

DESIGN AND ACCESS STATEMENT

Land adjacent to 2A North Hyde Road, Hayes
Proposed Two Storey Dwelling

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Date	May 2022
Reference	635-284-HAS
Revision	1

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1. Existing Site

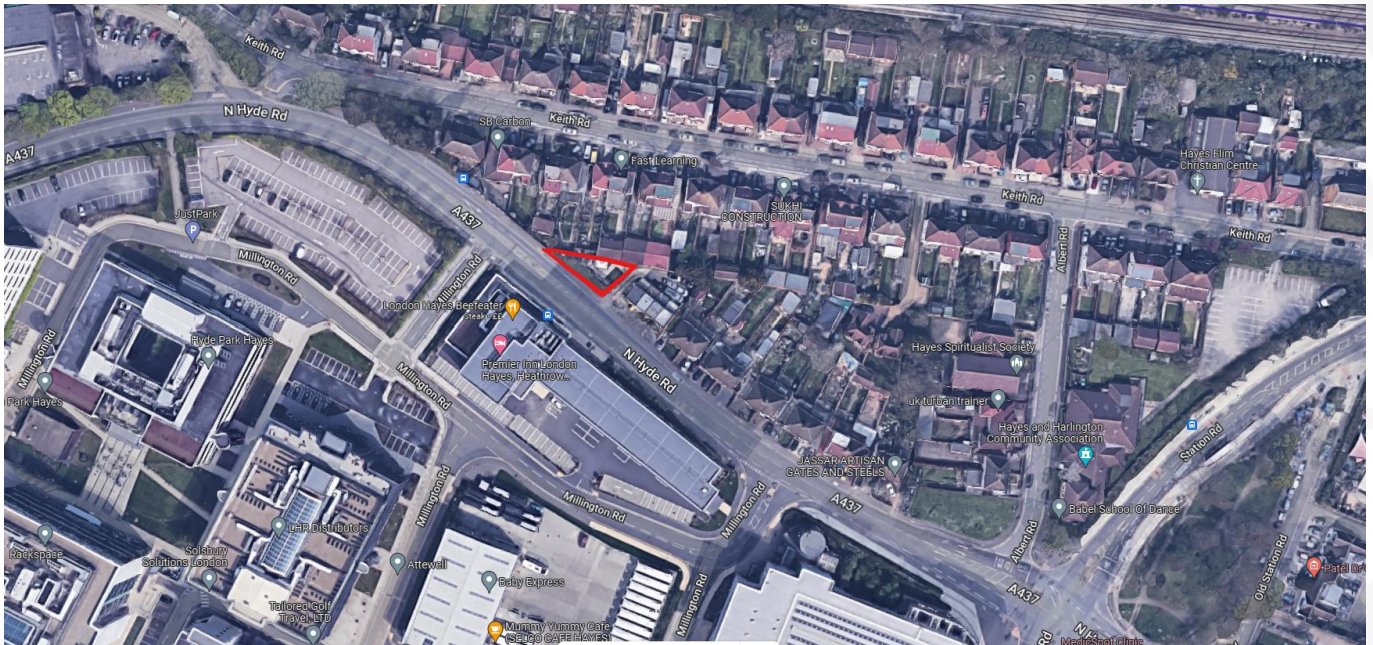
The application site is located on the north side of North Hyde Road, between its junctions with Station Road to the east and Dawley Road to the west. It is a parcel of land to the West of No2A North Hyde Road, which is part of a terrace of 4 townhouses.

The majority of the application site is owned by the applicant, who also owns and resides in No2A North Hyde Road. A verge strip along the pavement is owned by London Borough of Hillingdon Council.

The applicant's parcel of land is currently bound with a timber fence with gate access from the shared access road to the East of the application site.

The application site is currently used as an additional garden space by the applicant, but was acquired with the intention to develop. The application site is triangular in shape measuring approx. 30m in width and 16m deep at the widest point and is relatively level. The application site area is approx. 197sqm.

