Design and Access Statement

163 LANSBURY DRIVE, HAYES, UB4 8RR

Proposal : Erection of single storey rear extension, first floor rear extension and dormer extension with front skylights. Conversion of residential house into 1x1-Bed and 1 x studio flats with separate amenity space, cycle storage and bins. Demolish existing out-building.

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for:

- Erection of a single-storey rear extension
- Erection of a first-floor rear extension
- Construction of a dormer extension with front roof skylights
- Conversion of the existing single dwelling into:
    - 1 x one-bedroom flat (ground floor, 52.88 sqm)
    - 1 x studio flat (first and loft floors, 41.40 sqm)
- Provision of separate amenity spaces, cycle storage, and refuse storage
- Demolition of the existing outbuilding

The proposed rear extensions and loft conversion have already been granted planning permission under references 76386/APP/2024/1829 and 76386/APP/2024/1939 respectively. This application primarily seeks approval for the change of use and internal reconfiguration to form two self-contained residential units, along with associated external works.

2. Site and Surroundings

The application site comprises an existing residential property located within an established residential area. The surrounding context is characterised by similar dwellinghouses, many of which have been extended and altered over time, including rear extensions and roof

alterations.
The site benefits from an established pattern of residential use, and the proposed development responds to the prevailing character of the area.

3. Design Principles

3.1 Amount and Layout

The proposal seeks to optimise the use of the existing building by converting it into two self-contained residential units:

- A 1-bedroom flat at ground floor level, with a floor area of 52.88 sqm
- A studio flat across first and loft levels, with a floor area of 41.40 sqm

Each unit has been designed to provide functional, well-proportioned living accommodation that meets accepted internal space standards.
The layout ensures:

- Logical circulation within each unit
- Adequate natural light and ventilation
- Clear separation between private and shared external spaces

3.2 Scale and Massing

The scale and massing of the extensions have already been approved under the referenced permissions and are considered appropriate in relation to the host dwelling and surrounding properties.
The dormer extension is designed to sit comfortably within the roof slope, maintaining a balanced and proportionate appearance. The rear extensions are subordinate to the original building and do not result in overdevelopment of the site.

3.3 Appearance

The external appearance of the development will remain consistent with the character of the existing dwelling and the wider street scene.

- Materials will match or complement the existing building
- The dormer and rooflights are designed to be visually appropriate

and unobtrusive
- The overall composition maintains a cohesive and high-quality appearance

3.4 Amenity Space
The proposal provides separate and usable amenity spaces for both residential units. These spaces are designed to offer adequate outdoor areas for residents, contributing positively to living conditions.

3.5 Cycle and Refuse Storage
Appropriate provision is made for:
- Secure cycle storage, encouraging sustainable modes of transport
- Refuse and recycling storage, positioned for convenient access while minimising visual impact

4. Impact on Neighbours
The extensions have already been assessed and approved, confirming that there is no unacceptable impact on neighbouring properties in terms of:
- Loss of light
- Overlooking or privacy
- Overbearing impact

The internal conversion will not materially alter these relationships.

5. Access
5.1 Inclusive Access
Access to the ground floor unit is direct and level, providing ease of entry for all users, including those with limited mobility.
While the upper unit is accessed via internal stairs (typical for such conversions), the overall design has been developed with practicality and usability in mind.

5.2 Transport and Connectivity

The site is located within an established residential area with access to local services and public transport. The provision of cycle storage further supports sustainable travel choices.

6. Sustainability

The proposal makes efficient use of an existing residential building, reducing the need for new construction and contributing to sustainable development principles.

- Reuse of existing structure
- Improved housing density in a sustainable location
- Encouragement of cycling through storage provision

7. Conclusion

The proposed development represents a logical and sustainable enhancement of an existing residential property. The scheme:

- Builds upon previously approved extensions
- Provides two well-designed residential units
- Maintains the character of the area
- Ensures appropriate amenity, access, and supporting facilities

It is considered that the proposal complies with relevant planning policies and should be supported.