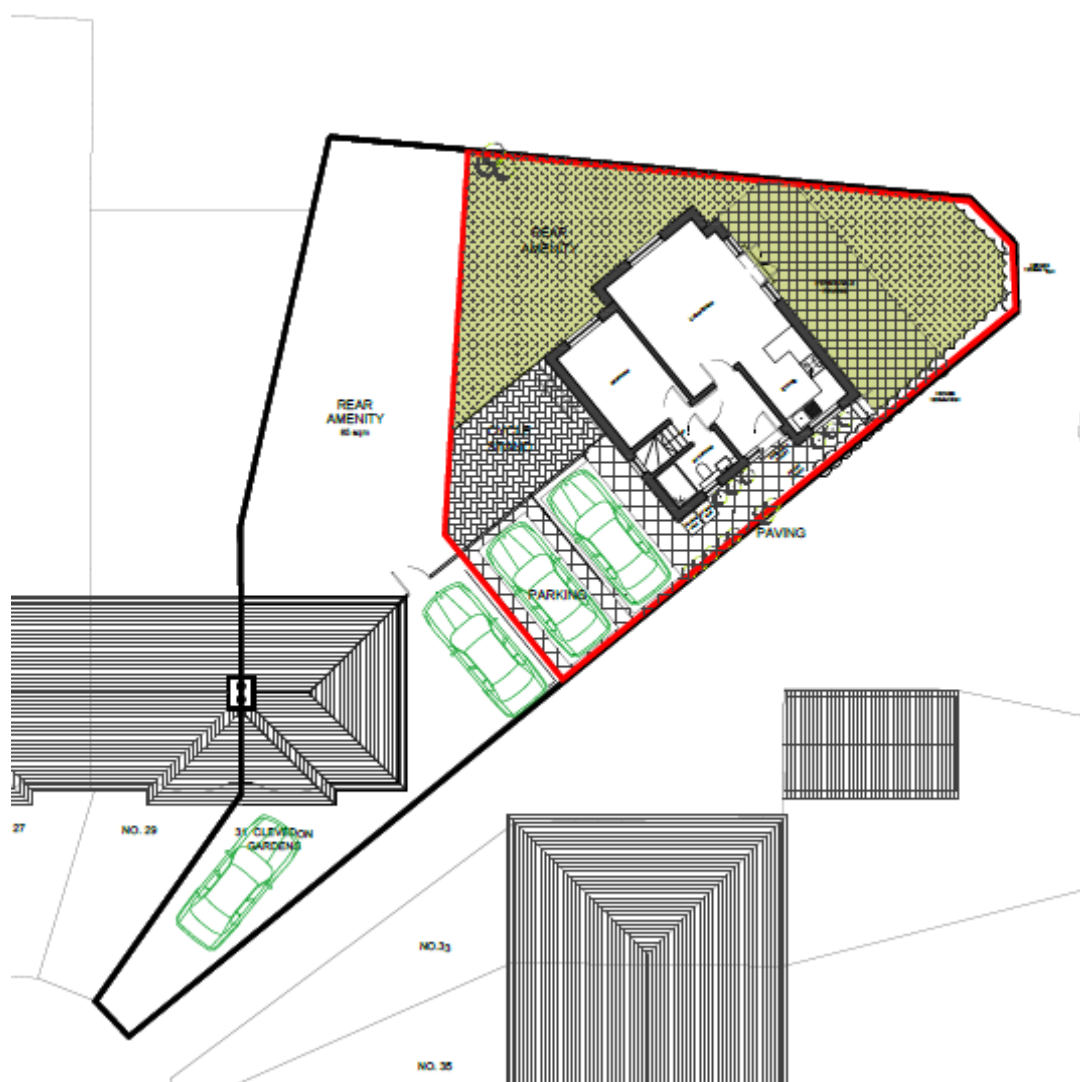
- 1.1 This Design and Access Statement has been prepared by Design Endeavour Ltd in support of planning application for the erection of proposed new 2 bedroom (3 Person) chalet bungalow with roof accommodation accessed from the existing alleyway to the side of 31 Clevedon Gardens.
- 1.2 The statement provides a description of the site and its surroundings, the proposal, design, layout, Policy and planning considerations.
- 1.3 It outlines the design principles and concepts that have been applied to the proposed development; and how issues relating to access to the development have been dealt with.
- 1.4 This statement is written in accordance and in full conformity with the requirements set for prior approval as amended in the Town and Country Planning (general Development Procedure) Order 2016.