The area is mixed use in character with a mix of semi-detached and terraced properties on the north side of this part of North Hyde Road and mainly commercial development on the south side of this part of North Hyde Road including a Premier Inn hotel and an Asda supermarket. The adjacent terrace of 4 townhouses (2A – 2D North Hyde Road) are split level 3 storey ex-Local Authority properties. The hotel is 4-storeys high.



2. Heritage and Conservation Area

The property is not listed and does not fall within a Conservation area.

3. Planning History

We are not aware of any planning history relating to this application site.

Pre-application advice was sought in October 2021 in relation to the redevelopment of this site. A copy of the advice is submitted with this application.



4. Proposal

The proposals seeks to erect a 2-storey 2-bedroom detached dwelling house with associated off-street parking, bicycle storage and private amenity space.

The proposed dwelling has a total GIA of 93sqm and private amenity space measuring 69sqm.



5. Planning Policy

The application has been developed with due regard to the following local and national planning policy:

- The Local Plan
- National Planning Policy Framework 2021
- The London Plan 2021
- Local Policies
 - o DMH6 – Garden & Backland development
 - o DMHB 11 – Design of New Development
 - o DMHB 12 – Streets & Public Realm
 - o DMHB 14 – Trees and Landscaping
 - o DMHB 16 – Housing Standards
 - o DMHB 18 – Private outdoor amenity space
 - o DMEI 9 – Management of flood risk
 - o DMHD 1 – Alterations & Extensions to Residential Dwellings
 - o DMT 1 – Managing Transport Impacts
 - o DMT 2 – Highways Impacts
 - o DMT 6 – Vehicle Parking
 - o LPP D3 – Optimising site capacity through the design led approach
 - o LPP D6 – Housing quality and standards
 - o LPP D8 – Public realm
 - o LPP GG4 – Delivering the homes London needs
 - o LPP H1 – Increasing housing supply

6. Design and Materials

The proposed dwelling has been designed as a 2-storey flat roof building to be of lesser scale and mass than the adjacent 3-storey townhouses (2A-2D North Hyde Road) or the 4-storey hotel on the opposite side of the North Hyde Road.

The proposed dwelling is roughly rectangular in plan and measures approx. 9.6m wide and 7.3m deep at the deepest point, narrowing to 5.4m at the sides. The plan shape optimises the use of the site whilst aiming to harmonise with the street scene. The footprint of the building (GEA) is 57sqm and equates to only 29% of the overall site area.

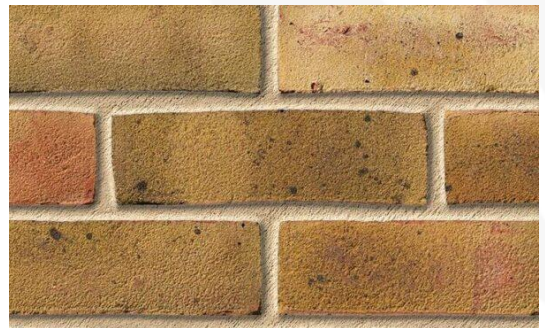
Principal first floor windows are front facing only to avoid overlooking. Recessed features are proposed to the side and rear elevations to add interest to otherwise blank elevations. Windows and doors are proposed to be white framed uPVC with a composite front door. Windows will have smooth concrete exposed lintels to mimic the adjacent townhouses. White uPVC downpipes with hoppers are proposed for rainwater drainage.

The front elevation (facing North Hyde Road) has been designed with setbacks either side and with wide windows to mimic the lines and proportions of the adjacent townhouses (2A-2D North Hyde Road). Other design elements including facing brickwork to the ground floor with a concrete band above the ground floor windows, with renders walls above. There is also a small parapet capped with pre-cast concrete copings. Set behind the parapet will be the flat roof with a solar PV array. A projecting canopy is proposed to the front entrance to provide shelter.

Whilst the front elevation is forward of the adjacent townhouses of 2A-2D North Hyde Road, the setback aligns with the front elevation of 2 and 4 North Hyde Road.

It is proposed to enclose the private amenity space behind a timber fence along the boundary with the pavement. This will continue the line of the existing walls at the rear of the gardens of Nos 56 – 68 Keith Road.

