

Planning department
London Borough of Hillingdon
Civic Centre
Uxbridge
UB8 1UW

11th December 2019

Dear Sir/Madam,

**Re: Design and Access Statement in support of planning application at
57 & 59 Coronation Road, Hayes UB3 4JT**

Background:

NPPF sets out the overarching policies on the delivery of sustainable development through the planning system. Good design plays a fundamental role in achieving this. As National Planning Policy Framework states:

11 “Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change. Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

This statement illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way. A major part of the statement is the explanation of how local context has influenced the design.

Location & Context

This design and access statement is in support of the planning application at 57-59 coronation road. The site is two adjoining semi-detached properties located at 57-59 Coronation Road. Coronation Road is a street located in the Greater London Urban Area of Hayes, governed by the London Borough of Hillingdon. Both properties are approximately 15 minutes walk from Hayes and Harlington Railway Station, which provides transport on the Great Western Main Line with services between Paddington and Reading.



Image 1 - Location Plan

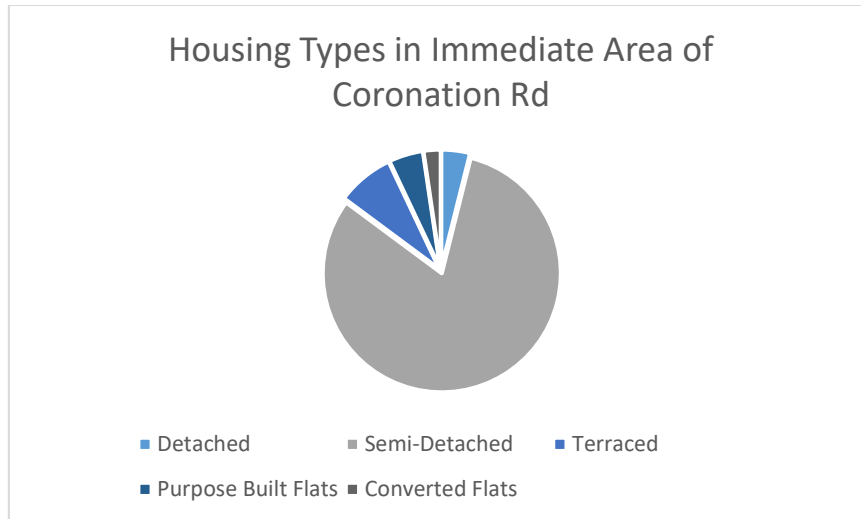


Image 2 - Pie Chart showing proportions of Local Housing Types

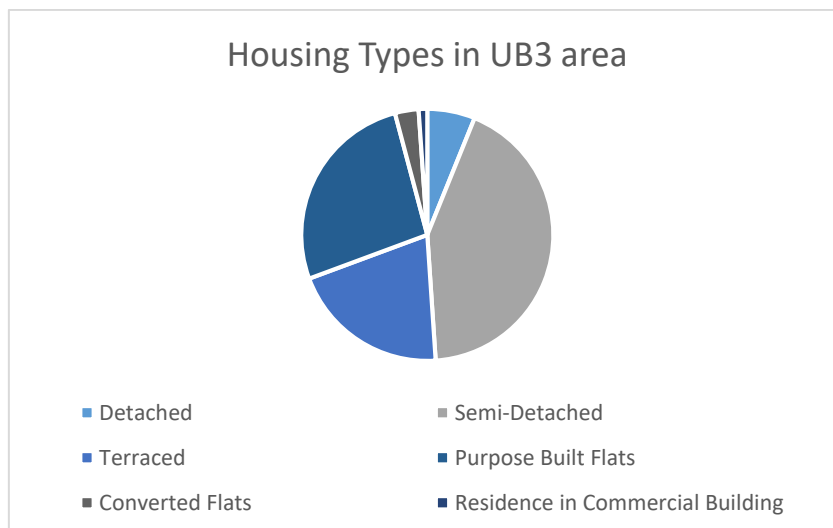


Image 3- Pie Chart showing proportions of Local Housing Types

Existing Use

These houses are located on coronation road, a mainly residential street. The properties at 57 & 59 coronation road immediately neighbour one another to form two semi-detached 3 bedroom properties, with access provided from coronation road and entrance to each house from their individual to the ground floor of both houses is from each individual front porch of the houses with access provided from coronation road.

