

DESIGN & ACCESS STATEMENT

Site Address:
29 Chaucer Avenue
Hayes
Middlesex
UB4 0AP

Provided by:
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The Application:

Conversion into a small residential home to comply with Class C3(b), allowing three people to live together as a Family Household

The Site:**Location & Background:**

The application property is located along Chaucer Avenue.

The property is presently used as a Single-Family Dwelling. The application seeks to convert the property to create a 3 Persons Household within compliance with C3(b).

There are 2 or possible 3 Car Parking Spaces provided to the Front of the house. There are further parking facilities along Chaucer Avenue and nearby Roads.

The proposal will encourage service users to use the public transport for the use of environmentally friendly means of travel.

The property is situated on Chaucer Avenue walking distance to local conveniences and services. There is good public transport located near the site, including Bus services. This provides excellent connections to nearby Uxbridge, Hayes town centre, Feltham, and Northolt.

The location is ideally located for such use, as there are good facilities and amenities within walking distance. The proposal to create a supported living, which is close to Convenience Shops and Recreation Grounds, has been designed to encourage walking and independence. Occupants of the Dwelling will benefit from the local area and public transport facilities.

Design:

The proposal has been conceived to make better and more sustainable use of the property without causing harm to neighbours or to the local street scene.

Physical building works include the following: -

- Internal Alteration to create 3 Bedrooms, Living Areas, Kitchen and other facilities for Staff/Occupants

This proposal, to provide a 3 Bedroom House, is an appropriate and sustainable use of the property.

While the existing Single-Family Dwelling is large enough to be considered as a Family unit, it would provide comfortable living space and facilities for the occupants. It is considered that the proposal, to provide a Bedroom Dwelling, represents a far better and more appropriate use of this space. The site is ideally located for the proposed use, as occupants would be close to local conveniences and amenities.

It is noted that Hillingdon Council, like most boroughs, is experiencing an increasing demand for such living space and this represents an opportunity to contribute to the stock of this to help address that demand.

It is considered that the proposed development would provide suitable accommodation for up to 3 Occupants who want to be close to convenience shops and services.

Occupants have easy access to private Amenity Space (located to the Rear). The scheme looks to encourage the use of Bicycles.

Additionally, Bin Storage has been located to the Front of the property, with easy access for collection. This also ensures storage can be made without affecting the Street Scene.

Access:

As noted above, the application site is situated close to local conveniences and to the excellent public transport facilities, which provides excellent transport links to nearby towns.

In addition to these excellent rail and tube links, Warley Road, Shakespeare Avenue and Uxbridge road are within walking distance which has access to other bus services linking to other centres and Heathrow airport. Additional bus services at the nearby town centre link to many other locations within the City.

Conclusions:

This application, which does not include any extensions and has been carefully designed so that it causes no harm to neighbours or to the street scene, would enable the property to provide a 3 Bedroom Dwelling for people who need some sort of support, as per the requirements of Class C3(b).

Loft conversion is on hold until 2021. Hope this will not affect this application.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

Please do not hesitate to contact us if you need any further information.

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