Off-street parking for 1no vehicle is proposed at the rear of the application site accessed off the shared access road which also provides access to the existing



parking for 2A-2D North Hyde Road. A space for refuse and recycling as well as secure bicycle storage is also proposed.

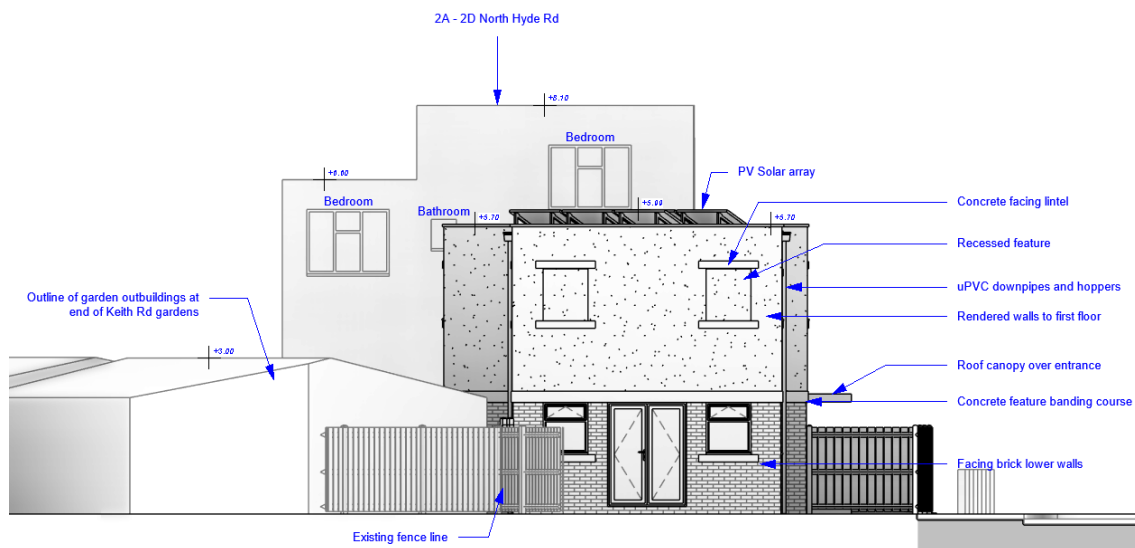
The proposed dwelling is proposed to be highly efficient and sustainable to includes features such as air source heat pumps, whole house mechanical ventilation heat recovery and a solar PV array.

Ground Floor	SQM	First Floor	SQM
Living Room	16.3 m ²	Bedroom 1	16.3 m ²
Kitchen / Dining	14.6 m ²	Bedroom 2	14.6 m ²
Utility	4.6 m ²	En-suite	4.6 m ²
Hall	7.2 m ²	Bathroom	4.6 m ²
WC	1.5 m ²	Landing	6.4 m ²
Cupboard	1.9 m ²		
	46 m²		46.5 m²
TOTAL GIA			92.5 m²

7. Amenity

The proposals have been designed to ensure the amenity of the neighbouring properties is respected and in particular so that there are no issues of overlooking or loss of privacy. There are no first floor side or rear-facing windows.

The building is approx. 6.5m away from the side flank elevation of the townhouses of 2A-2D North Hyde Road (The applicant owns and resides in No2A). There are no existing side facing windows to No2A North Hyde Road at ground level. There are side facing windows at 1st floor (kitchen) and 2nd floor (bathroom and 2 bedrooms) levels. The 1st floor kitchen also has a larger front (south-facing) window. The 2nd floor windows are above the level of the proposed dwelling, and also have the benefit of other front or rear facing windows. As such, the proposed dwelling would not have a significant adverse impact upon the amenity of No2A.



The Northern rear corner of the proposed dwelling is approx. 24m to the nearest principal rear elevation of the dwellings on Keith Road. A number of these properties also have single storey rear extensions, with the nearest being approx. 18m away from the North rear corner. Many of these properties also have outbuildings at the end of their gardens. As such, the proposal would have no adverse impact upon the outlook or cause a loss of light to the properties on Keith Road.