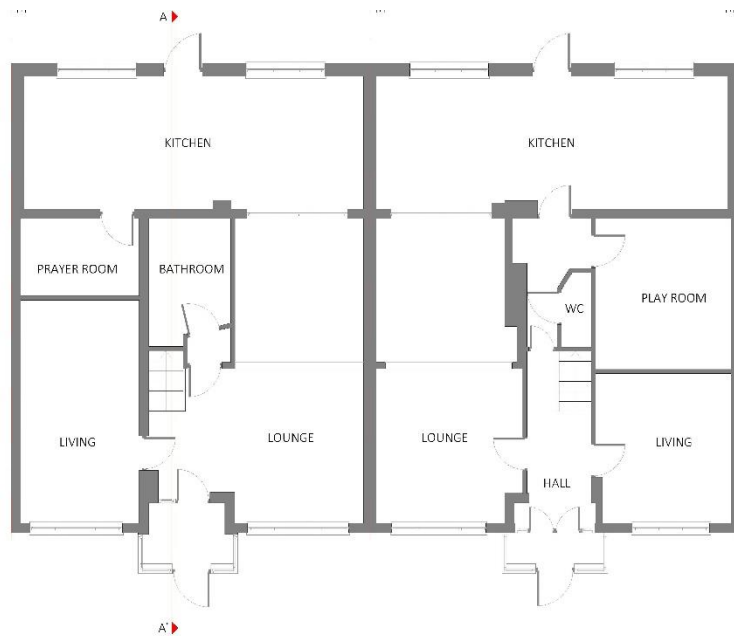


Image 4 - Existing Ground Floor Plan of 57 and 59 Coronation Road

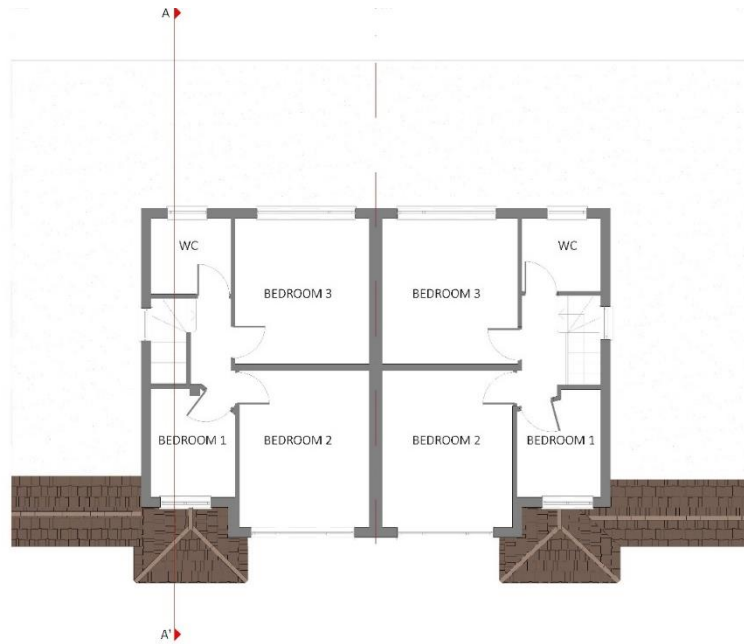


Image 5 - Existing First Floor Plan of 57 and 59 Coronation Road

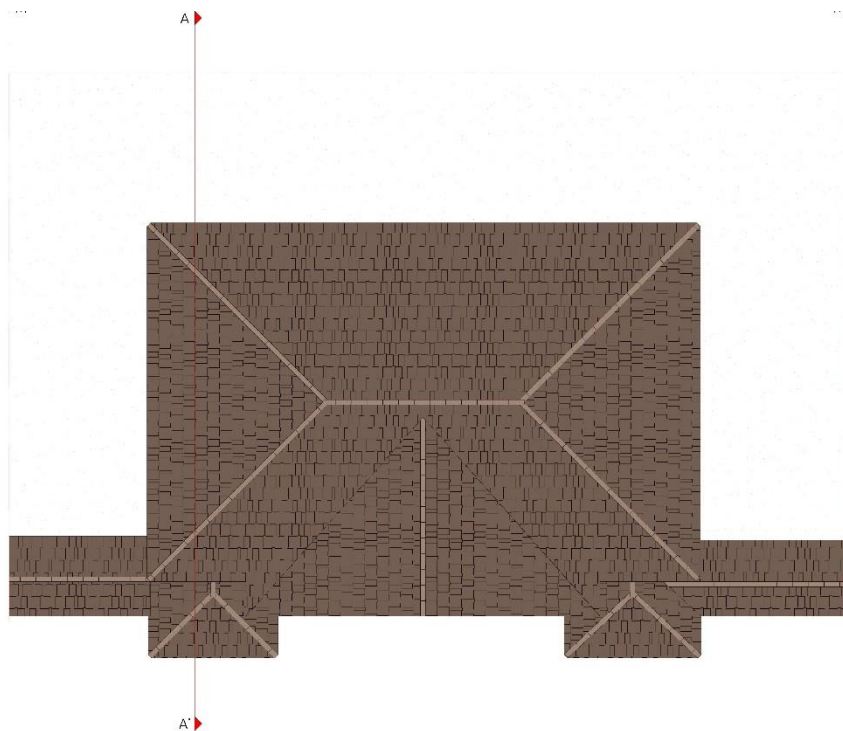


Image 6 - Existing Roof Plan of 57 and 59 Coronation Road

