

# DESIGN AND ACCESS STATEMENT

2 COLBROOK AVENUE, HAYES, UB3 1TG

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## DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

### 2 COLBROOK AVENUE HAYES UB3 1TG

Erection of a two storey side extension to facilitate the  
Creation of a two bedroom dwellinghouse with front porch, alterations to existing  
boundary wall provision of car and cycle parking, bin storage, subdivision of  
amenity space and associated landscaping



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### INTRODUCTION

This statement has been prepared on behalf of our client Mr. **Jagtar Singh**, 2 Colbrook Avenue, Hayes, UB3 1TG for whom we submit a design and access statement in support of the planning application for Erection of a two storey side extension to facilitate the Creation of a two bedroom dwellinghouse with front porch.

### USE

The application site consists of a two storey 4+ bed room semi-detached property located on Colbrook Avenue within the residential area and will remain with the additional side extension creating a new 2 storey 2 bed dwelling. The application site is part of an existing semi-detached dwelling with all works as proposed to the rear and side of existing dwelling at No.2 Colbrook Avenue, Hayes, UB3 1TG 68.

### ACCESS

The site is directly accessible for vehicles and pedestrians from Colbrook Avenue. The proposal site is located in an area where access to public transport is good with local buses within walking distances. The site is not situated within any Conservation area, and not a listed building.



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### THE SITE AND SURROUNDING AREAS

#### THE LOCATION

The application site is located on the Northern side of Colbrook Avenue and is two storey Semi-detached pair of properties. The site is a 4+ bedroom located on a residential street in Hillingdon characterized by a mixture of terraced and semi-detached properties of varied design and set back from the road frontage. No. 2 is located on a corner plot location. The properties have principle elevations facing south. The properties both have a large rear garden which backs onto residential gardens of properties on Waltham Avenue. To the front of the property there is a small front garden in hardstanding providing off street parking.

The site is total 474sq.m. There is also onsite parking provided. The house is semidetached property and a faced with render and brick, it has a gabled roof with clay tiles and a garage to the back of the property. The drive way has parking space for 4 cars and 3 existing crossovers to the highway. The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One- Strategic Policies (November 2012).

#### THE PROPOSAL

The proposal is for a new additional 2 storey 2 bedroom 4persons (GIA = 94.0m<sup>2</sup>) dwelling adjacent to the existing No.2 Colbrook Avenue in accordance with drawings TP/NH599. Independent amenity spaces will be provided both to the front and to the rear. The design of the new dwelling would seek to match the existing

#### PLANNING POLICY

The national planning policy framework which seeks amongst other things, to boost significantly the supply of housing and secure high quality and a good standard of amenity for all existing and future occupants.

The development proposed would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, The London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

Planning policy is generally supportive of new housing developments provided that they meet a number of criteria set out in the individual policies and the supporting guidance. These policies seek to insure that the proposed development is designed so that it is suited to its location, complements the existing dwelling and does not unacceptably impact on the living conditions of the residents of neighbouring properties.

#### Part 1 Policies:

PT1.BE1 - (2012) Built Environment

#### Other Policies

AM14 - New development and car parking standards.

BE13 - New development must harmonise with the existing street scene.

BE15 - Alterations and extensions to existing buildings

BE19 - New development must improve or complement the character of the area.

BE20 - Daylight and sunlight considerations.

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- BE21 - Siting, bulk and proximity of new buildings/extensions.
- BE22 - Residential extensions/buildings of two or more storeys.
- BE23 - Requires the provision of adequate amenity space.
- BE24 - Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-LAY - Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

- LPP 3.3 - (2016) Increasing housing supply
- LPP 3.4 - (2015) Optimising housing potential
- LPP 3.5 - (2016) Quality and design of housing developments
- LPP 7.4 - (2016) Local character
- NPPF1 - NPPF - Delivering sustainable development
- NPPF6 - NPPF - Delivering a wide choice quality homes
- NPPF7 -NPPF - Requiring good design

### **FLOOR AREA:**

The plans show that the floor area for the proposed new house would be around 94.0 sq.m which are about the 79 sq.m required by the London Housing Standards guidance. The internal living area is therefore adequate.

### **AMENITY**

All the proposed habitable rooms of the existing house, and those provided in the new would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the provision of usable garden area, paragraph 4.15 of the HDAS SPD on Residential Layouts specifies that at least 40 sq.m of rear private garden should be retained for adequate amenity space for 2 bedroom dwelling. The proposed development would result in the retention of a usable rear garden area of approximately 83 sq.m for the proposed 2-bedroom house and 155 sq.m for the existing 4+bedroom house at No.2 Colbrook Avenue. These would exceed the minimum garden area of 40 sq.m as required. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the new and existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Layouts.

In terms of the impacts on neighbouring properties the 45 degree rule is used to determine impacts on daylight and sunlight to neighbouring properties. No impacts on neighbouring properties would be anticipated from this development.

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### DESIGN AND APPEARANCE

The proposal is for a new additional 2 storey 2 bedroom 4persons dwelling adjacent to the existing No.2 Colbrook Avenue in accordance with drawings TP/NH599/ 01-08 Consistent with surrounding buildings feature, new proposal will have pitch roof to achieve a U value of 0.13Wm2K. External walls will be insulated cavity construction to achieve a U value of 0.18 Wm2K with brick work and render finish to match the existing house. All new windows and door will be upvc framed double glazed. All glazing to be with 16mm air gap and soft low e-coating. Glass to be Pilkington k glass to achieve a maximum u value of 1.2 / 1.4Wm2K.

### PARKING

The drive way has 2 parking space for both property to the front and 1 car at the rear with existing crossovers. Existing Vehicular access to the site will be retained. Total of 4 no. parking spaces provided on site and one garage to the rear of the property.

### INCLUSIVE ACCESS

The houses have been designed with inclusive access in mind, and are in compliance with current Part M regulations for accessible dwellings. Inclusive access design ensures that the houses are suitable for a wide range of occupants. A level external landing leads into the house, where stairs and landings all are accessible width. Habitable rooms (living, dining area/kitchen and WC) are provided on the ground floor, with Part M compliant Bedrooms and bathroom on the first floor level.

### CONCLUSION

The proposal complies with Council infill Policies as well as the Small and Medium Housing Sites SPD and relating to alterations and extension to your home, in that it complements the existing building and character of the surrounding buildings, does not alter its scale and character, and respects the amenity, privacy, daylight and sunlight of adjoining properties and the local character and street scene. It also complies with the guidelines set out in Design Guidance note: (residential development standard).

The proposal would make efficient use of land by increasing the density of the development, without causing harm. This scheme would maximize the site potential and contribute to the Borough's housing figures. The development complies with policies and national planning guidance PPS 3, making efficient use of land. The proposed dwelling meets the criteria and standard space requirements, for a new house.

Careful consideration has been given to the size and aesthetics of the proposals and the relationship with the neighboring properties and is in accordance with the requirements of the Design Policies and Supplementary guidelines and would preserve the character and appearance of the existing building.

Owner is proposing to develop the site by introducing one more family unit. Carefully selected materials and a thorough design process has ensured that the proposed additional family home are sympathetic to the character of the surrounding area. Internally, the new unit benefit from accessible design, allowing for a wide range of possible occupants. The proposal retains the privacy and amenities of surrounding properties Overall the application proposal meets the requirements of national and local planning policies and will lead to the enhancement of this area, and much needed affordable housing for Hillingdon.