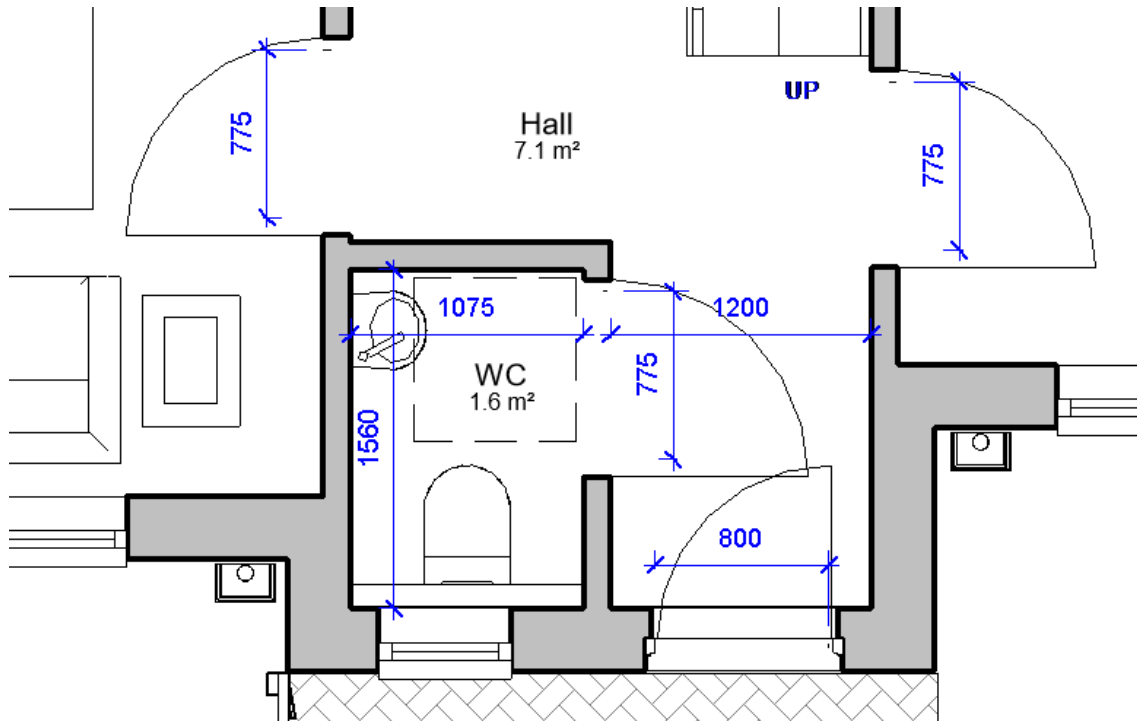
The proposed dwelling will have a useable private garden amenity space measuring 69sqm in addition to off-street parking, refuse and recycling storage, bicycle storage and an open frontage to the pavement.

Although the application site is in the ownership of No2A Hyde Park Road and is currently used as his private amenity space, the plot was acquired with the intention of development. Nos 2A-2D originally had no private amenity space. As such, we do not consider the proposed dwelling to result in the loss of any private amenity space to existing dwellings.

8. Accessibility

The proposed dwelling will have step-free approach to the front entrance as well as to the rear door from the parking bay. The entrance doors will have accessible thresholds.

The internal layout of the property has been designed such that it complies with Approved Document M4(1) (visitable dwellings) of the Building Regulations.