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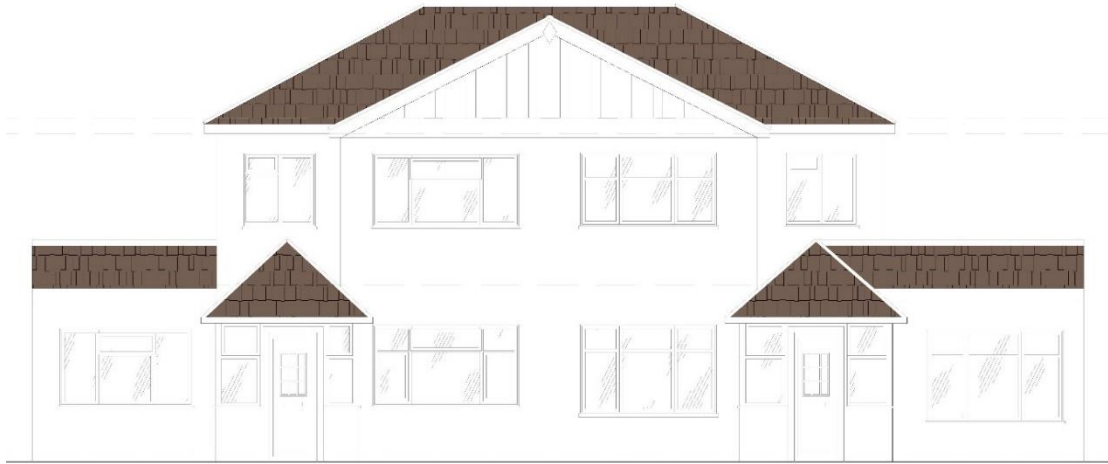


Image 7 - Existing Front Elevation of 57 and 59 Coronation Road



Image 8 - Existing Rear Elevation of 57 and 59 Coronation Road

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Image 9 - Existing First Side Elevation of 57 and 59 Coronation Road