## 2. Site Analysis

- 2.1 The subject site lies within the London Borough of Hillingdon. It is located at the end of the cul-de-sac at Clevedon Gardens and is 1km north of the M4 and 1.1km west of Hayes & Harlington train station.
- 2.2 The area is residential in character with relatively distinct form of homes present which comprises of mainly 1930/40s homes lining each side of Clevedon Gardens.
- 2.3 The proposed house is to be on garden land adjacent to 31 Clevedon gardens which benefits from an existing shared vehicular access which will be used to access the new dwelling. The site is lies within the London Borough of Hillingdon.
- 2.4 The site is at the north east end of Clevedon Gardens and includes the shared vehicular access from the street.
- 2.5 Number 31 forms the end of the terrace of mock Victorian style houses fronting Clevedon Gardens on both sides. The north boundary of the site borders railway line.
- 2.6 The site and its surroundings are level with no significant incline perceived.
- 2.7 There are some evergreens on north of the site with some shrub border planting.
- 2.8 The proposed dwelling will be situated north-west of the existing dwelling at No. 31. Access to the land would be via Clevedon Gardens via an existing paved access that presently serves No. 33 as well as the two semidetached bungalows at the rear of No 33.



OS MAP



## SITE PLAN

### 3. USE

3.1 This application proposes a new 2 bedroom (3 Person) chalet bungalow with roof accommodation in an established residential area and in accordance with national and local planning objectives. The principle of new homes in such locations should be acceptable.

### 4. QUANTITY

4.1 The single dwelling proposed is a proportionate response to the features, context and characteristics of the area and constraints of the site. It has been specifically designed to reflect the density, form and layout of its nearest neighbours on the Clevedon Gardens Close whilst at the same time displays a modern outlook with contemporary features. The internal floor area proposed is 71 sqm which meets the minimum requirement (68 SQM) for two bedroom 3 person unit on 2 storeys.