9. Car Parking

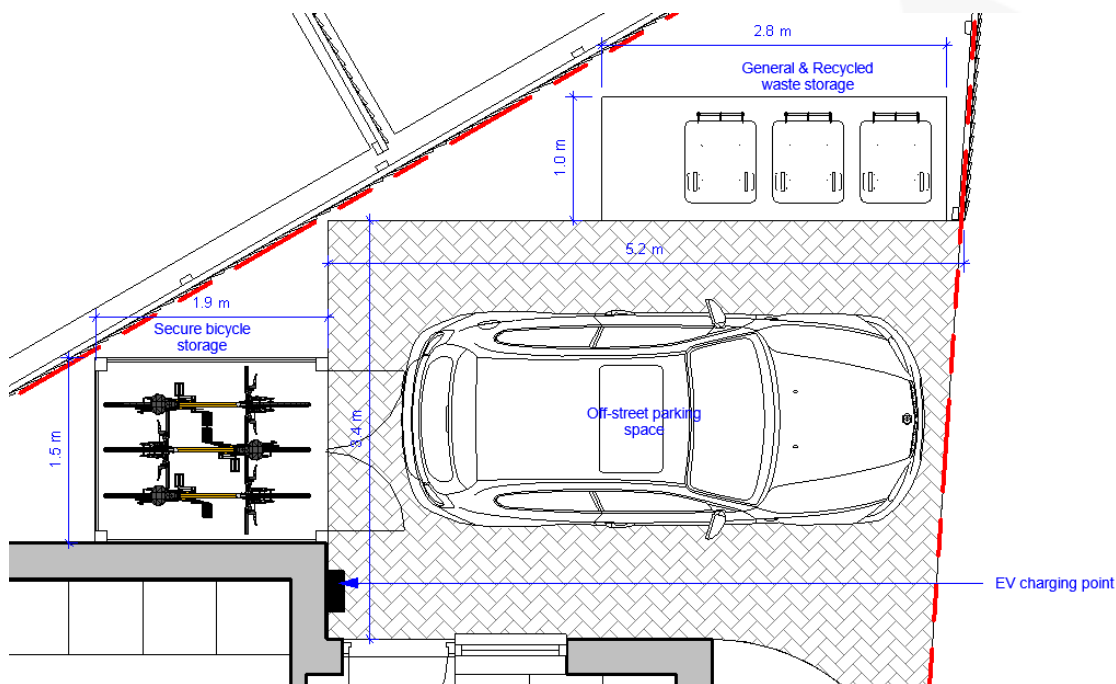
The application site is well served by Public Transport with a PTAL rating of 5 with bus stops on North Hyde Road within 50m of the site and Hayes & Harlington train station approx. 500m away (Great Western Rail between Paddington and the West, and future Elizabeth Line).

In accordance with the London Plan, the proposals include creating an off-street parking space for one vehicle. The space measures 3.4m x 5.2m. The parking space is accessed from the shared access road serving the existing parking spaces to the rear of 2A-2D North Hyde Road.

The driveways and footpaths will be formed in permeable block paving. There would be no requirement for a new dropped kerb or crossover. The existing visibility splays would not be adversely impacted. An electric vehicle (EV) charging point is proposed to the parking space.

The proposal would have no adverse impact on the existing parking provisions for 2A-2D North Hyde Road.

A secure bicycle store enclosure is proposed which will provide space for up to 3 x bicycles.



10. Waste & Refuse

A space is proposed to the rear for the following:

- 1 x general waste wheelie
- 1 x dry recycling wheelie bin
- 1 x garden waste wheelie bin
- 1 x food caddy

The proposals will have no impact upon the refuse and recycling collections to the existing townhouses.

11. Trees and Ecology

The application site does not contain any significant biodiversity. There are no trees or shrubs on the site or within falling distance of the proposed dwelling.

There will be no impact to the biodiversity as a result of the application.

It is proposed to plant low level planting with a range of shrubs, grasses to the base of the walls to the front and side elevations facing the highway.