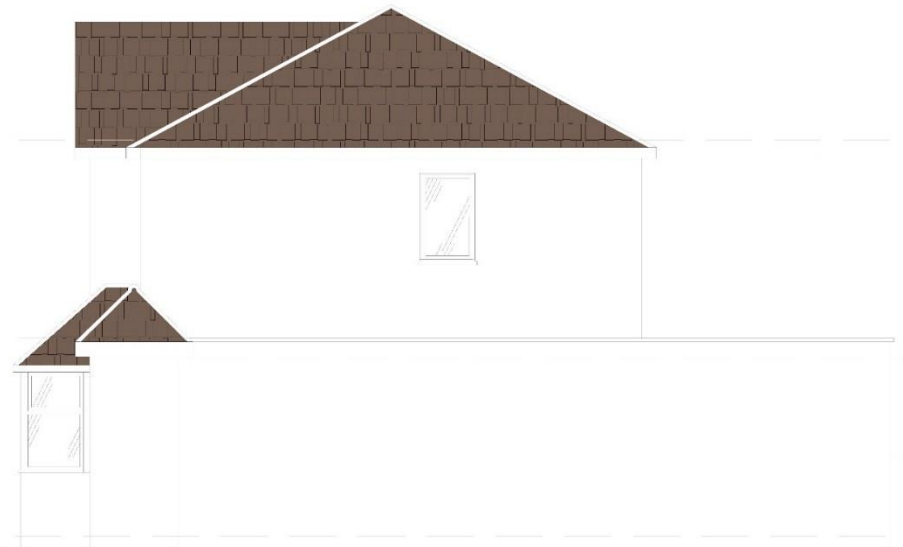


Image 10 - Existing Second Side Elevation of 57 and 59 Coronation Road

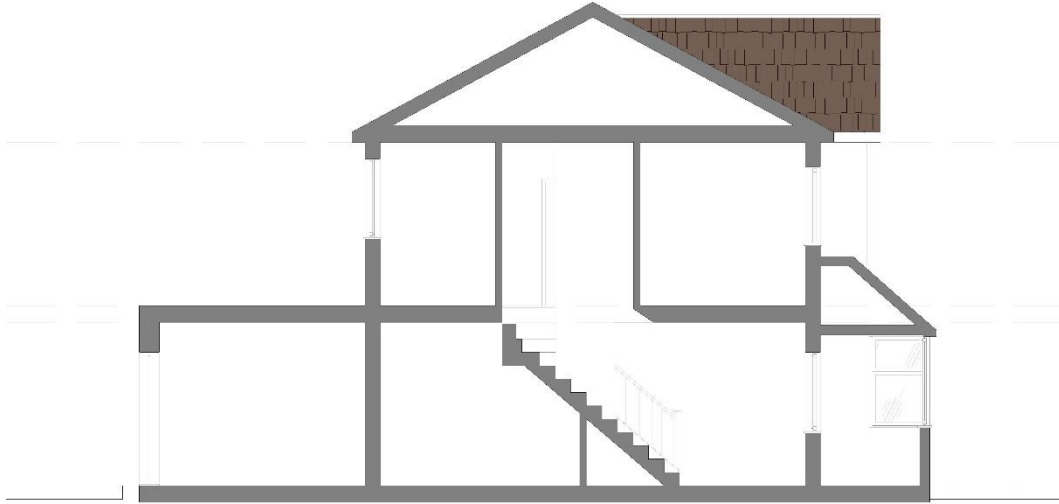


Image 11- Existing Section of 57 Coronation Road

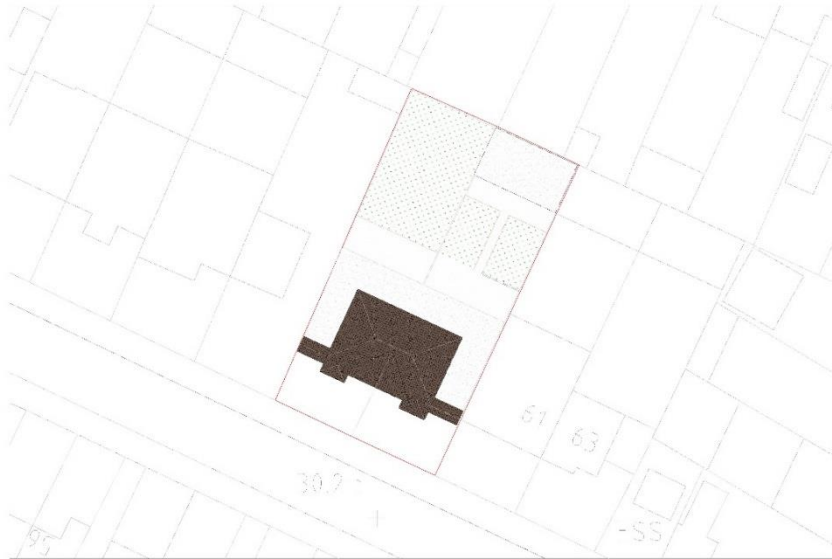


Image 12 – Existing Site Plan of 57 and 59 Coronation Road



Image 13 – Proposed Site Plan of 57 and 59 Coronation Road

Existing to Proposed

The existing overall footprint of both properties is area of 190 m² sitting on plots with an overall site area of 573.1 m² total. The proposed area footprint is less than the existing at 168 m². The proposal is to partly demolish the existing flank walls of both properties, and recess these walls on the ground floor by one metre (away from the boundary) as shown by the proposed plans. The proposed development is to then construct a first floor rear and side extension with the required alterations. Resulting in a conversion of each existing 3 bedroom house into two 2 bedroom flats.

57 and 59 coronation road are being proposed to be converted into four 2 bedroom flats each with an area of 69 m². This meets the required minimum gross internal floor area 61 m² for a 3 person single storey dwelling, the designs have also allowed for 2 m² built-in storage.

All flats have been proposed to have an open L-shaped kitchen, living and dining area of 32 m² (with internal length of the whole space being approximately 8.5m the living dining area being approximately 4.5m wide and the kitchen approximately 2m wide). The L shaped single bedroom is 9.7 m² (approximately 2.45 x 3.5 m) and the double bedroom being 13.2 m² (3.0 x 4.4 m) with a 3.2 m² (2.3 x 1.4m) bathroom between the two bedrooms located at the end of the hallway.

