

INCLUSIVE ACCESS STATEMENT

2 COLBROOK AVENUE, HAYES, UB3 1TG

INCLUSIVE ACCESS STATEMENT

**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

GRANT OF PLANNING PERMISSION
Application Ref: 77319/APP/2023/1106



INCLUSIVE ACCESS STATEMENT

2 COLBROOK AVENUE, HAYES, UB3 1TG

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 Inclusive Access Statement in support of the DC application for 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

Inclusive Access Statement to address Building Regulations Requirement M4 (2) to be submitted for all new homes.

The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building

PLANNING POLICIES

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.

Main Development Plan Policies

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Nationally Described Space Standards (2015)
- London Plan Guidance Fire Safety Policy D12(A) Pre-Consultation Draft, March 2021
- Building Regulations
- **London Plan 2021**
 - Policy D12
 - Policy SI 15 – Water Infrastructure
 - Policy GG 6 – Increasing Efficiency and Resilience
 - Chapter 6 – London’s Transport

INCLUSIVE ACCESS STATEMENT

2 COLBROOK AVENUE, HAYES, UB3 1TG

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.

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

INCLUSIVE ACCESS STATEMENT

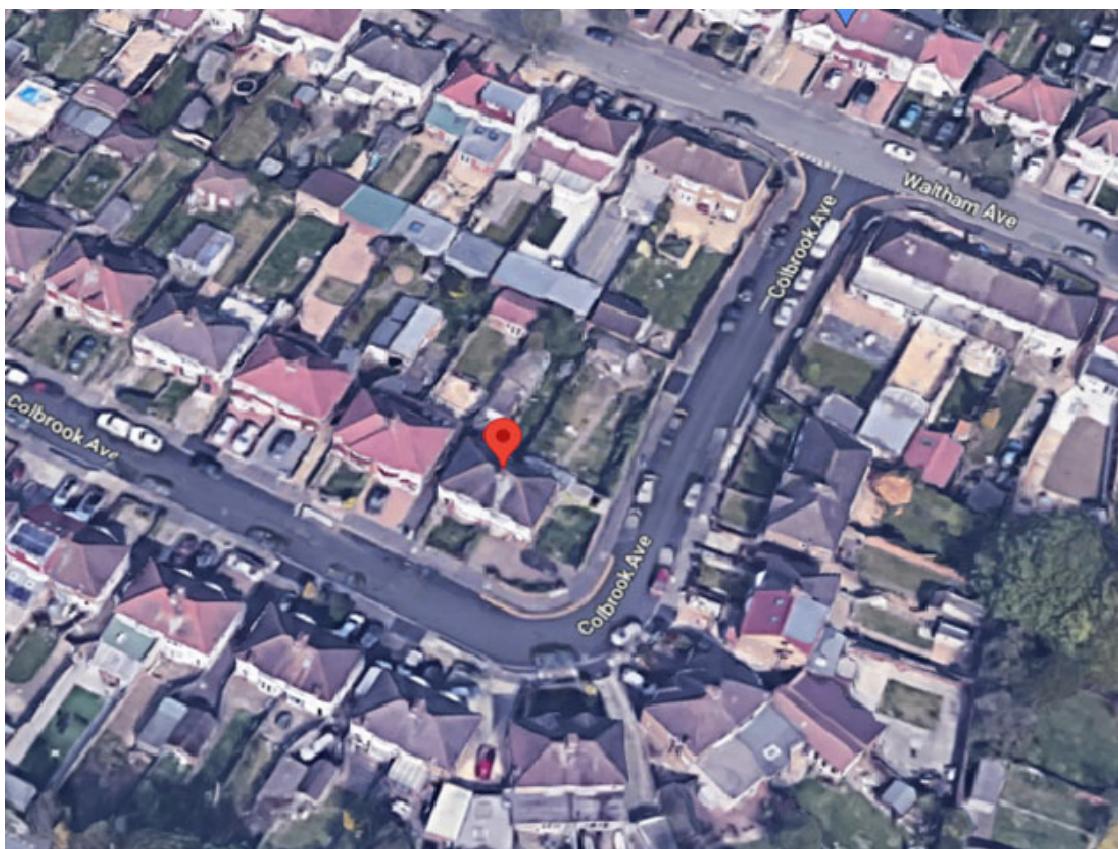
2 COLBROOK AVENUE, HAYES, UB3 1TG

SITE LOCATION

The Application Site

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. The drive way has parking space for 4 cars with 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).



INCLUSIVE ACCESS STATEMENT

2 COLBROOK AVENUE, HAYES, UB3 1TG

Proposal

The proposal is for a two storey side extension to facilitate the Creation of a two bedroom 4persons (GIA = 94.0m²) dwelling house with front porch, alterations to existing boundary wall provision of car and cycle parking, bin storage, subdivision of amenity space and associated landscaping at No.2 Colbrook Avenue, Hayes, UB3 1TG. The design of the new dwelling would seek to match the existing

Policy LP 35

Policy LP 35 states that 90% of all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'.

BUILDING REGULATIONS PART M

Paragraph 9.2.5 of LP 35 provides that the Council has adopted the Nationally Described Space Standard and the optional higher Building Regulations Part M for inclusive access.

Step Free Access

Paragraph 9.2.8 of LP 35 states that the Building Regulations M4 (2) and M4 (3) require step free access.

Design

This new development is a 2 storey family dwelling and in accordance with approved document part m4 (2) category 2: accessible and adaptable dwellings.

Reasonable provision has been made for people to:

- (a) gain access to; and
- (b) use the dwelling and its facilities.

The design therefore will be sufficient to:

- (a) meet the needs of occupants with differing needs, including some older or disabled people; and
- (b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.

Performance

A step-free access has been provided to the approach to the dwelling to gain access from outside areas with a very shallow gradient to facilitate the step free access from the approach route.

There is step-free access provided to the WC.

A wide range of people, including older and disabled people are able to use the accommodation and its sanitary facilities.

INCLUSIVE ACCESS STATEMENT

2 COLBROOK AVENUE, HAYES, UB3 1TG

Car Parking And Drop-Off

In the future if required, one car space can be widened from the proposed standard parking bay size.

Access between the parking bay and the parking space itself is level and step free with suitable ground surface.

Private Entrances

The entrance door has a clear opening width of 850mm.

Circulation Areas And Internal Doorways

The dwelling achieves the minimum clear width of 900mm in every hall.

Every internal door has a clear opening width of 760mm or wider.

The stair from the entrance storey to the storey above has a minimum clear width of 850mm.

Habitable Rooms

Within the entrance storey there is a living area.

A minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

The bedroom provides clear access route with a clear access zone of 750mm to both sides and foot of the bed.

Sanitary

The bathroom contains a WC, a basin and bath / shower which is located on the same floor as the bedroom together with their associated clear access zones.

CONCLUSION

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.

ION

The proposal complies with Building Regulations Requirement M4 (2) 'accessible and adaptable dwellings'.

It is therefore considered that the proposal should be supported.