



DESIGN&ACCESS STATEMENT

LAND ADJ 16 HAYES END DRIVE.

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1.1 INTRODUCTION

This statement is to support the planning application for a new 3 bedroom dwellinghouse to the rear of 16 Hayes End Drive.

1.2 BACKGROUND

The site is currently an existing dwellinghouse with a very large garden. There is parking to both streets (in front and behind). Grass garden to side and rear of the site.

SD612 P oo Site and Block plan (not to scale)



SD612 P 01 Floor plans and elevations (not to scale)



2 ASSESSMENT

2.1 SITE LOCATION

The site is rectangular in shape and is situated on the corner of Hayes End Drive, and Wilmar Close. The site has mainly grass to the rear and side and a house fronting onto Hayes End Drive. The site is level all over. The dimensions are 15m North to South and ~35m East to West.

2.2 SURROUNDING LAND USE

The site is situated in a residential area. The local character is 3 bedroom houses with hip roofs. At the other end of Hayes End Drive this breaks down into houses in rows of 3 and the street scene is inconsistent in most places.

There is a very large public park, Hayes Park, which is 110m away (on map)

2.3 MOVEMENT

Vehicular access to the new development will remain as existing, as there is parking at the rear and parking to the front.

Refuse storage is denoted on the drawings, but the collection will be from the roadside of both streets as is standard at the time of writing.

The development will be built with permanent bike storage. All storage will be built to the design standard of 'protect a cycle' or equivalent.

The site is within 150m of the main highway Uxbridge Road, and the bus stop 'Morgan Lanes – Stop XB'. This stop serves Hayes and Uxbridge, with connections from it to central London.

3 DESIGN

3.1 USE

Existing – House to front of plot and oversized Garden to rear and side.

Proposed – Existing Residential house with grounds surrounding, and new house to the rear.

3.2 AMOUNT

1 semidetached house with 3no. Bedrooms and 2 parking spaces on Hayes End Road, and 1 detached house with 3no. Bedrooms and 2 parking spaces on Wilmar Close.

3.3 LAYOUT

Both houses have bay windows, are 2 storeys high, and have hipped roofs, which is in keeping with the street scene. The new house is within keeping of the surrounding streets.

3.4 LANDSCAPING

Existing house – Rear garden is 6m long (3 times longer than the garden recently passed planning at 82 Mellow Lane East), it is 113sqm front garden with 2 parking spaces and a 114sqm to the rear and side as a private garden/amenity.

Proposed house - Rear garden is 3m long (1.5x times longer than the garden recently passed planning at 82 Mellow Lane East), it is 48sqm front garden with 2 parking spaces and a 114sqm to the rear and side as a private garden/amenity. The small distance to the rear is made up by the large private side amenity.

There is no window to window with residential that is under 21m. And the rear garden is 10m from the rear elevation to the back boundary. The boundary will be maintained with a 1.8m closed board fence to all boundaries apart from the section of the front elevation to allow access for cars and people.

3.5 FLOOD RISK

The site is in Flood Zone 1 from government website

3.6 APPEARANCE

The house uses the same material pallet of – Orange brick to outside of ground floor, rough render to first floor, red roof tiles. It will also have white upvc windows to match the existing house.

It is very easy to replicate the streetscene as we are making a house with all the same features, to the same scale and following the same street line.

4 ACCESS

4.1 STATEMENT

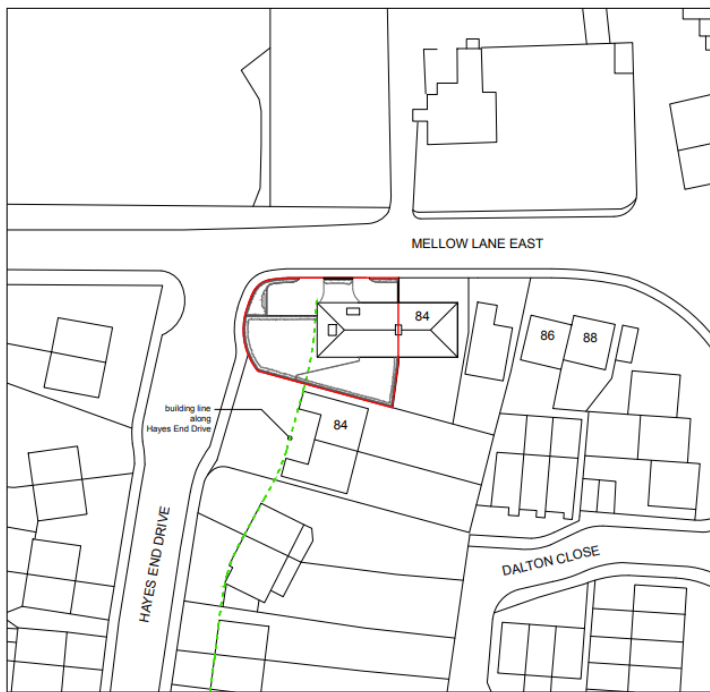
The house will comply with modern building regulations for access, mainly approved document M. It will be Category 2 of M4.

5 PRECEDENT STUDY

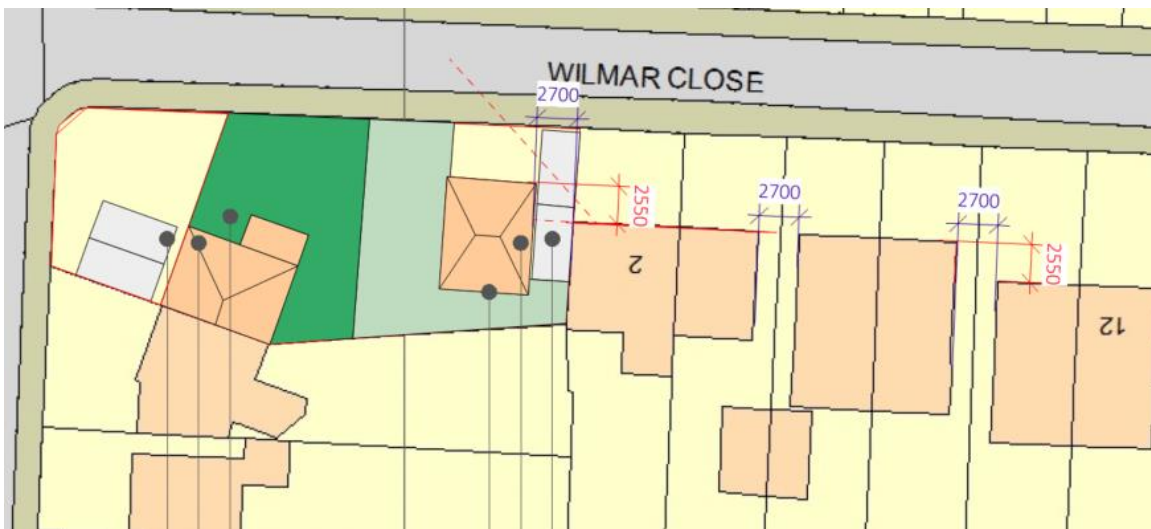
5.1 82 MELLOW LANE EAST

The recent application that was passed at the top of Hayes End Drive, on the corner with Mellow Lane East, is a similar project to ours and acts as a platform to inform our design of what is acceptable in terms of the councils preference.

Site plan



Although this green line shows the streeline, this is to the ground floor porches, the gap from the main front elevation is 3m, this is less than our step forward BUT also our step forward is following the pattern of the street.



Also as the planning at Mellow Lane East is also showing a 3house terrace which is not shown on the streetscene, where as there are detached houses on the surrounding streets.