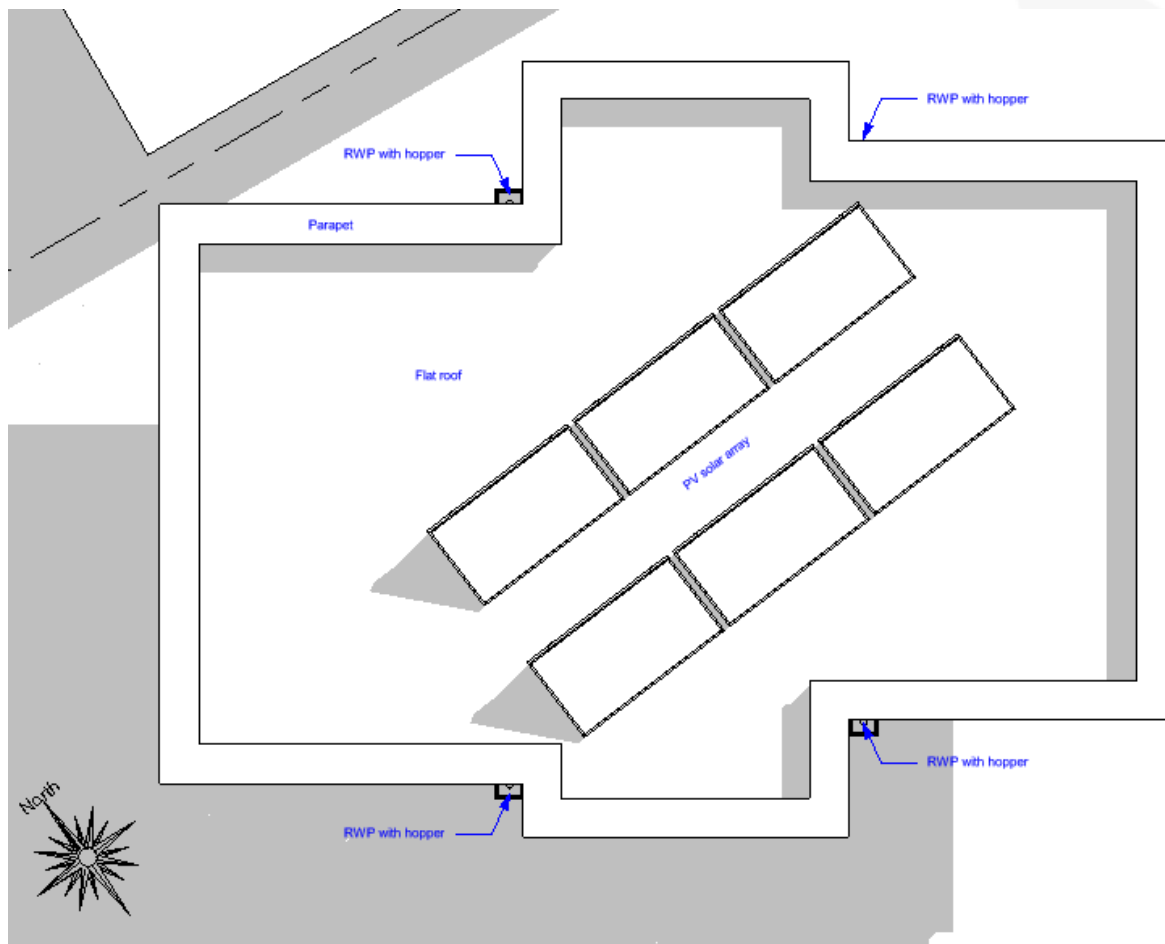


12. Sustainability

The proposal will exceed the requirements of the current building regulations including measures to minimise heat loss and conservation of energy. The extensions will incorporate the following measures to reduce the carbon footprint of the proposal:

- Air source heat pumps providing heating and hot water
- whole house mechanical ventilation heat recovery (MVHR)
- Solar PV array
- EV car charging point
- Highly insulated floors, walls, roofs, doors and windows
- Good levels of natural lighting
- Low energy light fittings
- Energy efficient appliances
- Low water consumption fittings

New gutters and downpipes will discharge into the existing surface water drainage. The proposal would not adversely affect surface water, drainage or flood risk in the locality.



13. Conclusion

This document demonstrates that the proposal is of high quality design and is of a suitable scale for the site and surrounding area and would be a positive contribution to the streetscene.

The proposed dwelling would provide high quality housing meeting all space and amenity requirements. It is considered that the proposals would accord with the current local and national planning policy in respects of protecting the amenity of the neighbouring properties in respect of overlooking, loss of light or shadowing.

In light of the above, we would ask the Council to look favourably upon this application.



ASPECT
CONSULTANTS