4.2 It also maintains the wide spacing between homes along the cul-de-sac.

## 5. LAYOUT

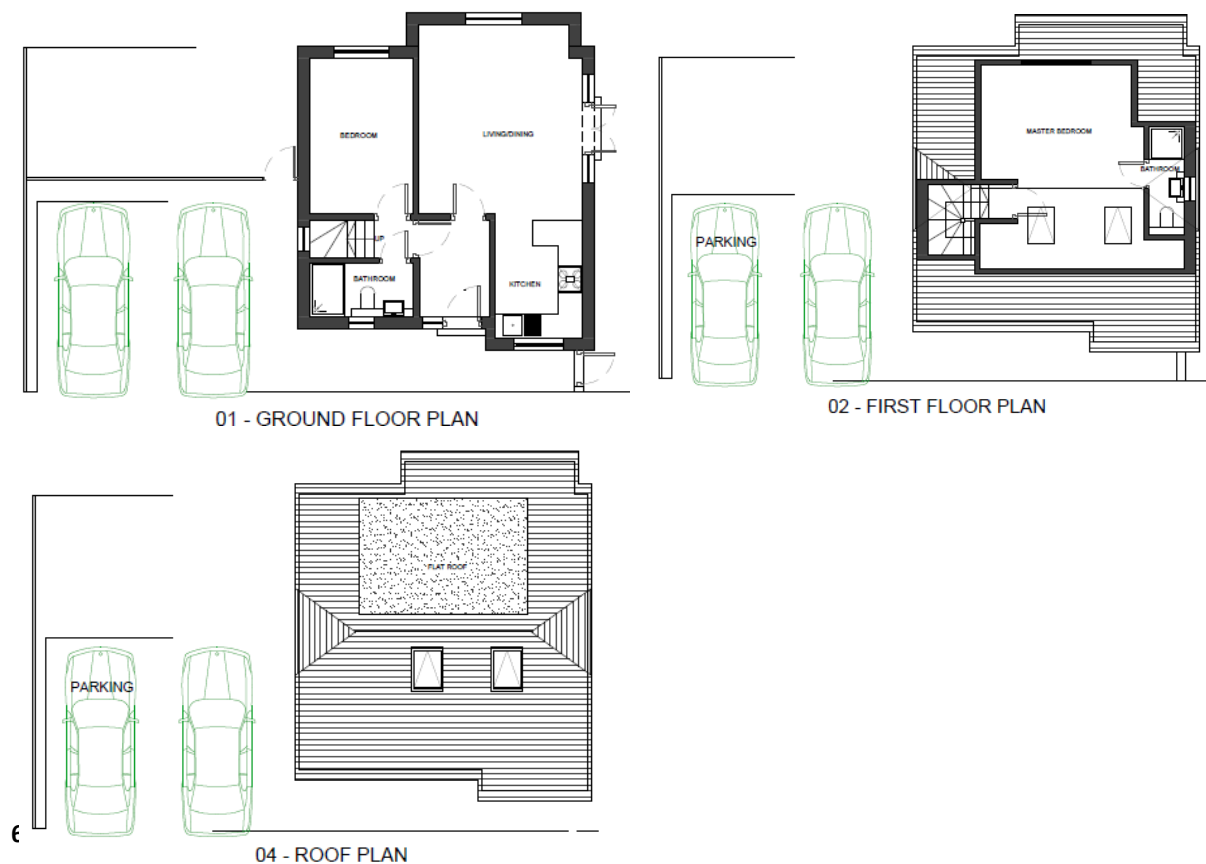
5.1 London Plan 2021 and London Borough of Hillingdon Local Plan Part 2 Development Management Policies (Adopted Version 16 January 2020) require that housing developments should be of the highest quality internally and externally.

The proposed dwelling has been designed to meet the minimum space standards and as such would provide adequate living conditions for future occupiers. The development is in accordance with Table 3.1 of London Plan Policy D6 Housing Quality and Standards of the London Plan (2021), Housing SPG 2016 and Technical housing standards -nationally described space standard March 2015.

5.2 The proposal has been designed keeping in mind Policy H2 of London Plan 2021 and DMH 6 Garden and Backland Development of Hillingdon Local Plan Part 2 Development Management Policies (Adopted Version 16 January 2020). The proposal does not cause excessive the loss of garden. The main dwelling at no 31 will continue to enjoy a private garden comparable to most dwellings along the street. Also the proposed development will not have a detrimental impact on the neighbouring residential amenity and privacy of existing home and garden. The subject site already benefits from a vehicular access serving the dwelling at the back of No. 33. A development at the rear of 31 would only lead to more effective use of an underutilised piece of land with established access routes.

5.3 The internal layout also ensures the privacy of its intended occupiers and neighbours and offers a good standard of private amenity.