The access to all flats is provided by their respective porched on the ground floor. Due to the flats on the first floor (flats 3 and flat 4) not requiring the same space to be used for access we have been able to design en suite bathrooms for the double bedrooms of the first floor flats. Both properties have the same proposed layout that is mirrored against the shared party wall.

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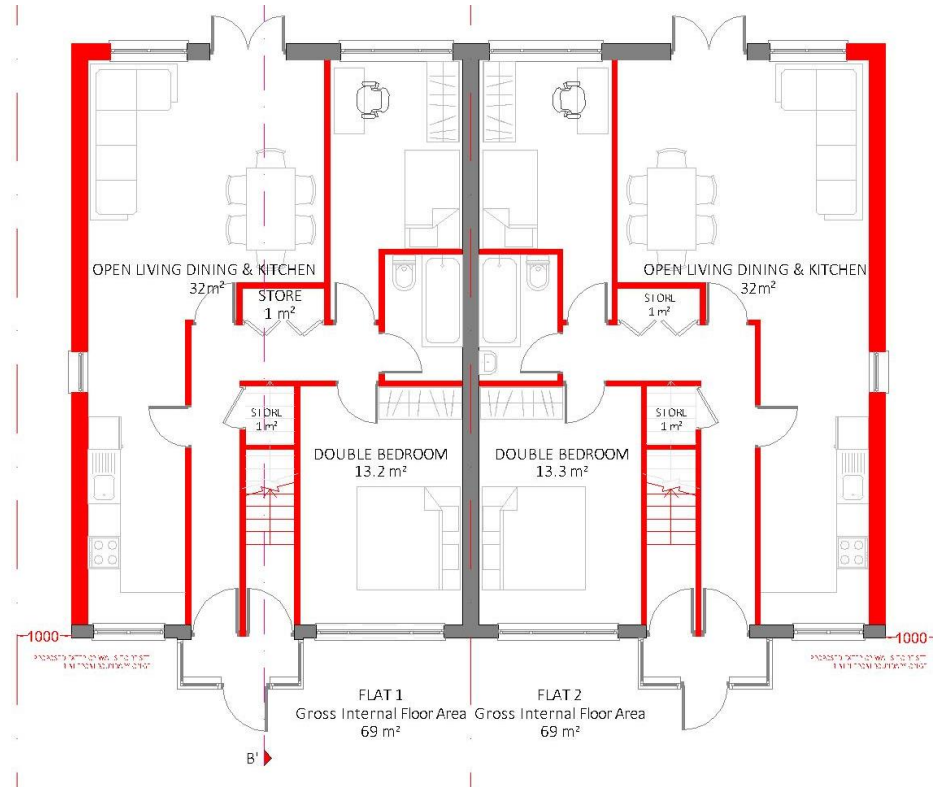


