DESIGN & ACCESS STATEMENT

PROPOSAL – Double Storey Side Extension, Part Double Storey Rear, Part Single Storey Rear Extension, Front Porch & Flat Conversion into Two Self-Contained Flats.

Site Address: 3 BRADENHAM ROAD, HAYES, UB4 8LP

1. Introduction

1. This design and access statement has been produced to accompany the planning application for 3 Bradenham Road, Hayes, UB4 8LP. The statement is to be read in conjunction with all documentation submitted in relation to this application.

2. Location

1. The site is not located in a conservation area. The site is located within a residential area. Where several properties have been extended and converted into self-contained flats.
2. There is ample public transport services within the area including trains, buses services. There are bus stops are within walking distances and train services which could be accessible using the local bus service.

3. Use

1. The property is a single family residential dwelling which is a mid-size semidetached property.
2. Planning permission is sought for the separation of the existing family dwelling into two self-contained residential units, including extensions as Double Storey Side Extension, Part Double Storey Rear Extension, Part First Floor rear extension and front porch.

4. Design

1. The ground floor unit (Flat 1) has been designed to provide internal area of 75.6sqm. This exceeds the London Plan's recommended minimum area of a 2 bedroom 4 person unit.
2. Ground Floor unit (Flat 1) has been designed to be user friendly for people with disabilities. Level access through the front door, and designed ramp to access garden area.
3. The first floor unit (Flat 2) has been designed to provide a gross internal area of 70.7sqm. This exceeds the London Plan's recommended minimum area of 2 bedroom 3 person unit.
4. Garden area of Flat 1 is just over 50sqm whereas Flat 2 has a garden with over 46sqm.
5. Both flats also benefit from off street parking for one car per unit towards the front of the house.
6. Both flats have secure cycle storage along with refuse storage which can be access easily.

7. Flat 1 and Flat 2 shall be professionally landscaped. Suitable plants greenery to be added the garden along with slabs to walk around the gardens. Similarly to the front of the property there will be plants, shrubs and paving slabs which are permeable.

5. Access

1. All access would be through Bradenham Road. The property is located on the corner of the road. The proposed works do not interfere with the access route to the other properties on the road.
2. There is access for both units to the garden from the side of the property. There is a clear path which would not overlook or obstruct either unit or surrounding properties.

6. Impact

There will be minimal impact to the street scene and neighbouring properties, as the extension will allow the flow of the building continue the proposed extension will maintain a subservient design.

7. Materials

The materials proposed are of traditional nature which will ensure longevity of the building. High values of insulation required under the Building Regulations. Any materials which can be reused shall be done.

8. Stacking

Given the criteria of stacking rooms we carefully arranged so that bedrooms would be over bedroom, kitchens over kitchen and stacking the bathrooms. This would help with the sound and drainage aspect of the conversion.

9. Conclusion

The proposal is seen to be a reasonable develop of this type of scale and location.
The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties.
It has been design to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context. The extension provides the more delightful accommodations to the London borough of Hillingdon.