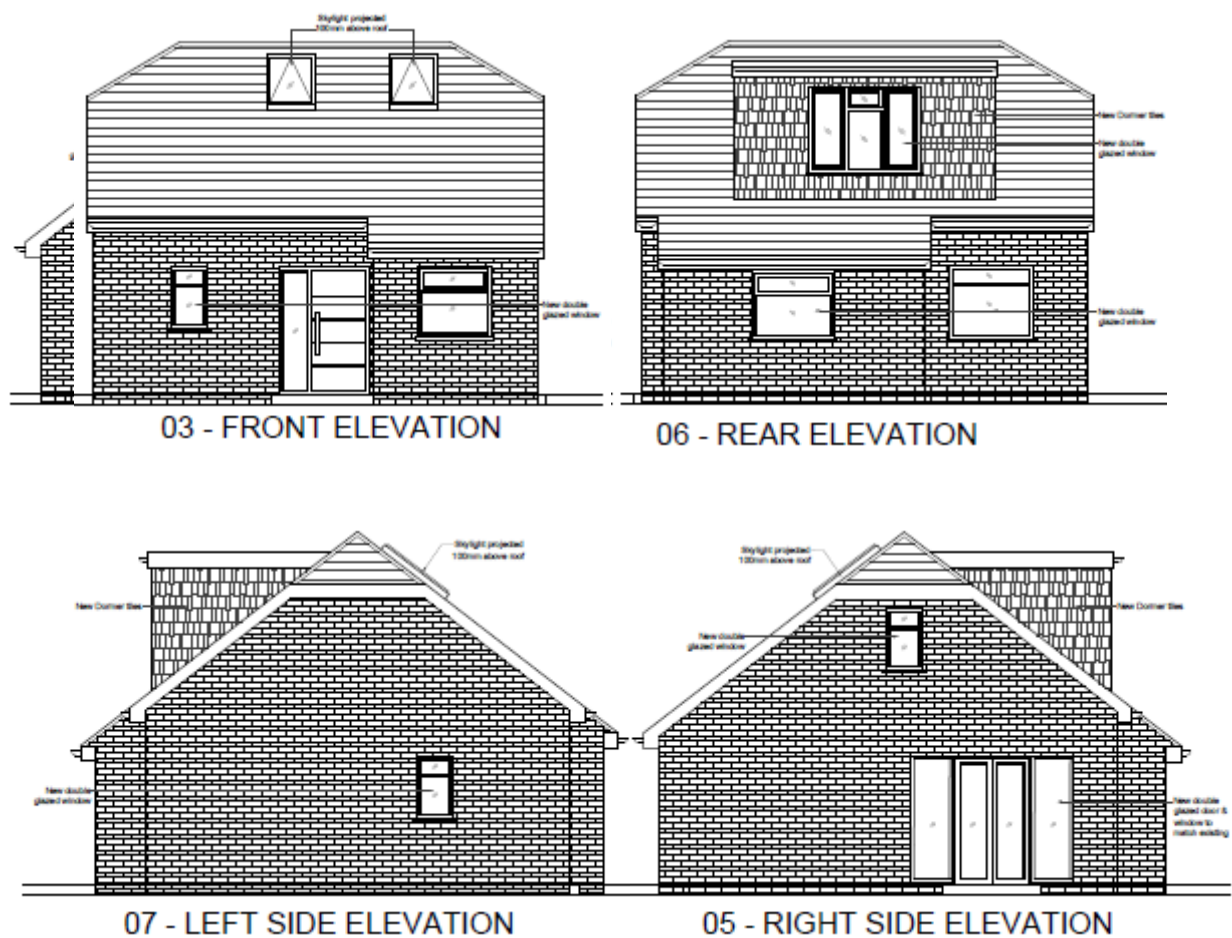
5.4 The proposals have been designed with community safety in mind offering a well supervised and secure environment. It will clearly define the private from the public and will provide a safe family home.



The aim is to provide a living accommodation of high standards in an under-utilised area. In relation to general planning considerations, the proposed building is well designed and of appropriate materials such that it would not have detrimental effects upon the appearance of the locality.

The proposal is designed to enhance the local area and echo a design scheme of the existing buildings within the area. The dwelling is designed at a slightly subservient scale to establish a respectful and sensible response to the site's context and harmonises with the existing local and historic context of the surrounding area whilst providing an enjoyable accommodation to the user.