Image 14 - Proposed Ground Floor Plan of 57 and 59 Coronation Road

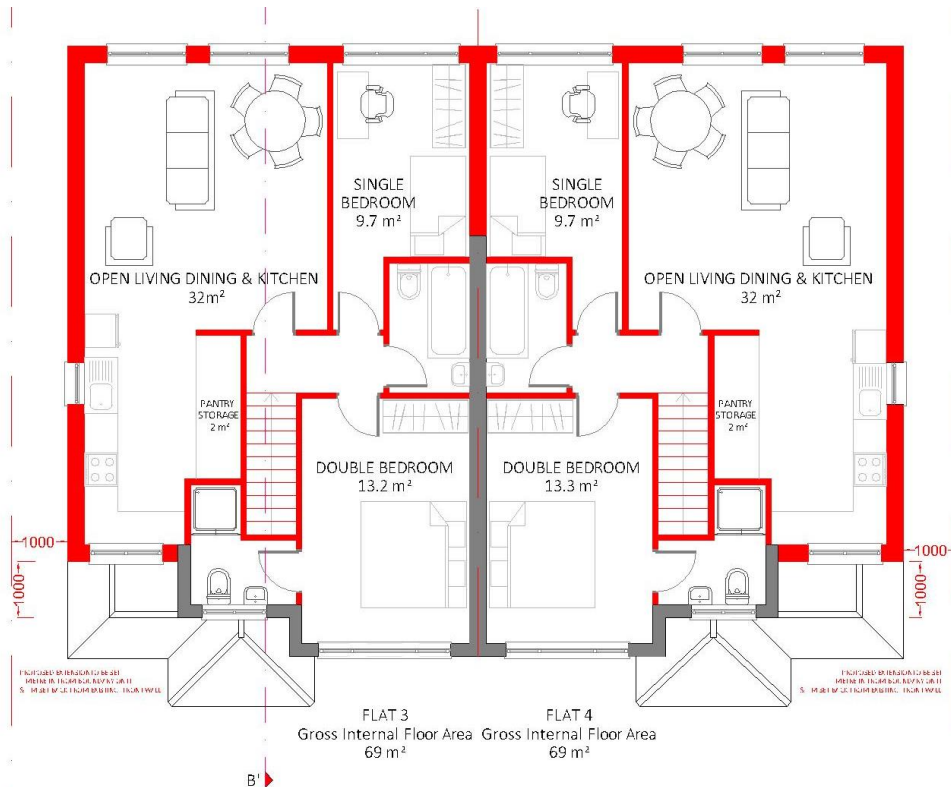


Image 15 - Proposed First Floor Plan of 57 and 59 Coronation Road

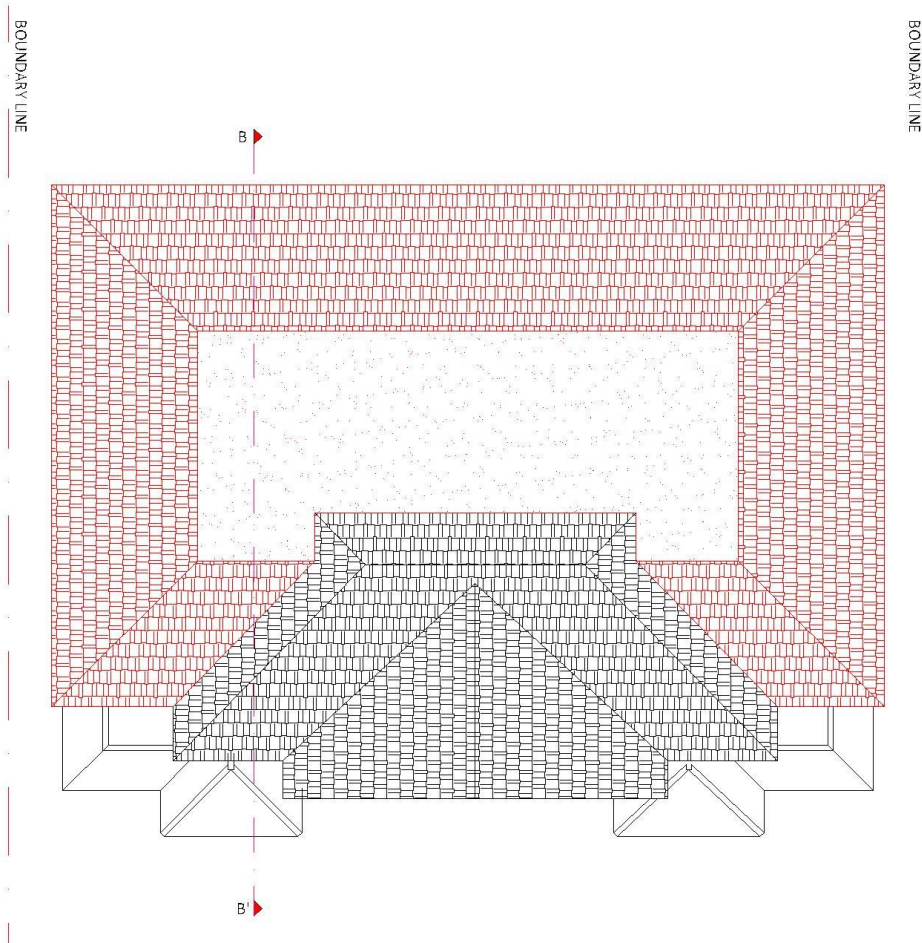


Image 16 - Proposed Roof Plan of 57 and 59 Coronation Road



Image 17 - Proposed Front Elevation of 57 and 59 Coronation Road

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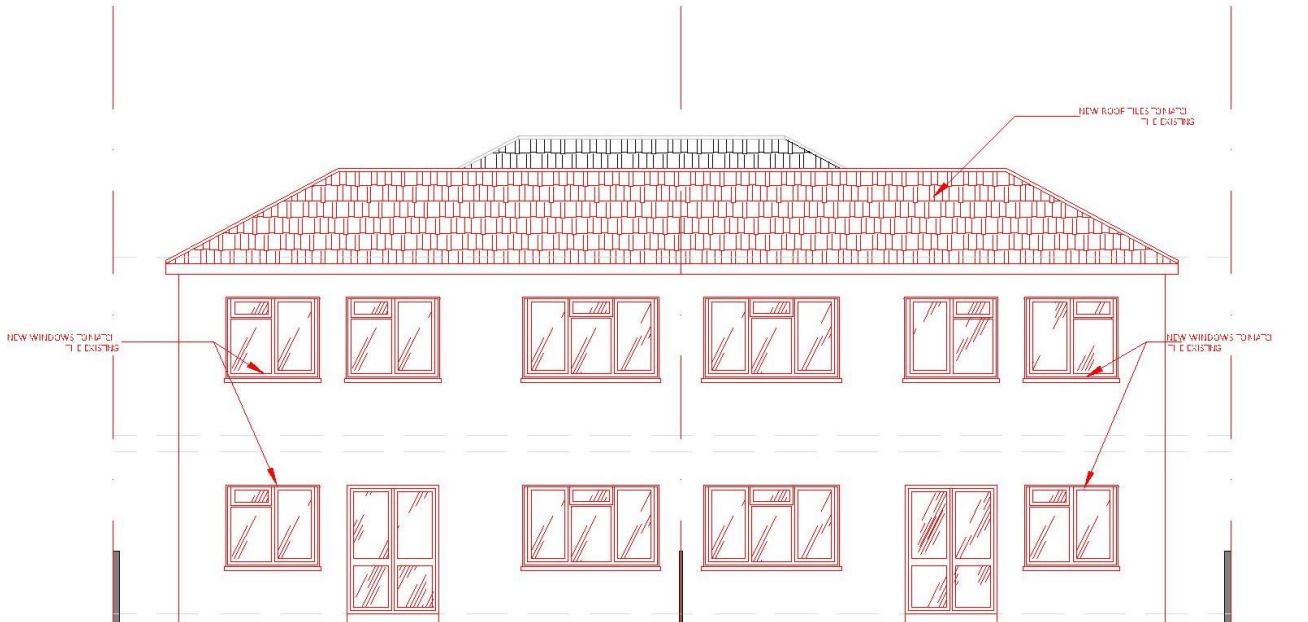