The proposed developments shall be built to a high quality internally, externally and in relation to their context to complement their street sequence, building pattern, scale, materials and the wider environment. The use of a sympathetic materials will enhance the build and ensure that it is architecturally pleasing and add depth and dimension to the build, whilst seamlessly blending within the context. Facing brickwork and plain clay roof tiles will be used to resonate the local character and complement the local palette of materials.



## 7. ACCESS & REFUSE

7.1 The subject site already benefits from an established and efficient vehicular access between dwellings serving the dwelling at the back of No. 33. It is therefore considered that the proposal will not cause an adverse impact on neighbours in terms of noise or light.

Swept path diagrams and site layout have been included to demonstrate that sufficient off street parking for the existing and proposed dwellings and manoeuvring/access arrangements. The proposal will not lead to a deleterious impact on street parking provision as the existing dwelling will continue to parking one vehicle in the front driveway and one at the rear and the proposed dwelling will have 2 parking spaces along the access road which can be approached without negotiating long or narrow routes.

The development will also provide space for secured cycle storage and will provide two car parking space with charging facility for the new dwelling whilst retaining two spaces for the existing house No.31.

The proposed amenity space is more than 100sqm. Secured covered bin facility has been provided at the front of the property.

It is therefore considered that the development at the rear of No. 31 would only lead to more effective use of an underutilised piece of land with established access routes and will be in compliance with policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020) and to Hillingdon's Adopted Parking Standards as set out in Appendix C of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Also, the development offers a convenient location with many local facilities within comfortable walking distance and with public transport links by bus and train close by, all accessed by utilising safe well-lit and well-used footpaths.



## 8. CONCLUSION

8.1 The resulting house is one that will sit comfortably and very discretely on its plot with minimal impact upon any neighbouring property. It will reflect the existing pattern and density of development and respect the form and design of nearby homes. Also similar developments have been allowed by the council in the past in close vicinity from the site along the Clevedon gardens, Marlow gardens, Windsor gardens and Stormount drive.

8.2 The proposal would make full and effective use of an underutilised land whilst respecting the quality and character of the area. The proposed development will provide a high standard of living accommodation and will not adversely affect or cause harm to the amenity of neighbouring occupiers.

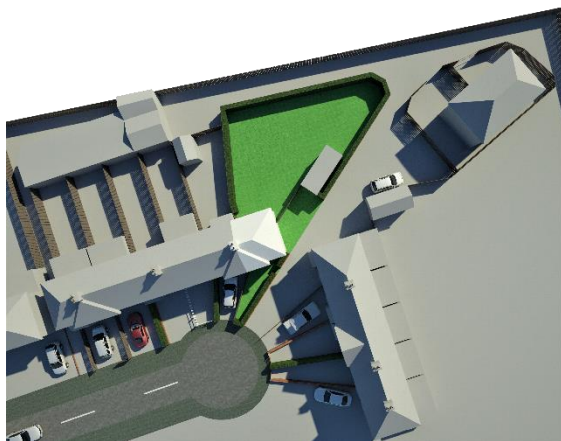
8.3 The proposal scheme accords with the objectives of the NPPF, and also the Development Plan, by increasing residential accommodation in the urban area. The proposed dwelling which is appropriate within the context, will contribute towards meeting the Borough's current and future housing needs.

8.4 The proposal has been designed with a view of developing a site with greater potential based on Policy H2 Small sites of London Plan 2021 according to which 'A Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to: 1) significantly increase the contribution of small sites to meeting London's housing needs'

The proposal aims to address Council's housing shortage, diversify type and mix of housing supply and those wishing to bring forward self-build housing. In the absence of any adverse harm arising, the development proposal should be granted planning permission in accordance with paragraph 12 of the NPPF which states that "proposed development that accords with an up-to-date Local Plan should be approved".

## 9. VIEWS

### 9.1 EXISTING VIEWS



ARIEL



FRONT



REAR

## 9.2 PROPOSED VIEWS



ARIEL



FRONT



SIDE VIEW



REAR