Image 18 - Proposed Rear Elevation of 57 and 59 Coronation Road

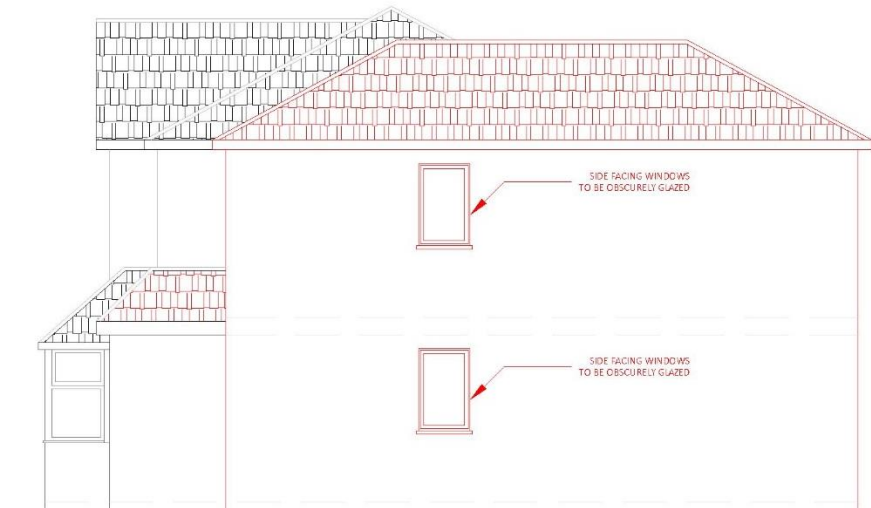


Image 19 - Proposed Side Elevation of 57 and 59 Coronation Road

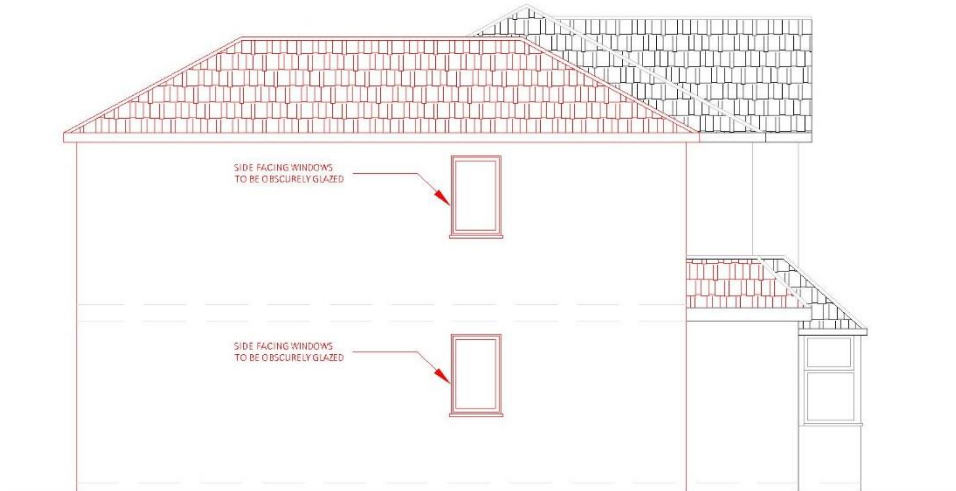


Image 20 - Proposed Side Elevation 57 and 59 Coronation Road

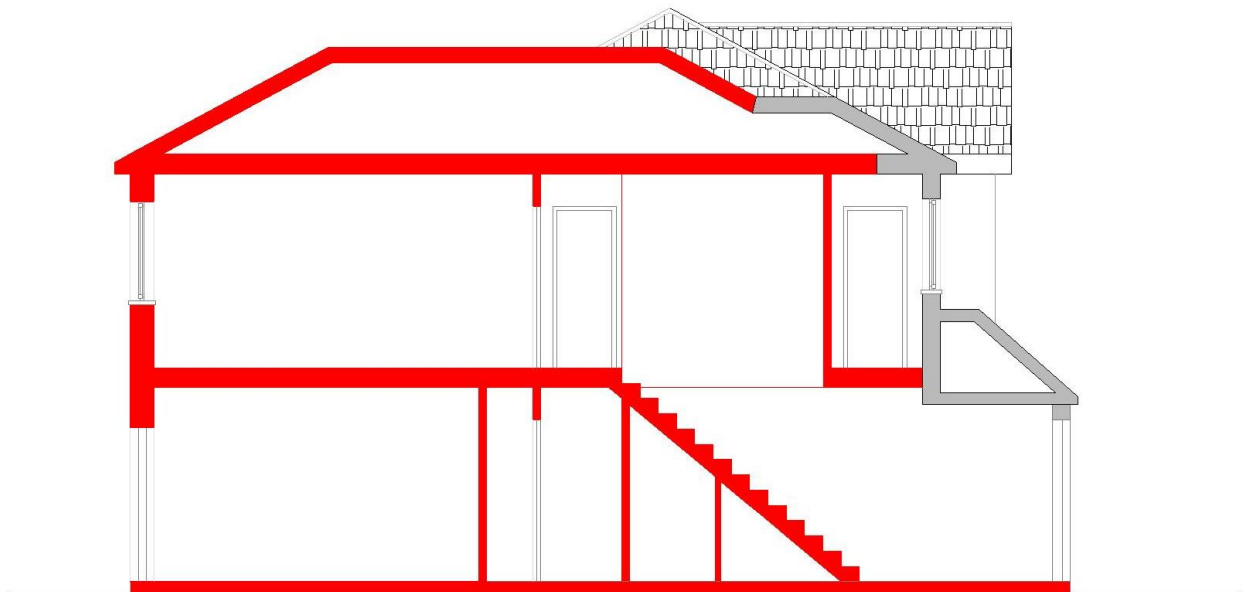


Image 21 - Proposed Section of 57 Coronation Road

Appearance

The proposed dwelling is pleasant in appearance, which compliments the character of the street scene and blends in well. The design of the properties within the immediate vicinity vary in size and design, with the street having both terraced, and semi-detached houses. The proposed flats would fit comfortably within the surroundings, without causing any demonstrable harm to any neighbours or future occupiers. The materials to be used on the flats will match the existing house so as to ensure harmony with the surroundings. It would meet the required demand for converted flat housing. The design has followed Hillingdon planning guidance and as well as building regulations to the best of our ability for a side extension and conversion.

Landscaping

The hardscape and softscape for this site will not undergo any changes, the walls and fencing that act as a threshold around the site access will remain the same.

Summary

The proposal will not have any significant impact on the street front and will fit comfortably within the plot and provide suitable accommodation of converted flats. Furthermore, there is high demand for this type of accommodation in the immediate area of Coronation Road. We believe that the new extensions and alterations will not have excessive negative implications by reason of its bulk, proportion, roof profiles and architectural style to Coronation Road and the immediate surrounding area.

We trust this design and access statement meets your requirements. Should you require any further information please feel free to call us.

Yours faithfully

The White House Design Ltd